

City of Vallejo  
Architectural Heritage and Landmarks Commission

Christopher Naughton, Chair  
Steve Swanson, Vice-Chair  
Matthew Kennedy  
Gabriel Laraque  
Jeffrey Mandap  
Wendell Quigley  
Pearl Jones Tranter

**THURSDAY, August 16, 2007**  
**CITY COUNCIL CHAMBERS, CITY HALL, 7:00 P.M.**

***Agenda Items.*** Those wishing to address the Architectural Heritage and Landmarks Commission on a scheduled agenda item should fill out a speaker card and give it to the Secretary. Speaker time limits for scheduled agenda items are five minutes for designated spokespersons for a group and three minutes for individuals.

***Community Forum.*** Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Architectural Heritage and Landmarks Commission may approach the podium at this time. The total time allowed for Community Forum is fifteen minutes with each speaker limited to three minutes.

***Disclosure Requirements.*** Government Code Section 84308(d) sets forth disclosure requirements that apply to persons who actively support or oppose projects in which they have a "financial interest," as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state, or local election, you must disclose the fact of that contribution in a statement to the Commission.

***Appeal Rights.*** The applicant or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Architectural Heritage and Landmarks Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If any party challenges the Architectural Heritage and Landmarks Commission's actions on any of the following items, they may be limited to raising only those issues they or someone else raised at the hearing described in this agenda or in written correspondence delivered to the Secretary of the Commission.

*If you have questions regarding any of the following agenda items, please call the AHLC Secretary,  
Bill Tuikka at 707-648-5391 or the Mare Island project planner Michelle Hightower at 707-648-4506*

Architectural Heritage and Landmarks Commission Agenda  
August 16, 2007

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES** – (Oct. 2006, Nov. 2006, Feb. 2007, March 2007, April 2007, May 2007, June 2007, July 2007)
5. **WRITTEN COMMUNICATIONS**
6. **SECRETARY'S REPORT**
7. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE COMMISSION**
8. **REPORT OF THE CITY COUNCIL LIAISON**
9. **COMMITTEE REPORTS**
  - a) Design Assistance Committee (*Naughton, Swanson, Kennedy*)
  - b) Certified Local Government Committee (*Naughton, Mandap*)
  - c) Preservation Outreach (*Naughton, Quigley*)
  - d) Landmarks and Inventory Committee (*Naughton, Jones, Laraque*)

10. **MARE ISLAND UPDATE**

11. **COMMUNITY FORUM**

Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Architectural Heritage and Landmarks Commission may approach the podium at this time. The Commission may not discuss or take action on items but may request that they be placed on a future agenda. The total time allowed for Community Forum is fifteen minutes with each speaker limited to three minutes.

12. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

Approval of the Agenda. The Commission may adopt the agenda as presented or may rearrange the order of items. Pursuant to the Brown Act, the Commission may not add items to the agenda and the Commission may only discuss items on the agenda.

13. **PUBLIC HEARINGS**

- a) **1320 Marin Street, Mills Act #07-0001**, Request by the property owner to enter into an Historic Property Preservation Agreement (Mills Act Contract).

**Recommendation** – **Approve** a recommendation that the City Council enter into an Historic Property Preservation Agreement **with** the property owner (Mills Act #07-0001).

Architectural Heritage and Landmarks Commission Agenda  
August 16, 2007

- b) **729 Santa Clara Street** – Certificate of Appropriateness #07-0022, Request to construct a new single family house on a vacant parcel at the corner of Santa Clara and Florida Streets in the St. Vincent’s Historic District.

**Recommendation – Approve** Certificate of Appropriateness #07-0022 based on the findings and conditions provided in the staff report.

- c) **1185 Azur Drive** – Certificate of Appropriateness #07-0023, Request to construct landscaping improvements as part of the reuse of an historic residential property as a bed-n-breakfast.

**Recommendation – Approve** Certificate of Appropriateness #07-0023 based on the findings and conditions provided in the staff report.

**14. OTHER ITEMS**

- a)

**15. ADJOURNMENT**

MINUTES

1. The meeting was called to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG.

3. ROLL CALL:

Present: Costa, Manning, Pidgeon, Swanson, Emery, Naughton, Rothfeld, Anderson.

Absent: Schilling.

4. APPROVAL OF MINUTES

Commissioner Anderson was not at the June 15, 2006 meeting.

Commissioner Swanson June 15, 2006 meeting on the Carolina Street project the minutes say Commissioner Costa made the motion to approve and it was Commissioner Swanson. The unidentified Commissioner was Commissioner Costa. Commissioner Pidgeon did not vote to approve this item.

A motion was made to approve the minutes of April 27, 2006, May 18, 2006, and June 15, 2006 with the aforementioned corrections and passed unanimously.

5. WRITTEN COMMUNICATIONS

None.

6. SECRETARY'S REPORT

Our clerical person has mentioned that she would appreciate it if people would state their name when they make motions and when they speak on important things. She has trouble recognizing who is speaking. The proof of this is just what happened with the June minutes. She really got a little frustrated and I said I would bring that up. I know it is hard to remember to say who is speaking but we will have to try and do that.

This is my first meeting as Secretary and I am happy to be here. It is an exciting endeavor and I hope it will be successful. I am counting on that it will.

You have received the binders that I e-mailed you about. If you want to keep the information just snap it open and take it with you. Leave the binders here and we will redeliver the binders next time. We will try this and if there are any comments you can certainly contact me. I try to be accessible during the day even though we are extremely busy. You can reach me by e-mail, phone, or in person. E-mail is probably the best.

7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS

Commissioner Naughton welcomed Bill. I think that the Chair can help with identifying those Commissioners who want to speak. I will try to clarify that for the rest of the group.

Commissioner Pidgeon: The DAC application forms will be coming next week. The Vallejo Architectural Heritage Foundation had a presentation on the Mills Act program at their July event. We had about a dozen people come that were interested in it. Chris did a great PowerPoint that was really helpful. We are going to take that presentation and turn it into a web site with a link to the City application forms. There is a grant that I was contacted about by the National Trust for Historic Preservation for the St. Peters Chapel. It is a new program for them called Partners in Preservation. It is a corporate sponsorship. There are 26 people who have been invited to apply. We made the first cut. I will turn that in this weekend. If we make the short, short list. They are actually going to put it up for web voting. That will be a nice promotional effort because it will be promoted nationwide. It would involve \$100,000 for the exterior of the building and improving the protection of the stained glass windows. This could be a great way to upgrade moisture protection and take paint off shingles, all the non-glamorous items that are harder to get money for. Lennar is helping us put information together, so is Ken. The International Conference for Museum and Sites (ICOMOS) is coming to the Bay Area in 2007. They are thinking of bringing their mobile workshops out to Mare Island to help promote Heritage Tourism, Economic Development, and all those things that work together. They would also be taking a look at Sonoma and how to tie it all in. I will be pitching that idea at a meeting in San Francisco tomorrow.

8. REPORT OF THE CITY COUNCIL LIAISON

Councilmember Cloutier: I came to report that Elizabeth was right about Mare Island. I hope you enjoy the great new piece of art we have for one year. I am available at any time. If you have any issues please call. Thank you again for your hard work.

9. COMMITTEE REPORTS

a) Design Assistance Committee (Naughton)

Commissioner Naughton: Lennar made a request a couple of weeks ago. We met for about an hour and a half on restoring Bldg 106. The owner has backed out of the project. This was an item that was going to come before the Commission but was pulled. The contractor costs for rehabbing this building were going to be significant. I want to thank those who attended that meeting. It would have been a nice project too.

We met with the applicant at 520 Florida Street. This is a very nice house that is being restored. The owner wanted to provide a circular, metal stair off the back. It was completely unseen from the front elevation. Several of us met with them and we did not see any problem with that. We are recommending that that be handled over the counter.

We will be meeting with the applicant for 746 or 716 Branciforte Street. The applicant is Ernesto Santa Maria. He had a number of Code violations. This meeting is really more of a maintenance assist rather than design assistance. I will send out notices and if anyone wants to attend they may.

Commissioner Pidgeon: I reported on 908 York Street at the last meeting. It is a fire with an insurance rebuild. We have been working with them. It is mainly in helping them find sources and giving information. Marvin Windows now makes a window that will be helpful. They are looking to restore the front stairs to their earlier 1920s style. Bill may have something to add to this one. Everything but one was a repair from the fire. But they wanted to do something that was similar to restoration to the front stairs that had

been redone in the 20s or 30s with stucco, kind of deco, which were inappropriate alterations. He got photos of several buildings and kinds of stairs and went over them with Bill. He asked me to contact Bill and I have not because I have been so busy. The ones that Bill thought were very appropriate, I thought so too. I will call him tomorrow and let him know what we think. He is probably waiting for a call back from me.

~~Bill Tuikka: The stairs would not need to come to the Commission.~~

Commissioner Pidgeon: The windows in question are historic and the ones on the street should be retained. If they have to be replaced for dry rot it would be in kind. There was a question as to whether they were going to change the windows on the side to be dual paneled. That may need a follow up. I will send you the e-mail he sent me.

b) Certified Local Government Committee (Pidgeon,)

Commissioner Pidgeon: The existing grant that we have for St. Peter's with the Office of Historic Preservation, progress report #3 and the preliminary draft survey went in today. I had a meeting with Michelle from OHP on the job site along with Lennar, stained glass preservationists and the architects and engineers. They did some good testing today to establish something that no one had thought about before. There may be more damage to the windows from the plexiglass/lexan coverings that are installed flush to the frames and are holding hot air in there. The differential expansion between the interior and the exterior is a real problem. It has actually started since they installed the protective covering. They measured it today and it was 120 degrees behind the plexiglass. Lennar has ask us for a letter to test the ground vibrations that are potential from the demoing of Bldg 866. They will proceed as soon as they get the letter. It should take about a week. The only two incidents that have even registered on the monitor are when the tree fell down in the park and another unknown one that they think was someone's loud music. We do not have money in the scope of the grant to do it but Lennar is just going to go ahead and do it. They have also retained a stained glass consultant to do some of the work. If you have not submitted your time cards and have been asked to so please do. We need to get those going. It is holding up the consultant's pay.

Commissioner Rothfeld: I am very interested in hearing about the stained glass and the testing. I am very glad they looked into that. Has anyone ever checked what happens when they fire up the organ? It seems like that would be a greater vibration than anything else.

Commissioner Pidgeon: One of the things that we are looking at is base isolating the building. The engineers say that would really only help with an earthquake. But we are looking at a way to maybe remount those wood frames in the sash in a way that would help prevent transmission of any vibration.

Commissioner Swanson: If you need someone to look at your stained glass windows, this is what I have done for a long time, I know how to do stained glass. I know how to take the look through the windows to see the vibration does not affect the glass that is there. I can also tell you if what you have there is deteriorated and what you may need. I have done stained glass for many, many years. I learned from the old school way. I can isolate your windows from vibrations or show you how it should be done. I will be more than happy to help you out with that project.

Commissioner Pidgeon: I will be contacting you.

- c) Preservation Outreach (Anderson)

No report.

- d) Landmarks and Inventory Committee (Manning)

No report.

- e) Trackers Committee (Schilling)

No report.

10. MARE ISLAND UPDATE

No report.

Commissioner Naughton: The one thing I asked Michelle to follow up on was the St. Peter's Chapel sidewalk on the west side of the site. It appears that PW put in some new curbing for the bus and the concrete does not match up with the old. Last month there was talk about mitigating that. If you could follow up with them on that and report back to us next month it would be appreciated.

Bill Tuikka: No problem.

11. COMMUNITY FORUM

None.

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

A motion was made to approve the consent calendar and the agenda. Passed unanimously.

13. PUBLIC HEARINGS

- a) 420 Carolina Street (Tape reference 539) – Certificate of Appropriateness 06-0031 for approval to construct two new two-car garages at the rear of two adjacent parcels. One parcel contains the Dr. Platon Vallejo house, the other a new dwelling approved by the AHLC on June 15, 2006.

Staff recommends **approval** based on the findings and conditions in the staff report.

Bill Tuikka: This really brings to a close the required actions on these two lots. One is on the Dr. Platon Vallejo house property and the other matches a new Italianate. It is simply designed with horizontal wood siding and a double-wide wood door similar to garages that might have been proposed at the turn of the century. Staff suggests that both garages be 5 feet from the rear and side property lines. That would give more yard area and be more appropriate in relation to the alley. The applicant proposed a sectional door but staff recommends a one piece or appropriate carriage style door be used. The present garage is slated for demolition and was before the AHLC last year. Staff believes this

project is appropriate and meets the Secretary of the Interior Standards. With the recommendations that were stated in my presentation staff recommends approval of this project.

After a discussion which included: clarification of the 5 foot setback recommended by staff and the fact that the applicant did not have any problems with the recommendations of staff the Commission made the following decision:

Commissioner Pidgeon moved to approve Certificate of Appropriateness 06-0031 subject to the findings and conditions in the staff report.

Bill Tuikka: If I could get some clarification on the garage doors. We gave you a choice of the flat door or the carriage door.

Commissioner Pidgeon: Does the applicant have a preference?

Barry Day: I will put on whatever you wish.

Commissioner Pidgeon: I don't have any preference.

Commissioner Swanson: I like a carriage door on a sliding rail.

Commissioner Naughton: The selection of the door, then, can be done on a staff level with the preference being a carriage door on a sliding rail.

AYES: Costa, Manning, Pidgeon, Schilling, Swanson, Emery.

NOS: None.

ABSENT: Schilling.

Motion carries.

Findings:

1. The proposed garages shall not adversely affect the relationship and congruity between the subject properties and its surroundings, including the existing house and proposed house on the properties and other structures on the alley per Section 7 of this report.
2. The proposed garage would not adversely affect the special character of the district per Section 7 of this report.

#### **CONDITIONS OF APPROVAL**

1. Submit three sets of construction plans to the Building Division for review and approval. The project is to be designed to meet the requirements of the Uniform Building Code (as adopted) and/or the State Historic Building Code.
2. Submit revised plans to the Secretary indicating the type of garage doors as recommended by the AHLIC.



3. Submit revised plans to the Secretary indicating a 5-foot setback from the alley for both garages and a 5-foot setback from the eastern property line for the garage on the eastern lot.
4. All contractors and subcontractors on the project shall obtain City of Vallejo business licenses.
5. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
6. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
7. The applicant shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, at its discretion, to participate in the defense of any action.

#### **EXPIRATION**

Approval of the Certificate of Appropriateness shall expire automatically eighteen months after the date of approval by the Architectural Heritage and Landmarks Commission unless authorized construction has commenced prior to the expiration date, except that upon written request prior to expiration, the Secretary may extend the approval for an additional twelve months. If the Secretary denies the application for extension, the applicant may appeal to the Commission within ten days after the secretary has denied the extension.

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- b) Buildings 106/106A/542 and Building 113, Railroad Avenue, Mare Island – Certificate of Appropriateness 06-0032 to rehabilitate Buildings 106/016A/542 for reuse as a light industrial/office space, and Certificate of Appropriateness 06-0033 Demolition Permit to allow the demolition of Building 113 to construct a parking lot for the reuse activity.

Staff recommends **approval** of both Certificates of Appropriateness based on the findings and conditions in the staff report.

**The applicant has withdrawn this project.**

#### 14. OTHER ITEMS

- a) Certificate of Appropriate Application Submittal Requirements – (Discussion)

The submittal requirements are in the packet that you received.

Bill Tuikka: This started last Fall. The commission was frustrated with some of the application submittals. Katherine and Commissioner Naughton prepared this three page paper for you. Staff believes that this is certainly a good idea and I wanted to open it for discussion. On some small project the appropriate level of plans needs to be given but I would agree on the larger projects there have been some items lacking. Any comments from the Commission would be welcome. We need something to hand out to clients that are going to be presenting applications of this scope:

Commissioner Naughton gave a history of why this was developed. (Tape reference 735)

Commissioner Swanson thought this an excellent idea and liked the document you had prepared. He could not see where you could make it better.

Commissioner Pidgeon: What he said! But in addition to that staff always has some flexibility but it is great to have something to work from that is a baseline. I would suggest adding two things: 1) under elevations adding roof pitch; 2) on the floor plans delineation of units. That would make it clear what door goes to what and creates a record for staff.

Commissioner Costa: For restoration rehabilitation projects it would be great if there was a requirement showing old vs. new and at least a floor plan showing the intact, existing condition with things that would be demolished. Then of course, the new plan. Photos of all four elevations so we can see what is there and what would be changed. Have each room labeled for the use of the home.

Commissioner Naughton reiterated what everyone had expressed. There is a general endorsement that this is a good idea.

b) Discussion re: "Standing" DAC meeting once per month at 5:30 pm.

Bill Tuikka: Michelle and Leslie have been discussing this. In many cities when it comes to committee like Design Assistance they have a standing meeting on a monthly basis so folks know when it is and people can make arrangements to leave work early or whatever they need to do. They just wanted to bring that up for discussion at least on the Mare Island projects. We do not need to make a decision tonight but we want to start the dialogue. Maybe the Commission does not think it is a good idea. Maybe the flexibility is still a good idea.

Commissioner Swanson: Would it be a set time or a rolling time?

Bill Tuikka: Their idea was that it would be the same time; something that you could count on. It seems to take some work to get these DAC meetings going and we were trying to make it simple for everyone.

Commissioner Swanson: The reason I said rolling was because of people working, etc. Some choices of times could be given. Would the meeting be canceled if there were not anything or enough on the agenda?

Bill Tuikka: Yes of course it could be canceled.

Commissioner Rothfeld: I am for anything that simplifies things and that makes it so there is not a Q and A session when it comes before the Commission. I think it is a great idea.

Commissioner Pidgeon: For me to have one set time and schedule around it is easier.

Commissioner Costa: I am lucky in that the firm that I work for allows flexible time so my schedule is fairly flexible.

Commissioner Naughton: If you have a standardized meeting it would be more along the designs of a Design Review Board. In that manner it could be more advantages to the Committee to gather the projects up. We get multiple requests for DAC a month. The ones from Lennar go for a couple of hours. I would like to keep it to about 1 ½ hours. In that sense we might have two or three. You could always count on it and make a set time work. It does not offer the flexibility that might be best for some of the Commissioners and applicants. I can see it both ways. I am amenable to the idea and we might consider trying it. I would like to talk to the other Commissioners on that Committee and see what the feelings are and a possible time and date if we are going to try it. Then a recommendation to staff could be made.

Commissioner Manning: I think that the DAC is the most important Committee that we have. I think this would be a good opportunity for those Commissioners who aren't on the DAC to get a feel for what is going on.

Commissioner Naughton: We would like to have all the Commissioners participate to the extent that they want on in the DAC. We don't want to become a de facto Commission meeting though.

15. ADJOURNMENT

Motion to adjourn. Meeting adjourned 8:00 pm.

Respectfully Submitted,  
Bill Tuikka, Secretary

**MINUTES**

1. The meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE TO THE FLAG.
3. ROLL CALL:  
  
Present: Costa, Manning, Swanson, Naughton, Rothfeld, Schilling, Pidgeon, Rothfeld.  
Absent: None.
4. APPROVAL OF MINUTES  
  
No minutes available for approval.
5. WRITTEN COMMUNICATIONS  
  
None.
6. SECRETARY'S REPORT  
  
Bill introduced Don Hazen the new Planning Manager. There will be 3 items, one of which is a Tentative Map for Building 253 Mare Island.
7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS  
  
None.
8. REPORT OF THE CITY COUNCIL LIAISON  
  
Gary Cloutier went over City Council Protocol. The AHLC Commission advises the Council and summarizes important issues. He thanked everyone for their good work. He thanked the Commission for the Condo Ordinance revision.  
  
***FROM THIS POINT FORWARD THERE WAS NOTHING ON THE TAPE SO NO MINUTES COULD BE TRANSCRIBED. HOWEVER, THE DECISIONS OF THE COMMISSION ARE AS FOLLOWS.***
9. COMMITTEE REPORTS
  - a) Design Assistance Committee (Naughton)
  - b) Certified Local Government Committee (Pidgeon,)
  - c) Preservation Outreach ( )

- d) Landmarks and Inventory Committee (Manning)
- e) Trackers Committee (Schilling)

10. MARE ISLAND UPDATE

11. COMMUNITY FORUM

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

13. PUBLIC HEARINGS

- a) **330 Virginia Street, Empress Theater** – Certificate of Appropriateness # 04-0034 (revision)  
Changes to approved lobby plans and addition of railing for ADA compliance.

**Recommendation** – Approve Items 1 through 5 and 7 through 10 as listed in the staff report.  
**Deny** Item 6 and request more information on Item 11 for Certificate of Appropriateness  
revision # 04-0034.

After a lengthy discussion the Commission continued this item.

- b) **1175 Azuar Drive, Quarters U, Mare Island Reuse Area 6**– Certificate of Appropriateness  
#06-0038 to relocate an existing servant’s quarters to an adjacent property, construct a new  
four-car garage, and install landscaping as part of the reuse of an historic residential property.

**Recommendation** – Approve Certificate of Appropriateness # 06-0038 subject to the  
findings and conditions contained in the staff report.

This item was unanimously approved with no changes to the project.

- c) **1165 Azuar Drive, Quarters M-007, Mare Island** – Certificate of Appropriateness #06-  
0040 to relocate an existing servant’s quarters from an adjacent property, relocate an existing  
garage, and install landscaping as part of the reuse of an historic residential property.

**Recommendation** – Approve Certificate of Appropriateness #06-0040 subject to the  
findings and conditions contained in the staff report.

This item was unanimously approved with no changes to the project.

- d) **Building 599, Railroad and Nimitz Avenues, Mare Island Reuse Area 3A**– Certificate of  
Appropriateness #06-0041 to install a roll-up door on the east and west side of the building to  
facilitate truck access and re-align an existing rail spur in the Historic District to  
accommodate a proposed steel fabrication business on the property.

**Recommendation** – Approve Certificate of Appropriateness #06-0041 subject to the  
findings and conditions contained in the staff report.

This item was unanimously approved with no changes to the project.

14. OTHER ITEMS

a) None.

15. ADJOURNMENT

Motion to adjourn. Meeting adjourned 9:15 pm.

Respectfully Submitted,  
Bill Tuikka, Secretary

**MINUTES**

1. The meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE TO THE FLAG.
3. ROLL CALL:

Present: Costa, Manning, Swanson, Naughton, Rothfeld, Schilling, Pidgeon.  
Absent: Rothfeld.

4. APPROVAL OF MINUTES

No minutes available for approval.

5. WRITTEN COMMUNICATIONS

None.

*Items 6 through 12 were not available on the tape; also item 14 did not record however, the outcome and vote are recorded in this document.*

6. SECRETARY'S REPORT
7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS
8. REPORT OF THE CITY COUNCIL LIAISON
9. COMMITTEE REPORTS
  - a) Design Assistance Committee (Naughton)
  - b) Certified Local Government Committee (Pidgeon,)
  - c) Preservation Outreach ( )
  - d) Landmarks and Inventory Committee (Manning)
  - e) Trackers Committee (Schilling)
10. MARE ISLAND UPDATE

11. COMMUNITY FORUM

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

The consent calendar and agenda were unanimously approved.

13. PUBLIC HEARINGS

- a) 330 Virginia Street, Empress Theater – Certificate of Appropriateness 04-0034 (revision). Changes to approved lobby plans, modifications to the auditorium area, flooring material, entry doors, exterior ceiling detail and stage details.

Staff recommends **approval** of modifications listed as 1 through 7 in the staff report for revisions to COA 04-0034.

After a discussion which included the stair railing, sidewalk responsibilities, modifications in carpet and stained concrete, adjusted utilities, other floor coverings, distinctive hardware, down lights, the marquee, reanodizing the aluminum, the stage and a cushioned dance floor, number of seats, upgraded HVAC and electrical, incorporation of hidden systems, and keeping and highlighting original grills there was a public hearing.

Diana Lang spoke during the public hearing she was in favor of the project and asked the Commission to move the project forward. She would like to see symmetry in the handrails.

The Commission unanimously approved the project with no changes.

14. OTHER ITEMS

- a) 1175 Azuar Drive – Mills Act application for a home in Mare Island Reuse Area 6C.

The Commission unanimously approved the project with no changes.

15. ADJOURNMENT

Motion to adjourn. Meeting adjourned 9:40 pm.

Respectfully Submitted,  
Bill Tuikka, Secretary



**MINUTES**

1. The meeting was called to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG.

3. ROLL CALL:

Present: Swanson, Manning & Naughton.

Absent: Costa, Pidgeon, Schilling, Swanson.

**MEETING WAS CANCELED DUE TO LACK OF QUORUM.**

4. APPROVAL OF MINUTES of July 20, 2006, September 21, 2006, October 19, 2006, and November 16, 2006.

5. WRITTEN COMMUNICATIONS

None.

6. SECRETARY'S REPORT

7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS

8. REPORT OF THE CITY COUNCIL LIAISON

9. COMMITTEE REPORTS

a) Design Assistance Committee (Naughton)

b) Certified Local Government Committee (Pidgeon,)

c) Preservation Outreach ( )

d) Landmarks and Inventory Committee (Manning)

e) Trackers Committee (Schilling)

10. MARE ISLAND UPDATE

11. COMMUNITY FORUM

~~12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA~~

The consent calendar and agenda were unanimously approved.

13. PUBLIC HEARINGS

- a) 716 Branciforte Street – Application for Certificate of Appropriateness 06-0005 for an after-the-fact approval to replace existing aluminum windows with binyl and to repolace the existing siding with T1-11. Application was continued from the April 27, 2006 meeting pending consolation with the DAC. Applicant met with the DAC in June 2006, and the DAC recommendations are contained in the staff report.

Staff recommends approval based on the modified project scope as recommended by the DAC.

14. OTHER ITEMS

None.

15. ADJOURNMENT

Meeting adjourned 9:40 pm.

Respectfully Submitted,  
Bill Tuikka, Secretary

**MINUTES**

1. The meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE TO THE FLAG.
3. ROLL CALL:

Present: Schilling, Swanson, Manning, Naughton, Costa  
Absent: None.

4. APPROVAL OF MINUTES of July 20, 2006, September 21, 2006, and November 16, 2006.

*Commissioner Schilling made some corrections that were not audible on the tape. An unidentified Commissioner moved approval of the corrected minutes. They passed unanimously.*

5. WRITTEN COMMUNICATIONS

None.

6. SECRETARY'S REPORT

Secretary Bill Tuikka: Good evening Commissioners. It seems like it has been a few months since we have met. One of the things I would like to discuss, and we will discuss that at the end because it might take a little longer is some of the trainings that will be coming up here for the Commissioners in the next year. I don't want to delay the clients any longer that are sitting in the audience. As you are well aware, we had interviews for Commissioners by the City Council on Tuesday and I believe there are five potential Commissioners at this time and there is another meeting on the 27<sup>th</sup> where I believe the Council will make their decision. I think they interviewed at least three of them. They got pressed for time on Tuesday because on one of the other items they had the cigarette smoke shop potential ordinance closed discussion about that, and that took a little time. At any rate, they are going to be discussing that again on the 27<sup>th</sup>. One of the things that you know that we always do is Preservation Week where we actually have some balloting for some of the projects in town where people have improved their houses, and this year we haven't really got that going because Staff has been so busy. My suggestion is that we put that off until next year because we will have more Commissioners and we will have more Committees to review these projects, and it looks like our Commission is in big change now with a lot of new members and many members leaving. There are several members seated here tonight to which it will be their last meeting. My suggestion is that we don't do that this year. We, on Staff, have a very limited amount of time. We have gotten new directions from our Supervisor that we have to pay more attention to timelines on some of the projects so that has put added pressure on us as far as what we have to do. My suggestion would be that we do Preservation Week. We don't have it this year. I know in the past, they have had it most years but not all years, and we will continue that next year. At that time we will hopefully have a full Commission and a full Committee that will be able to pay more attention to that. That is all that I have to say now. Oh, one other thing: Dave Manning showed me earlier today, a website that he has prepared, and he would like to spend some time showing the Commission that. Again, I put this out to the Chair that we could do that at the end of the meeting so as not to take up time from the main business of our agenda

tonight because that may involve a 15 to 20 minute discussion. We can make that decision. That is all I have right now.

Chairperson Naughton: Secretary Tuikka, I thank you for the report. Maybe we could talk after the meeting about the Preservation Month, only because it is one of the most visible things that the Commission does, and it kind of a fun-thing, and it is good to give out the awards, and I think it kind of furthers the kind of cause that we have here and highlights the richness of the City. I do realize that the Staff is limited in the ability to kind of juggle multiple things. Maybe I can work with you on the side and see if we can do that. I think it would be a nice orientation for new Commissioners too to kind of get engaged and have a dialogue about the houses. I know it has been fun for us when we have done it in the past. Since I have been on the Commission, which is five years, we have done it every year. So, whether we have missed it a few years before that, I can't speak to that, but I would still like to try to do that.

Secretary Tuikka: Maybe it is a good thing after the Commission and just do it a little later this year. Usually we have the notice in the paper early in March.

Chairperson Naughton: It's not until Presentation Month, which is May. I think we maybe can still do something. We can get photographs together in April and even at that first meeting – we kind of have to work around it - we can talk about it later.

Secretary Tuikka: Okay, we can talk about that later.

#### 7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS

Chairperson Naughton: I just wanted to thank a couple of members, actually three members on the Commission that are going to be leaving or have already left but are still here, and what I mean by that is; that both Judy and Dave Turner terms expired at the end of last year. They were on the Commission for four years. Dave was a past Chair. Judy has done remarkable work on the Commission, and they have been gracious enough to extend their time to help fill out the quorum, so I thank you for coming tonight. And, I also understand from an email, and I haven't talked to Joe but Joe is going to be leaving the City of Vallejo to go to that other City – what's it called – Benicia? Something like that. And, that is kind of eminent, right, Joe. You are going to be leaving in the next month or so? Two weeks. So, this will be your last meeting too, and we thank you for your time and dedication to the Commission. We will have three slots. Steve is still on; I am still on. We are looking to get maybe four or five or however many people. Answering the question asked me, I think I can be on this Commission for eight years – whether I am going to last that long; I don't know. Two four year terms. Do we have any other reports from any of the members of the Commission?

Commissioner Swanson: Can we beg him to stay a little longer?

Chairperson Naughton: I think he'll accept with money; I am not sure begging will do it. Thank everybody for contributing.

#### 8. REPORT OF THE CITY COUNCIL LIAISON

Chairperson Naughton: I don't see Councilperson Cloutier here so we will move on to Committee Reports.

9. COMMITTEE REPORTS

a) Design Assistance Committee (Naughton)

Chairperson Naughton: That's my Committee. There have been a couple of things that have come before Design Assistance Committee. One of them was an item that was scheduled but has been continued from this agenda, the house on Kentucky Street – is that right, Bill?

Secretary Bill Tuikka: Yes, that's correct.

Chairperson Naughton: There was some preliminary review of that by the DAC and then I think Staff had some additional comments that they wanted to make on that. Then, there was one person that had contacted me for that property next to Val's Heritage Market. It's on Georgia, and is it Sutter, Judy? El Dorado. Thank you. He contacted me and Staff to review some preliminary plans. Commissioner Costa and I both had waited on that, and I have not heard from that applicant since. It has been about six or seven weeks. So, those have been the activities on the DAC.

b) Certified Local Government Committee (Pidgeon,)

Chairperson Naughton: That was Commissioner Pidgeon's committee. When we bring on new commissioners, we will have to kind of divvy up the responsibilities here and have a meeting to talk about the goals of these committees.

c) Preservation Outreach ( )

Chairperson Naughton: I am not sure who was . . . That's a position we need to fill.

d) Landmarks and Inventory Committee (Manning)

Chairperson Naughton: That's Dave Manning. Dave, we are going to hear from you later on? Okay, I appreciate that.

e) Trackers Committee (Schilling)

Chairperson Naughton: The Trackers Committee – Commissioner Schilling – what's happening?

Commissioner Schilling: Well, we haven't been tracking very much because I actually thought I was going to be off the Commission. The Trackers Committee has reported numerous times the house, I believe, is at 630 York Street, a Victorian, that was being renovated, and despite all of the reports that the owner was going to correct the non-historic changes such as have been made. They are still there. There is still aluminum sliding windows in the front. The railing has not been corrected. The porch columns

have not been corrected. Is there any status on this because, truthfully, we can do all the work and bring things but if people are just going to do blithely go ahead and do whatever they want - - -

Secretary Bill Tuikka: He has been given a Stop Work and has been visited several times by building inspectors, and I went there, in fact, myself, and no one was around. After awhile there is only so much you can do when you have many things to do all day. I believe the only thing we can do now is figure out what kind of fines for violations that can be given to him. But, he had to stop work, so he can't proceed with anymore renovation.

Commissioner Schilling: Yeah, but he is done. I think he is finished.

Secretary Bill Tuikka: I don't know if it is completely finished but I will check on that.

Commissioner Schilling: There have been people working there because I go by on weekends and there are people working there.....

Secretary Bill Tuikka: And, it is just happenstance that whenever either one of the building inspectors or a staff member goes out there and we don't seem to catch anybody, but I will check with the building inspector that has been working with them and see if there has been any more contact made.

Chairperson Naughton: Thank you Commissioner Schilling. Just a comment on that. - We have struggled with that on this Commission related to enforcement. It is not a new subject, and one of the ways that we have been able to work with the sort of noncompliance, is that we are not getting a COA, is to actively engage Code Enforcement to see if they can levy some fines or bring some action to bear on this. Our Commission is only as good as our ability or the City's ability to kind of put some pressure on people to do the right thing. Obviously we are not asking for anything extraordinary. If they would have understood, kind of, the rules, if you will, from the beginning, about living in the district. I would like to follow up with you on that, Bill, after the meeting or tomorrow. That would be great. Okay, that rounds out the Committee Reports.

10. MARE ISLAND UPDATE

Chairperson Naughton: Let's see if Dina is here. Welcome. Just state your full name and who you represent, please.

Planning Manager Dina Tasini: I am Dina Tasini and I am Planning Manager for Lennar Mare Island and I also haven't been here for awhile. Not because I don't want to be - but we haven't had many projects that needed to come before the AHLC for awhile, and Michelle and I have been hold up, trying to do the Specific Plan Amendment which I am gladly saying that we are bringing to you on the 20<sup>th</sup> of April so that you will have it for that meeting. In addition, I heard Mr. Tuikka talk about the training. Are you aware of the money that was given for the training, Bill?

Secretary Tuikka: Well, what I was going to talk about was the City's portion of training that is different from what Lennar is providing, but I would like you to fill the Commission in on that. I don't know a lot about that myself, yet.

Planning Manager Dina Tasini: As part of the Settlement Agreement, we provided \$10,000 to the City for training for the AHLC. I am not really sure how that is going to be coordinated, and maybe Mr. Tuikka and I should meet and Chairman Naughton or somebody else on the Commission, to talk about what types of things you want to bring. We may have some resources that we can also suggest - preservationists that have done certain work similar to what is going on here at Mare Island or whatever other things you might need. So, when he talked about that, I thought I should remind you that there is that money out there. And, what is really happening now - as you know - the housing market has taken a turn. We are not seeing as many sales. There is lots of competition out there. At these lowered prices, there are incentives, so it has been a difficult time. We are going to be bringing forward, several maps for the commercial areas and mapping those and looking at development notes in those areas. That's why we haven't been here to date, but in the next six months you will get to see more of me. A lot of the work that we have been doing is infrastructure in respect to roads and utilities. If you have any questions, I would be happy to answer them.

Chairperson Naughton: Just a question on the Chapel. What's happening with the Chapel?  
There was a lot of discussion - - -

Planning Manager Dina Tasini: There was a lot of discussion about that, and at the end of the day, what Lennar is doing is that we have done another survey of the windows, and this is in relation to the demolition of the large building, 866, and our concerns about the Chapel. We have provided the City, records of what is going on with the windows - vibration analysis. Again, we are looking at tree trimming in the Chapel Park as part of the ongoing need to transfer that area to the City. We also are going to be monitoring it throughout the demolition to make sure. What was the other thing? I am trying to remember. The method of deconstruction is one that will take three months because we can't just simply implode the building like everybody thinks we are going to do. It is sort of a floor by floor process, and, actually what is happening - we decided not to take the windows out. It was a hugely expensive process and one that wouldn't necessarily be favored among many people. And, I am happy to say that through the window survey that we currently did, in the last year, there have been no more new cracks that have been found. I am sure there are miniscule things that aren't visible to the eye - just the way that glass is because it is so layered. But, we haven't seen anything, but that is where we are to date.

Chairperson Naughton: One other question. Just about a year ago, you came before us to approve some of the upgrades to the entry to Mare Island over the causeway and there is obviously a big steel structure that is kind of the road lift. Is that being painted? Is that all being scheduled? Just curious.

Planning Manager Dina Tasini: You mean - the bridge itself?

Chairperson Naughton: The bridge itself. It was kind of a new blue, and it was getting a facelift. Can you give us an update on that?

Planning Manager Dina Tasini: It will not happen within the next year. It is not budgeted for the next year. What we did do was, start the beautification, and I have to say that we have not finished it, based on utilities that have to be brought into that main island. We put in some palm trees and some vegetation, and that has not been completed and needs to be in this next year. Sort of that front entry and landscaping. But, we will not be painting the bridge this year and part of that is just the where the market is.

Chairperson Naughton: You have only a certain amount of money that you are allocating based on sales, etc. Could I ask you to do this, Dina, for the next meeting? With the approvals that we have made on projects all over the island, could you give us kind of, just a quick update on the status of those? - whether they are going ahead this year, are they going to be deferred, what other decisions need to be made with them, if any. That would be helpful because what happens, we have approved a lot of things – they are in the pipeline. You are deferring them for a later date.

Planning Manager Dina Tasini: I can give you an project update. If I get it done enough ahead of time, I can give it to Michelle for the packet so you can look at it and think about it.

Chairperson Naughton: That would be great, if you could do that for the next month.

Planning Manager Dina Tasini: Now that we are done with most of the Specific Plan, that is not a problem.

Chairperson Naughton: Okay, and you expect to bring the Specific Plan back to the Commission for the meeting in April?

Planning Manager Dina Tasini: Yes.

Commissioner Swanson: Ms. Tasini? On the industrial end of the property on Mare Island – do you sell or lease your buildings?

Planning Manager Dina Tasini: We lease them at this time because none of them have been subdivided and we don't have parcels.

Commissioner Swanson: So, you are unable to sell at this time?

Planning Manager Dina Tasini: At this time, we are unable to sell.

Commissioner Swanson: Do you have any idea when it will be possible? Those can be sold in the future, or when you can subdivide?

Planning Manager Dina Tasini: We are beginning to subdivide in the commercial areas and in some of the lighter industrial areas, but if you are talking further down on the island, what area are you talking about specifically?

Commissioner Swanson: Well, I am having folks ask me if the property is for sale there. Most businesses I deal with do not want to lease. They would much rather buy because they can budget a lot better and they are sure of their finances.

Planning Manager Dina Tasini: My answer to that is: The first two huge parcels for commercial development or light industrial development will be coming forward this year. It is usually a nine to twelve month process for the subdivision, and then once we do that, and get into any kind of negotiation, it will take probably another six months before there will be a first sale.

Commissioner Swanson: So, you are talking about a year or so.

Planning Manager Dina Tasini: However, if somebody wants to start talking now. If they want to look at that, that would probably . . .



Commissioner Swanson: I have had a few people ask and they are just wanting to relocate.

Planning Manager Dina Tasini: Okay. A lot of it depends on the environmental remediation as well. We sort of follow the subdivision with it, so you will see that a lot of the areas that are adjacent to G street, for instance, will start getting parcelized and ready for development, whereas, as you move further down, the remediation is more extensive and so the subdivisions will follow that probably. I think we are estimating until 2013.

Commissioner Swanson: Thank you very much.

Chairperson Naughton: Thank you Commissioner Swanson.

11. COMMUNITY FORUM

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

The consent calendar and agenda were unanimously approved.

13. PUBLIC HEARINGS

- a) 716 Branciforte Street – Application for Certificate of Appropriateness 06-0005 for an after-the-fact approval to replace existing aluminum windows with vinyl and to replace the existing T1-11 siding. Application was continued from the April 27, 2006 meeting pending consultation with the Design Assistance Committee. Applicant met with the Design Assistance Committee in June 2006, and the DAC recommendations are contained in the staff report.

**Recommendation:** Approve Certificate of Appropriateness #06-0005 based on the modified project scope as recommended by the DAC.

Chairperson Naughton: Is there a Staff report on this?

Secretary Bill Tuikka: Yes.

Commissioner Schilling: I need to recuse myself. I have a house within the circle of influence.

Chairperson Naughton: Okay, I think at this time procedurally, Commissioner Schilling needs to stay.

Secretary Bill Tuikka: She would stay and not vote, and not comment.

Commissioner Schilling: Well, that goes without saying.

Secretary Bill Tuikka: You can read.

Chairperson Naughton: She can read. Duly noted. Staff report.

Secretary Bill Tuikka: Yes, Commissioner Naughton. As you mentioned, this came before the Commission last April. The applicant originally applied to the City to have the changes that he was making which included the T1-11 siding and the aluminum windows approved. Staff recommended denial for that. The Commission subsequently continued the item in order that the applicant meet with the Design Assistance Committee. After that meeting, the recommendations were made that are in the Staff report to remove the siding and change the windows in a way that would match windows on the upper level. The applicant was also instructed to bring forth some plans that had sufficient detail so that when the building permit approval was granted, that there would be no question as to how the property was going to be changed and that we have conditioned this report in order to achieve that level of drawings. At any rate, I believe that the applicant has submitted details, both written, and in photographs, that indicate their willingness to proceed and improve this house in the manner that the Design Assistance Committee recommended. The applicant is here tonight and is able to answer questions that you might have about the project.

Chairperson Naughton: Are there any questions for Staff on this? Okay – no questions for Staff. The applicant does not have to address the Commission. Would you like to say anything? Not necessarily? You can go up to the podium, here on the right, and if you would just tell us your name and who you are.

Secretary Bill Tuikka: The microphone should be on. We had that problem before (*tape inaudible here*). Perhaps you could sit down here. The podium light is on. I don't know why it is not working but we had that problem last time.

Sarah Garcia: I am speaking on behalf of my father, Ernesto Santamaria. I just wanted to say thank you Chris and Bill for your due diligence of exchanging emails back and forth. We do want to correct this deficiency with the recommendations that Chris and the Committee has provided. So, we look forward to getting a building permit and starting construction.

Chairperson Naughton: Great. Are there any questions for Mr. Santamaria?

Commissioner Swanson: I have no questions for you. The folks here in the report show that the siding that you should be putting on your home is a 4-inch exposure. Actually it is a 5-1/4 exposure. Actually it is 1x6 type siding material that you will use. That will save you 30 percent of time anyway during your replacement. It is not 4-inch. It is 5-1/4 inch exposure on your siding that is recommended at the lower portion of your home.

Sarah Garcia: Thank you for that clarification. I will discuss that with the contractors. 5-1/4 exposure.

Commissioner Swanson: Yes, ma'am. It will save you a ton of time.

Commissioner Costa: I just had a question about the windows. The ones that are shown in the photograph on the front of the drawing packet – are those on the lower level? Are those going to remain? Are they actually going to be removed?

Sarah Garcia: They are going to be removed and replaced. Similar to the upper windows.

Commissioner Costa: Okay. Similar as in materials?

Sarah Garcia: Correct. All wood. Wood on wood.

Commissioner Costa: Then, the proportions. Are those going to be close to what is going on rather than ---

Sarah Garcia: The only difference is the front window on the bottom, on the left, we will try to align with the upper window, as suggested.

Commissioner Costa. Right. That's actually a good idea. Thanks.

Sarah Garcia: You're welcome.

Chairperson Naughton: Okay. Sarah, thank you for coming in. I appreciate it. I just had a couple of questions for you. First, I wanted to thank you for working through this issue on behalf of your father, and I know your father has been traveling and everything else, so he hasn't always been in Vallejo. (1) We have made it a point to kind of bring this back to the Commission only because there is a neighbor across the street that was very concerned about the quality of the house and, you know, the upgrade of the neighborhood, and I can see by the photographs that are on our sheet here that you have already gone ahead and started correcting some of the Code deficiencies that were identified in terms of a fence and cleaning up the property in general so, we appreciate that effort. The question that I had for you is really one of the overall scope of work which is significant because you are proposing to take off siding and put new windows in, etc. We had talked on the phone about this being a phase project. Could you give us an idea of about how long you think this would take, knowing that you are not going to do it all at one time, I think, and, how you might start on the project so you can make some impact and then work towards finishing it.

Sarah Garcia: Sure. Given the fact the phasing – our intent of the phasing, since it was a limited income – both my parents are retired – we were going to go ahead and do the deficiencies, replace the windows, replace all the siding, and paint. Landscaping was going to take overtime although that was never mentioned in this but we do wish if we are going to beautify the exterior and the garage, we want to address the landscape. So, after, during that time, I'll get a conceptual design of a landscape in keeping with the exterior of the building and that was the phased construction.

Chairperson Naughton: How long do you think that cosmetic work and the new windows – what is your timeline on that, do you think?

Sarah Garcia: I'd like to complete it by fall.

Chairperson Naughton: By the fall, this year?

Sarah Garcia: Yes.

Chairperson Naughton: So, the COA, or Certificate of Approval, has a life of about 18 months, and that would be more than enough time for you to do the work you are proposing? Maybe the landscaping is done a little bit later. Do you think you would be up to finish it within that time period?

Sarah Garcia: Absolutely.

Chairperson Naughton: Alright. Any other questions for the applicant ? Thank you for your time.

Sarah Garcia: Thank you, and then I can just contact the City of Vallejo – what's my next proceeding, and getting a permit after getting . . . ?

Chairperson Naughton: Yes, we are going to talk amongst ourselves here just a little bit about trying to approve this, and then the process would be to talk to Bill and he can steer you to the Building Department.

Sarah Garcia: Thanks.

Chairperson Naughton: Okay, I would like to take this matter back before the Commission at this time. Anybody offer up any comments or suggestions? I think this is a good project. We have asked them to come back with a plan and that is what Sarah and her father have done.

Commissioner Schilling: Just a question, probably for the secretary, and I may be totally wrong, but I thought a project had to be commenced within 18 months, not completed within 18 months.

Secretary Bill Tuikka: You are correct. The Building Permit needs to be taken out within that period of time. There is currently no time limit as to how long they take to do it. There is a time when the Building inspectors go out and inspect. I am not sure exactly what that time frame is. For example, if it lapses a certain number of months, then a new Building Permit needs to be taken out but I believe it might be six months or something. It's a long time. Right. That's what I thought.

Chairperson Naughton: Okay. I will make a motion for this. I would like to move that we approve Certificate of Appropriateness #06-0007 with the conditions as stated in the Staff Report. I would like to make a modification to Item No. 9 under General Conditions that the work be commenced within 18 months. That the motion. Is there a second? Second.

AYES: Naughton, Costa, Manning, Schilling, Swanson.

NOS: None.

ABSENT: None.

Motion carries.

Sarah Garcia: Thank you.

- b) 301 Kentucky Street – Application for a Certificate of Appropriateness 07-0008 for a new single family home in the St. Vincent's Historic District. Application was not complete in time for packet distribution. *This application is continued to the meeting of April 19, 2007.*
- c) **Club Drive, Mare Island Reuse Area 8** – Request to amend Certificate of Appropriateness 05-0043 regarding the approved light fixtures along the roadway within the Mare Island Historic District.

Recommendation: Approve the amendment to Certificate of Appropriateness 05-0043, as recommended by staff.

Chairperson Naughton: Staff Report.

Michelle Hightower: Good evening Commissioners. Lennar Mare Island has proposed to amend an Approved COA and it is for Club Drive Street which is adjacent to the historic Club Drive Park, and the Amendment would allow them to install a different street light than what was originally approved. Originally approved – the AHLC wanted the installation of a 12 foot acorn lamp and after conducting the photometrics and engineering calculations for the area, it was determined that additional light standards would be required, and also, to provide the adequate lighting levels for a street with Club Drive's classification, which is a minor collector, the engineer requested that taller lights be installed as opposed to the smaller, acorn light, and what I have before you is our photograph of Club Drive. The first photo shows Club Drive traveling south. The Club Drive Park is on the right and Touro University is on the left. The second photo shows the top of Club Drive Park, and it shows the teardrop lamp, and the third photo shows Flagship which is around the corner from Club Drive and it also has the teardrop lamp. So, the proposal is to change the light fixture from the acorn to the teardrop, and we believe that is consistent with the original COA that was approved. The original COA did make a finding that we would have to determine that the original light was no longer there in place and that it was not a character-defining feature of the park, and that was determined by the historic photos that we provided in the packet. The original lights were replaced, and the original COA stated that the acorn light would be appropriate, and we are stating that the teardrop light would also be appropriate for the area and we are recommending approval of the Amendments. I would be happy to answer your questions.

Chairperson Naughton: Any questions for Michelle?

Commissioner Schilling: Actually, Michelle, this is kind of a two-edged issue. It is a safety and a cost issue. I did have a question on the power usage. The acorns, I guess, are 85 watts and these are 200 watts. Because we are using less of them, is that going to equal out somewhat?

Michelle Hightower: Yes, it is.

Commissioner Schilling: Yes.

Chairperson Naughton: You know, this whole item sort of came back before the Commission because it was an email that went out from Staff, kind of stating this, and it was a little bit unclear to me why we would be changing something that was already approved, and what was the justification for that. So, after I had talked to Michelle for a little bit, I did sort of petition this to come back before the Commission so that we would have a chance to sort of understand what the issues were. There are, just to be clear, along Club Drive, there are no existing light standards there of any historic value or nature – is that correct?

Michelle Hightower: That's correct.

Chairperson Naughton: So, as I understand this, with the acorn light which is smaller, which has less light distribution, that kind of light standard is usually found where there is considerable street activity or pedestrian activity as a way to kind of scale down the environment. And, Club Drive is really a circulating street that goes up to the golf course and it goes by Touro University too. So, you are not expecting a lot of pedestrian movement on that street, is that right?

Michelle Hightower: That's correct.

Chairperson Naughton: So, the other rationale, just to restate it, is that you have all of these other taller, teardrop lights that are sort of the theme, if you will, of lighting. There is another standard out there too. There is the acorn and I don't know if there is another light standard. But, the proposal here is to make more consistent the lighting experience, as you will, around the island. Is that correct?

Michelle Hightower: That is correct.

Chairperson Naughton: Alright. If there are no other questions from Staff, we would like to take this item back before the Commission. Thank you Michelle. Any comments, thoughts, feelings, about this? Nice lamps. Consistent. May we have a motion on this.

Commissioner Schilling: *Inaudible.*

AYES: Naughton, Costa, Manning, Schilling, Swanson.

NOS: None.

ABSENT: None.

Motion carries.

- d) **Railroad Avenue and Nimitz Avenue, Mare Island, Reuse Areas 2A, 3A, 3B, 4, and 5 – Certificate of Appropriateness #07-0009** to approve the street light designs from G Street to Nereus Street within the Mare Island Historic District.

Recommendation: Approve Certificate of Appropriateness #97-0009 subject to the findings and conditions in the staff report.

Michelle Hightower: Lennar has also selected the street lights for Railroad Avenue and Nimitz Avenue and approval is requested by the AHLIC. Along most of the street, Lennar has proposed to install the Cobra headlights which currently exist in the area. That is shown in the packet on the first page. It shows that the first two blocks of Railroad Avenue have the Cobra heads. Railroad Avenue is classified as an arterial street and so therefore the Cobra head lighting does appear to be appropriate for an industrial area. The applicant Lennar has also proposed that as part of the historic core which is between Connolly and Bagley Streets that the teardrop lamp you just approved for Club Drive also be installed there, and the height of the teardrop lamp is similar to the cobra head, and as you drive along Railroad you will see a different lighting which tells you that you are within the historic core. Thereafter you would go back to the cobra head lighting, and that is along Railroad. Also, along Nimitz Avenue, because of the industrial character of the area, the cobra head lighting was also proposed. So, if you follow along in the photographs of Railroad Avenue, it is shown that currently there are no street lights along most of the streets. In many of the areas there are lights affixed to the buildings as shown on the first photo. The second photo shows that the beginning of the historic core – so in that particular area – that is where the teardrop lights would be installed. Also, following along on the right side of the next photo Alden Park and the Bunkers. Those are proposed to stay and we are proposing to install the teardrop lamps in that area as well, and then a little farther down in the next photo. The last two photos show Nimitz Avenue and the industrial character of the area, and in those two areas, that is where the cobra heads would be installed. So, once again, we are requesting your approval of the selection of the light standards for this area. We believe the project is consistent with the

Secretary of Interior standards and it is consistent with the Mare Island Historic Design Guidelines with the exception that the Historic Guidelines recommended the acorn in the historic core area. We believe that the teardrop is taller, more consistent with the cobra head, and we are proposing that it too be allowed in the historic core on Railroad. I would be happy to answer any questions.

~~Commissioner Manning: Do we have a picture of the cobra head?~~

Michelle Hightower: Yes, it is in your packet, and the very first picture shows Railroad Avenue and it's the cobra head. Then, the last diagram should be a cobra head. Attachment C.

Chairperson Naughton: This is the old one that was given to us. It's in the main attachment. So, let me sort of distill that down. You've got Railroad and Nimitz Avenues, and then on your map here, you've got the area that is in elliptical shape, identifying the historic core.

Michelle Hightower: Correct.

Chairperson Naughton: So, the cobra lights are planned along those two avenues outside of that shape? The idea here is that once you are entering into that zone of the historic core, then the light standard changes to the teardrop light. Is that correct? Is there a plan that identifies the spacing? You know, where they would specifically be located, or is that just going to be more a detail that will be dealt with at staff level?

Michelle Hightower: That would be dealt with by the Public Works Department. The lighting engineer would prepare photometrics to determine the number of lights that would be needed to provide the lighting levels for the street.

Chairperson Naughton: Okay, so the same idea applies here as to maybe the previous application for approval. There is a consistency in the type of lights to kind of unify the island. There is a distinction that is made here in the historic core to change the light standard to something other than the cobra which is kind of more of an industrial look to it, and that the smaller, acorn lights, both because they don't throw off the lumens – there are going to be more of them than the taller lights that are consistent with the overall feel of lighting and fewer of them. Is that correct?

Michelle Hightower: That's correct.

Chairperson Naughton: Any other questions or clarifications that need to be made from staff? I would like to thank you very much. I'd like to take this matter back before the Commission. Any comments, thoughts, suggestions that feel right? Commissioner Swanson: I was looking for your light. You've got it engaged there.

Commissioner Swanson : In my opinion I feel they have a very good plan. They are using a tall light standard for an industrial district, using the shorter standards. I find with my big truck, you kind of have to maneuver around them, and their idea of putting these lamps in the historical parts of the district here and then using the newer fixtures for the non-historic areas, gives it a nice delineation between where you are, and it gives you a sense of history as you would pass through it. I like the way that they have this designed and planned out. It is very nice.

Chairperson Naughton: Thank you Steve.

Commissioner Schilling: I agree with what Commissioner Swanson said, and I would also like to add that I will be very, very glad to see lighting on those streets because it sure is dark when you are trying to find something on Mare Island at night.

~~Chairperson Naughton: Thanks very much, Commissioner Schilling. Any other comments?~~

Commissioner Manning: I would like to make a motion that we approve the COA #07-0009 subject to the findings.

Chairperson Naughton: Very good. Thank you. The motion is on the table.

AYES: Naughton, Costa, Manning, Schilling, Swanson.

NOS: None.

ABSENT: None.

Motion carries.

- e) 105 Kentucky Street – Application for a Certificate of Appropriateness #07-0010 to allow changes to windows and doors on a five-unit apartment building.

**Recommendation** – Approve Certificate of Appropriateness #07-0010 subject to the condition and recommendation of the AHLC.

Chairperson Naughton: Is there a staff report?

Secretary Bill Tuikka: Yes. This building was originally a gable front Queen Anne with probably a front door at the top and perhaps one at the bottom and has been changed drastically over the years, and as you can see from the pictures that are in your packet and passed out earlier this evening, that these large sliding glass doors, looking like they are going nowhere on the side. The applicant has provided us with what appears to be a confusing array of plans in that there are choices here. However, to boil this down into a staff recommendation, we recommend that the Option 2 with the removal of the transom windows for consistency would be the most successful plan and would look best with the style of the house. The Commission is free to modify these designs and make recommendations to the applicant in order to achieve the best product for this house, and I believe the applicant is here this evening and certainly would like to address the Commission with his project.

Chairperson Naughton: Not quite yet. There are questions related to staff and the staff report from any of the Commissioners. I have a question. Option 2: What's a little bit confusing here is that we have the multiple elevations and plans associated with the project and I don't have anything that says Option 2.

Secretary Bill Tuikka: It says "Front 2." It is Front 2 and Side 2.

Chairperson Naughton: This one is No. 2.

Secretary Bill Tuikka: It says Side 1, Side 2, Front 1, Front 2.



Chairperson Naughton: Not Option 2 – Front 2? I just wanted to be clear about that. Okay, so the recommendation from staff is that, as you said, Front 2, Option 2 – that that is the preferred or the recommendation minus the transom windows.

Secretary Bill Tuikka: Right. After analysis by staff, staff believes that would be the most successful product for this house.

Chairperson Naughton: Okay, then correspondingly, Side 2, the west elevation is the recommendation there then to approve this elevation without the transom windows? Is that correct?

Secretary Bill Tuikka: That is correct.

Chairperson Naughton: Okay, any other questions for staff?

Commissioner Schilling: On the side of Side 2 – the smaller windows – they look like they are casement windows. Are these sliders?

Secretary Bill Tuikka: I believe they are casement windows.

Commissioner Schilling: And, they are wood?

David Hall: Good evening Commissioners. I am a resident at 102 Kentucky, and I own the property at 105. I have been a resident in the area on this street for, like, 45 years. To answer your question, Ms. Schilling, the existing window has aluminum sliders. I wanted to replace them with casement type.

Chairperson Naughton: Okay, David. Thanks for coming in tonight. We appreciate it. It looks like a good project. It looks like a major improvement here. I am just doing a preamble here.

David Hall: Thank you for the time. I also thank Bill for his assistance in putting this presentation together. I am not sure of the recommendations that you have presented. I guess elimination of the upper transom lights – is that? . .

Secretary Bill Tuikka: That's staff recommendations. The Commission can make modifications to our recommendations after their analysis.

David Hall: Okay. Are there any issues with the location of the stairs? The reason I am asking, currently I am pouring foundation then replacing the porch foundation and I have to pour pads fairly quick to accommodate the three sets of stairs. We are moving the stairs – the entryway stairs, to the center of the building from the side.

Secretary Bill Tuikka: I think we can see that and what the intent is here. Can you clarify that?

David Hall: I am doing whatever I can to obviously improve this property and get rid of some of the sliding glass aluminum doors to nowhere. They were installed with permits in 1965.

Chairperson Naughton: Those look like they would pose some kind of health hazard as they are currently configured. Let me just jump to the quick here. The staff is recommending your front elevation No. 2 and the side elevation 2, and these transom windows are the ones on top, right? That looks like it is kind of an adornment to the building that, you know, may not be necessary. Do you have any major investment in trying to provide transoms?

David Hall: No. I am just trying to make the front of the building a little more interesting than it is currently. The transoms were an option.

Chairperson Naughton: I think it looks like a pretty rational approach to me. I would like to hear from Commissioner Schilling.

Commissioner Schilling: I think this is a huge improvement to the building, David. It is really absolutely wonderful. I am wondering what is behind the 6/6 windows on the second floor between the two front doors. What kind of a room is there?

David Hall: It is a living room.

Commissioner Schilling: It's a living room. Okay. Given that you know you've got 6/6 and the Commission does like to see two divided light, a 1/1 would be more appropriate to a Queen Anne house.

David Hall: Oh, really, with no lights?

Commissioner Schilling: Yeah. No dividers. Just 1/1, which would be a whole lot more economical for you and a lot more appropriate to the house.

David Hall: Okay.

Commissioner Schilling: What is the width of the staircase?

David Hall: The center one – I think it is 5 feet. I'll have to . . .

Commissioner Schilling: Really, because the scale doesn't look like 5 feet. If it is 5 feet it is certainly wide and graceful for the size of the building. If it is 3 feet, it's too narrow, so I think you should look at making sure that that staircase is wide enough to be appropriate.

David Hall: No, it is not 3 feet. I had an architect look at that issue as far as the width.

Commissioner Schilling: I think it is going to be such a huge improvement. It is really great. Thank you for doing it.

David Hall: I appreciate that.

Commissioner Swanson: I have to second her views on the house. It is a beautiful change from what you have. On the signed elevations here, where you are replacing the doors - is that a balustrade or a deck, or a balcony?

David Hall: A small deck.

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Commissioner Swanson: So, it would be basically a balustrade so people can't really congregate out there.

David Hall: It is going to be basically 24 feet – I mean, 24 inches deep so you can at least open the door and stand. It is a balustrade.

Commissioner Swanson: Okay. In your transoms on the side and in the front – to me they just don't feel consistent with the Queen Anne, but, for heaven's sakes, it is going to make the place look a heckuva lot better than it did. But, there is no way you can put a transom over the doors down below because of the header?

David Hall: Yeah. The upper story has 10 foot ceilings and the downstairs only has 8, and so ---

Commissioner Swanson: I'm okay with this. If any of the other Commissioners have something about the transoms, I guess we will discuss it.

David Hall: One comment I had about the history of the building. Checking the records, the building was always multiple units when it first ---

Commissioner Swanson: Well, how far back did you go?

David Hall: 1924.

Commissioner Swanson: 24? A lot of houses were converted just before the end of World War I around here on the anticipation that the yard would grow, and some houses got converted, and things went ---

David Hall: I checked the plot plans and there was nothing on the site prior to that.

Commissioner Swanson: So, it was basically a four plex or five plex?

David Hall: Yeah.

Commissioner Swanson: You are doing a wonderful job. I am trying to allude to the Queen Anne tie as far as ---

David Hall: Well, that's the style and design of the home.

Commissioner Swanson: For that vintage? That's the assumption. That's all I have to say: beautiful job.

David Hall: Thanks.

Commissioner Costa: *Some conversation here inaudible.* Two story or one story over a basement - looks like it has \_\_\_\_\_ shingles --- in the bottom looks like it has squared off -- elevation I think is all squared off. You are just going to leave the top alone?

David Hall: Oh, yeah, that is just a detail that --.

Commissioner Costa: Regarding the front stairs *conversation here inaudible in many spots* – it is a really great improvement. ---windows – you are not going cheap. You are putting in really good windows, and I appreciate that because most -----thing that might possibly ----- the width of the front stairs ---- I think a little wider stair in front would look better and also there is a circulation challenge ----did you have a chance to look at the Sandborn maps? Do they have any Sandborn maps that are earlier and actually didn't exist ---

David Hall: They didn't exist. There was an adjacent lot that had a structure on it, and this lot did not. So, that building was moved to that site and built up in 1923 or so because that is when the first records on any addresses showed up.

Commissioner Costa: I think the proportion *conversation here inaudible in many parts* – in texture – something at ground level at a certain texture ---I would say the project is a super great improvement. The only thing that I don't like is the front stairs because it is so narrow.

David Hall: Okay. I can talk to my engineer/architect and we can see what we can do.

Commissioner Costa: Just one last question. Sorry. In the Sandborn Map, what was the configuration of the stair. Was it the one that was on the photograph or was it ----?

David Hall: I didn't see a description of the stairs. It just showed an outline of the main structure.

Commissioner Schilling: Can you tell us what your porch railings are going to look like. Are these going to be the balusters attached to a solid 2x4 and not sandwiched between two vertical 2x4's?

David Hall: I hadn't narrowed that down. It depends on my budget as far as ---

Commissioner Schilling: I would like to, when we get to that, ask that the balusters have to be brought back to the secretary for approval then because they should be historically appropriate.

David Hall: Okay, I can live with that.

Commissioner Swanson: Pretty much on the same note as what Commissioner Costa was saying. I am looking at this picture here and from what I can see right here – I work on these things. This house is older than 1920.

David Hall: Well, the structure may be. It may have been moved to that site.

Commissioner Swanson: It has to be. I am definitely going to drive by now and take a look because I can see the siding here on the northeast side of the home is not shingles. It is the curved lap siding, and I would suspect that underneath the shingles you will find that same type of siding all around the home. In the 20's it was popular for them to do that but you've got my curiosity up now because I know darn well this is not a ---

David Hall: Yeah, you are correct because we did remove some of the shingles when we added - to jack the structure to do foundation, and when we cut it there was the lap – yeah, that is redwood lap board.

Commissioner Costa: I was just noticing in the photograph, there is divided light in the attic window or in the top story. So, I just noticed that is one thing that I would say – don't remove it.

David Hall. Oh no. That is why I was leaning toward additional divided light on the rest of the structure to try to keep in those lines.

Chairperson Naughton: Dave, thanks for coming in. It is a good project. Obviously you are going to make a major investment in the house. The stair in the – the center stair needs to be done right. It is a little too narrow, so widening it out, I think, is going to feel a little bit better. The thing that I would also recommend you do, and either I will add it on to a motion that is being made, is that you submit one set of drawings – the revisions based on any recommendations for approval here, to the secretary. That would include any deletions to the drawings. But, also, importantly, and this is a note to the secretary, when drawings come before us, they should be noted as existing to remain new, etc. It really clarifies a lot of things because now we are picking apart the drawings and we don't know what's here, and what's changed and the issue about the fish scale siding versus the other siding. It is kind of an important little detail of an owner - I'm not saying Dave – that wanted to take advantage of us, or do something. They could very easily do it if the drawings are not kind of a record set of what the approval is. So, those are my comments. It is a good project. I wish you a lot of luck and success. Anybody like to make a motion of some of the things that were recommended here? Before that, we need to take this back before the Commission. Sorry, Dave. Any other comments here that we want to share amongst ourselves? I think they have all been stated, right? Judy?

Commissioner Schilling: I make a motion the Certificate of Appropriateness #07-0010 be accepted subject to the findings and conditions of the staff report and with the following additions. The attic window and fish scale shingles that are existing to the house are to remain. The double hung windows between the two front doors on the second floor shall be 1/1's as opposed to 6/6's. The center staircase is to be widened, and the porch rail detailing – for both of those issues, I would like them to come back to the Secretary for approval after the changes have been made. The porch rail detailing, and the widening of the center staircase.

David Hall: That's fine. I appreciate that because I can still go with the structural drawings without holding that up.

Chairperson Naughton: The motion is on the table. All in favor.

AYES: Naughton, Costa, Manning, Schilling, Swanson.

NOS: None.

ABSENT: None.

Motion carries.

Secretary Bill Tuikka: Could I get one clarification? You accepted the fact that the staff's recommendations – no transom windows?

David Hall: Yes, no transom windows.

Chairperson Naughton: That concludes the public portion of our agenda.

14. OTHER ITEMS

Discussion Regarding Attendance of the State Preservation Conference:

Secretary Bill Tuikka: The State Preservation Conference is the first week of May, and we have a large budget. We have about \$4,000 for Commissioners to spend and we can accommodate this and we would encourage everyone to go if interested. It is the first week of May and it is in Los Angeles.

Chairperson Naughton: Let me suggest this, Bill. Why don't you send out an email to those Commissioners – there's only two of us – that will be really taking advantage of this. Steve – you have email? Maybe not. Okay, if you could send that forward to new Commissioners and Steve, that would be great.

Secretary Bill Tuikka: The other part of the training is that I would like suggestions from Commissioners as to how we can use this budget because we have probably more than we can spend and we would like to send Commissioners and provide Commissioners for different kinds of trainings. I know Lennar has proposed some, and I really don't know what they have proposed. This is really -- it's in the very early, formative stages, so I don't know what kinds of trainings that's going to be. I would imagine it has to do with a lot of the Mare Island problems and issues that we deal with. There is a large budget and we cannot hold it over until the next fiscal year, so we must spend that budget. Just keep thinking of that, and I would encourage Steve and Chris to go to the conference. I will provide you with details.

Secretary Bill Tuikka: I know Commissioner Manning had brought in a suggestion to me earlier and he'd like to show something to you tonight.

David Manning: *From here on – nothing audible.*

15. ADJOURNMENT

Motion unanimously passed to adjourn.

Respectfully Submitted,  
Bill Tuikka, Secretary

**MINUTES**

1. The meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE TO THE FLAG.

3. ROLL CALL:

Present: Schilling, Swanson, Manning, Naughton, Costa  
Absent: None.

4. APPROVAL OF MINUTES

*There are no minutes available at this time. They will be available at the next meeting.*

5. WRITTEN COMMUNICATIONS

None.

6. SECRETARY'S REPORT

Secretary Bill Tuikka: Good evening Commissioners. Just a brief update. As you know, there have been some new Commissioners appointed by the City Council and they will be taking their seats at the next meeting. The City Clerk needs to do the swearing in and then we will be having an orientation on May 9 for these new Commissioners. I know Chris will be attending and, Steve, you are welcome to attend as well if you are available on that evening. What we will be doing is just going over some of the procedures that we use here, some of the legal requirements, and then, of course, some of the parameters that we work with such as the Secretary of Interior Standards. We will have a short update by the City Clerk on some of those procedures and Michelle will also be present to assist us in orienting the new Commissioners to the Mare Island issues. That will be May 9 on Wednesday. I want to thank the Commissioners who are leaving their terms. We have really enjoyed your presence and your expertise. It has been a pleasure.

7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS

Chairperson Naughton: I just wanted to make an announcement that last Friday, the Vallejo Architectural Heritage Foundation and the City of Vallejo hosted a day long tour and a little symposium here on the Downtown Historic Districts and Mare Island. It was really a very nice day. This was the International Conference of Monuments and Sites – a group that came into San Francisco last Wednesday, Thursday, and Friday. Two members, one is in the audience, Elizabeth Pidgeon and Judy Irvin were the principal sponsors of that event, and in getting those people up here. We wanted to mention that we had a fabulous day and we wanted to thank Elizabeth because she is in the audience. Any other reports from other members of the Commission?

8. REPORT OF THE CITY COUNCIL LIAISON

Chairperson Naughton: Gary Cloutier is not present.

9. COMMITTEE REPORTS

a) Design Assistance Committee (Naughton)

Chairperson Naughton: The City Planning Department had asked a few months ago if the Design Assistance Committee could work with one older, vintage type building on Georgia and Sonoma. It's actually not in the District but we take some responsibility in helping out, looking at some of the older buildings in the downtown core, and this building is on 512 Georgia Street. It is that Dance Unlimited building. Everybody is familiar with that, and I am working with them on some painting and signage things, so if anybody wants to be involved or wants to help out, please see me after the meeting. We are setting up a couple of meetings and we have to talk to the City of Vallejo about what the issues are with Code Enforcement, etc.

b) Certified Local Government Committee (Pidgeon,)

Chairperson Naughton: We are looking to find basically, replacement leads for these different Committees.

c) Preservation Outreach ( )

d) Landmarks and Inventory Committee (Manning)

e) Trackers Committee (Schilling)

10. MARE ISLAND UPDATE

Chairperson Naughton: Dina is here. Welcome. Just state your full name and who you represent, please.

Dina Tasini: I am Dina Tasini and I am Planning Manager for Lennar Mare Island and I'd also like to thank everybody who is leaving. The Commission will be different to look at other faces after several years of looking at the previous Commission. I thank you for all of your hard work in helping us get through some very difficult projects. Hopefully you will come back and help us along through the new process too.

What I wanted to request is some design assistance for three different projects that will be coming your way. That is the Town Center Map which we are currently starting to process, Walnut Avenue with some proposals for some crosswalks which will be possible hexagonal stamped walkways as we have done in other places, and also, to start the discussion that we had previously with respect to 4C and 4B, so we will be asking for that request at this time. Commissioner Naughton would be our only remaining Design Assistance member. We are hoping that we can set something up and maybe Commissioner Swanson can help out.

Chairperson Naughton: Thank you. We can set something up. I would suggest sending an email to me. The other thing that I would mention is that anybody who is a Commissioner on the Dias right now – if they want to continue to help and support the Commission, they can do that as part



of the Committee. So, let us know if you would like to continue on in that capacity. Otherwise, we will bring on new members from wherever we can find them to kind of review things with you. Last month, Dina, I was asking if at this meeting you could provide us kind of an outline of the status of where all the projects were – some kind of simple form. I think we could appropriately do that next time when we have the new Commissioners here. It would be a good way to introduce them to the kind of full body of work and the things that have been approved. It does not have to be too detailed, but just kind of an overview. If you could prepare something for next month's meeting, that would be great.

Dina Tasini: For the next month's meeting – May 17 – an overview?

Chairperson Naughton: Kind of an overview, and, I think, also kind of a status of the projects we have approved – a number of things – either 12 months ago or even further back. I just want to know if there are changes relative to things that we approved. Things change, so we would just like to get an update on that.

## 11. COMMUNITY FORUM

Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Architectural Heritage and Landmarks Commission may approach the podium at this time. The Commission may not discuss or take action but they may request that this item be placed on a future agenda. The time allowed is fifteen minutes. Is there anybody in the audience that would like to address the Commission on any item outside of what is on the hearings?

## 12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

The Commission may adopt the agenda as presented or may rearrange the order of items pursuant to the Brown Act, the Commission may not add items to the agenda and the Commission may only discuss items on the agenda. There is a change to the agenda tonight. Item 13(b) is already proposed or agreed to be continued by City Staff until the May 17 meeting. So, we will not be hearing that item tonight. The calendar and agenda were unanimously approved.

## 13. PUBLIC HEARINGS

- a) Certificate of Appropriateness 06-0010 to allow the demolition of Buildings 237 and 257 at Railroad Avenue, Connolly Street and Walnut Avenue on Mare Island to accommodate parking that would support a building to be retained (Building 253) and construction of a new commercial building on the property.

**Recommendation:** Approve Certificate of Appropriateness #06-0010 based on the findings and conditions provided in the staff report.

Staff Report:

Michelle Hightower: Good evening Commissioners. I am Michelle Hightower, Senior Planner with the Planning Division, and this evening we have with us, Leslie Dill. She is our Historic Preservation Consultant, and I would like to thank you all for adjusting your schedules to come to this special meeting tonight to allow us to continue on with the Mare

Island process. The only item on the agenda tonight is a request to demolish two Notable Structures on Mare Island. I will provide the background information on the project and Leslie Dill will present the details of the proposal.

If you recall, in 2005, the Mare Island Specific Plan was adopted by City Council in December 2005, and it calls for the demolition of 183 structures out of a total of 502 that contribute to the Mare Island Historic District, and the two buildings that are subject tonight are on the list of those proposed demolitions. The subsequent Environmental Impact Report was prepared and it provided environmental cause for the demolition of all of the buildings with the intent that approved criteria would be followed in order to demolish the buildings. That criteria was found in our Historic Project Guidelines. The Historic Project Guidelines is an Appendix to the Mare Island Specific Plan and it states that a Deterrence Analysis must be prepared and that findings must be made prior to the demolition. Leslie will go into the details about the Deterrence Analysis that is attached to your packet. The Subsequent Environmental Impact Report includes or requires that a feasibility analysis also be prepared and, that way, all of the reuse options and relocation options are analyzed prior to the approval of the demolition of the buildings. Lastly, I would like to state that a Settlement Agreement was reached between the National Trust Historic Preservation, the Vallejo Architectural Heritage Foundation, the City of Vallejo, and Lennar, and it is to include additional demolition criteria for certain Notable Structures, in particular, the Settlement Agreement exempts certain buildings in certain areas from this additional criteria. These two buildings are on the list of those buildings that are exempted so we were able to proceed this evening with the request to demolish these two buildings as part of a project.

Leslie Dill: Good evening. The process itself has a number of steps. The important thing is that there are certain findings that have to be made to accept the Deterrence Analysis essentially and the findings are in the Historic Project Guidelines and they are included in the Staff Report and may include that the Deterrence Analysis, essentially the terminology is a little bit up in the air at this point – but the idea is that these buildings deter the implementation of the Specific Plan of Mare Island, so the implication is that these buildings are in the way of reusing other important buildings that are already there. They make it so that the Historic District can't be developed viably and used reused the way that the intent of the Mare Island Historic District and the Mare Island Specific Plan intends. The information that has to be included in the Deterrence Analysis includes financial analysis of the feasibility of reusing the space and also an understanding of what the goals are for the Specific Plan and for the development of the Historic District and for the reuse of buildings in the district, and show that these particular buildings have an impact on the ability of the City's plan to be implemented. Those are the big thrust of where they are going with these things. The analysis and the Deterrence Analysis makes a very good case, I think, for the idea and understanding of what is in the area in terms of ability for people to use parking and lay down and loading and so on, and the impact of the site being so full of structures and the condition and the quality and the types of buildings that are there and their potential for reuse. In the Deterrence Analysis, that kind of information was provided to the City and to you for your determination. The upshot of the summary is that the significance of the building on the corner – it is significant in terms of holding down the corner in terms of design significance, etc., and it is presented, plus it is in better shape and it already has development interest in it and so there is concern to be allowed to provide parking for this structure. Then the analysis is done as to how that could be achieved in a feasible way, and that's included in the Deterrence Analysis as well.

The other part of the Historic Project Guidelines so that finding has to be made that the demolition of the resource will not cause substantial adverse change in the eligibility of the district for National California Registers, and I think that that analysis is essentially embodied completely within the Settlement Agreement in terms of the parties who are involved with it, identifying and understanding which of the properties were projected for demolition and that there is an understanding that the Historic District will be preserved as a district even with the loss of these two Notable Structures. I think at this point you need to ask questions. I think that hits the important points but there is a lot of information in this analysis, and I don't know how much you want to have explained of that information or how much you just want to know that the information is in there and it supports the important findings that need to be made.

Chairperson Naughton: Just do me a favor – which is the building – you said the building on the corner – I don't know if you have a pointer, but is it on the lower left picture or is it the one to the right?

Leslie Dill: The one that is proposed for retention is the one she is circling with the cursor and it is the one with the grey base on it – projected for being preserved, and then the last will be for the lower series of buildings that has the four gables in a row and then the second, sort of barn-shaped structure, with the center clerestory and the side wings. It is actually continuous – those buildings are all attached all the way across.

Chairperson Naughton: One of the issues here in terms of analysis is the repetitive nature of these structures. They kind of, in total, form a site and the experience about their history or their location is tied to their repetitive structure. The proposal really is to demolish the two buildings, right? Leave the best ones there. The purpose is also because the site is being rezoned commercial.

Leslie Dill: That's my understanding. It is all part of the Specific Plan.

Chairperson Naughton: In order to implement the kind of commercial portion of the island and development of the island, there is required parking that goes with that.

Leslie Dill: That's correct, and also the ability for a building to be reused or for a new building to be able to provide that commercial use.

Chairperson Naughton: And, that includes lay down space and other things that buildings need to do to function, so, in the Plan right here, these are the two buildings to be removed?

Leslie Dill: In this particular slide, building 253 is the one that is shown that will be remaining. The one that is at the top – that's 253 – the one that is proposed to remain. Then, the entire rest of the site that is shown is the other two buildings as we are seeing – they are sort of all one – they are all connected across, and then this is the proposed location for a new structure in a new location that allows for parking for both structures and for that to be a building that can be commercial use.

Chairperson Naughton: I see. So, this is proposed parcelization and conceptual parking lots, etc. That is what we are looking at.

Leslie Dill: That is correct.

Commissioner Costa: I just had a question about building 253. What will be the exact use – for offices – or what?

Michelle Hightower: It is currently occupied by an antique dealer who is using it for warehouse and storage, and that particular use will continue.

Commissioner Costa: And then, the new building – what will that use be?

Michelle Hightower: It is proposed for commercial or light industrial.

Commissioner Costa: Like a warehouse? Offices?

Michelle Hightower: I believe the actual use has not been determined but the Mare Island Specific Plan allows a range of uses that are job generating, so it could be commercial, light industrial, R&D. We are not 100 percent sure about what will happen but Lennar is here this evening and when we open the Public Hearing we may want to ask that question of them.

Leslie Dill: I'd like to add one thing to the answer and that is that as part of the conditions for approval, the AHLC will be required to see the design of that building since it's in the Historic District, so, even though at this point there is no design associated with it and all we are doing is allowing the demolition for parking to begin, that design will come back to you.

Commissioner Costa: I have a series of short questions: These are really thick packets, so I did my best to go through it. Is it a Deterrence Analysis? Is that what that's called to determine that it is okay to demolish a building?

Leslie Dill: That's the terminology that we are using right now.

Commissioner Costa: What exactly, in the Deterrence Analysis, just kind of condensed, was the reason or premise for being able to tear down the two? Was it for parking and the fact that the condition was really bad or the foundation?

Leslie Dill: I think that you answered it yourself and that is that there is a need for parking in the area and the conditions of those particular buildings are such that they are the best candidate for demolition. That is sort of the sacrifice for the better good.

Commissioner Costa: What is kind of interesting is that I don't know how much parking is being given to the new building and I don't know how much is being given to the warehouse but just looking at the site plan with the existing buildings – the parking that is perpendicular to the walls – the one that is going up and down – that one seems to be the same amount of space as what is there right now. So, the new parking is between the new building and the old building and then between that. I am kind of wondering if part of the Deterrence Analysis would cover the ability to reuse one of the warehouses that is being demolished as parking – as like an interior parking garage since it is all on ground level. I don't know if that's part of the study.

Leslie Dill: That was not part of the study.

Commissioner Costa: So, it is not like an EIR where you have to do the different scenarios. You have to show the one that you don't want as well as the ones that you want. That's my

only comment. I know that parking is going to be a big issue in the future. There is going to be a lot of need for parking but possibly it might be good to attempt a process that might have a shot at creativity of reusing something that . . . I know that the engineer did his analysis, and I read through it and yes, if you move those buildings, it is going to be really expensive. I realize also that is corroborated by the study that will be looked at next month which has already said that it is ok to demolish these. There is a list of buildings but I guess it is my ~~take on the kind of stuff that I come in contact with at work and what I do and that sometimes~~ might be wise to possibly look at keeping something if there is any way. In this case, there may not have been no matter what you did, with how many spaces you could fit, and also the cost of making a building safe. Anyway, that's my comment.

Commissioner Schilling: This question is for the Secretary: I wanted to check on the numbering of the COA. Aren't we into the '07 series? Didn't we already have an '06 in 2006.

Secretary Tuikka: I believe that the '06 number – because it was submitted to the City in 2006, is correct.

Commissioner Schilling: Thank you. Just to add what Commissioner Costa said: In addition to parking, we are looking at this as being lay down space also for the building and, so, if these buildings are not torn down, it is going to impact the possible use of 253 as far as the warehouse and not having lay down space and truck accessibility. I believe that was part of what was in the Deterrence Analysis.

Leslie Dill: That's correct.

Chairperson Naughton: I had a question about the whole Deterrence Analysis itself and I did read through the report. How many people do this type of work? Are they preservationists by definition – historic preservation?

Leslie Dill: My understanding of this concept of Deterrence Analysis is something that is very specific, at least under that title, for the City of Vallejo. Certainly the qualifications of the people who are hired as consultants to Lennar to do this work are commiserate with other historic consulting firms, and the engineers as well.

Chairperson Naughton: Do you have a list of architects qualified or planners? Because, I can see, that the deterrence was well-written; I understood it. The comparative costs of moving the structures versus keeping them in place. The structural analysis that takes place. There is a lot of stuff that goes into it and I thought it was professional, and I trust that they are the best that we can find around here. I wanted to make sure that such an important analysis or demolition came from the most qualified, or a list of qualified architects that do this work. The other issue that I had coming into the meeting that I think was clarified was that I wanted to restate it or have it be restated was that any of the future negotiations related to the Specific Plan Amendment II is not going to affect any decision that we are potentially making tonight about the approval of these buildings being demolished. That is, it wouldn't be overturned. Do you understand what I am saying?

Leslie Dill: The proposed changes to the Specific Plan do not change the conclusions about the potential demolition of these two buildings.

Chairperson Naughton: Right. This is under a previous agreement essentially that has been .

Leslie Dill: The changes in the Specific Plan did not include these two buildings.

Chairperson Naughton: Did not include these two buildings? But, they are not likely to ~~change potentially and be in conflict with what we may be approving tonight?~~

Leslie Dill: You are correct. The Settlement Agreement actually states that these buildings are exempted from any additional criteria that may come forward as part of a Specific Plan Amendment. It spells out four or five buildings as well as three different areas on Mare Island that will not have to go through additional criteria and the process that was followed is in the current Historic Project Guidelines.

Commissioner Schilling: Among the options given in the Deterrence Analysis, were demolition and deconstruction. It shows that deconstruction costs about one-third more than demolition does. Deconstruction is to take buildings apart and recycle the materials. It did give the dollar amount as not including any recycling credits. I am wondering how much the recycling credits would be and then be viable for deconstruction reuse the building materials as opposed to just demolishing and trashing everything. My question is – how much are the recycling credits?

Leslie Dill: That is not something we know.

Chairperson Naughton: Please come to the podium and restate your name.

Dina Tasini: Good evening. Lennar Mare Island. With respect to recycling materials, as opposed to the term of “deconstruction,” we are not going to take the building apart piece by piece but with every demolition that we do on Mare Island, a large portion of it is recycled. In fact, I think that Mare Island this year actually created all of the points that Vallejo needed this year for recycled materials. I don’t know what the number is for this particular building, but I know that there are various timbers, metal, etc., that will be reused and there will also be items that will be recycled. So, it is not as if we go in and just crunch it up and throw it all away.

Commissioner Schilling: Would Lennar actually get a tax credit for recycling. Because it is in the Deterrence Analysis that it does mention a tax credit for recycling.

Dina Tasini: I don’t believe that is so. We have never done that before.

Commissioner Swanson: Ms. Tasini: On the deconstruction of this building here, would it not be appropriate to put the materials up for resale. In the paper work here they state that you have 10x10 timbers. These are from old growth fir, and you have some wonderful lumber.

Dina Tasini: We actually are going to keep them and perhaps use them in other buildings. We are not planning on disposing of them.

Commissioner Swanson: The window sashes and things of that nature on the north side and the west side of the building can also be saved for use on other appropriate buildings as well for preservation purposes.

Dina Tasini: We actually have had people come through and look at all of that and look at all of the materials and talk to us about what we could reuse as part of this process that we went through.

Commissioner Manning: That will be done whether you demolish it or whether you deconstruct it?

Dina Tasini: The way I look at it, it that is nomenclature. Deconstruction is demolition, and in our case, we know of the value of the timbers, for instance, and some of the windows, etc., and so we will be recycling those and possibly using them in other buildings or as Commissioner Swanson says, the idea of sale. We haven't really looked at that, though.

Chairperson Naughton: Sometimes it is referred to as selective demolition where you are just pulling things out that can be reused or be sold.

Dina Tasini: We actually do that in all of our projects.

Commissioner Manning: The savings or money you make from that process is going to affect demolition or deconstruction – either one of these pretty much equally, so it is not really an issue between the two.

Dina Tasini: No, it is not.

Chairperson Naughton: Are there any other questions from Commissioners to either representatives of Lennar or the City of Vallejo?

Dina Tasini: I was just going to state that we did look at the building with respect to Commissioner Costa's questions about reuse for parking. It was a raised cement foundation. The ceilings are very low. There is really no economic way to do that, and that's the same reason that when we looked at how can we reuse this rather wonderful building that holds the corner and really sets the statement for Walnut and brings that area altogether, it was a challenge, and I think we have reached a very good solution to this. We have a person who is currently leasing that space and is interested in purchasing that building so we hope to at least have that happening and we can sort of jump start our development and our commercial development that everybody has been waiting to see happen.

Chairperson Naughton: Thank you very much. I would like to open it up to the public at this point. If they have any comments related to this item. If not, I'd like to take this matter back before the Commission and discuss it briefly if that is what we need to do and then entertain a motion. Any of the Commissioners have any other additional comments over what you just voiced? The only comment that I would make is that of the three buildings that you are proposing or that are in the mix here, and two proposed for demolition, the best one is the one that is fronting on Walnut, and it is the obvious one, I think, to keep, if you could keep any of them. It turns out that it is in the best shape. It has the most pronounced architectural forms and has an existing use in there and ready. I think ultimately, it is probably a balancing act here all the way through the development of Mare Island about the reuse, the rezoning, and figuring out the best compromises to make. I think the Deterrence Analysis was particularly good, at least as it related to the adaptive reuse potentials or moving of the buildings and then the conclusions based on the commercial interests of the island which do need to be developed. The fact that this was also exempted from additional criteria makes our job easier

and, as I understand from talking to stakeholders in the process of the evaluation of the buildings, that this has already been, from their respective, pre-approved, or, on the list. Again, that makes our job easier.

Commissioner Schilling: I move the Certificate of Appropriateness #06-0010 be approved subject to the findings and conditions contained in the Staff Report and with the addition that any and all recyclable materials be either reused or recycled.

Chairperson Naughton: Motion is made. All in favor:

AYES: Naughton, Costa, Manning, Schilling, Swanson.

NOS: None.

ABSENT: None.

Motion carries.

Chairperson Naughton: I would just like to make a comment about the item that was continued for tonight, if I could. It is not a part of our Public Hearing but I am hopeful that the interested parties, all of which are acting in good faith, can come to an agreement which is hopefully really around language. I know that language is very important to us as it is used to determine the criteria by which we make decisions, and it has to be right. There were several things that were being negotiated. I think many of them have already been put to rest. They have been agreed upon and I understand that just a few details are to be made. I am hopeful that the parties can come together in the work session and work out whatever differences there may be and compromise where they feel they can and need to so we can get approval of these amendment changes. I think it is of benefit to the City and I think it is also a specific selfish benefit to the Commission that also stands to receive education and training money that will come in very handy and useful for new Commissioners as we are working with the City of Vallejo and Lennar. I wish you good luck. I am looking forward to people coming back here in agreement next month.

Don Hazen, Planning Manager: I don't think you had mentioned that we would like to hold a study session on this item on May 10 to introduce the subject because of the volume of documents. We would hope that interested citizens would attend that as well.

Chairperson Naughton: Okay. I think that if that could be announced; that would be very useful. I think Bill told me that there was email sent today or yesterday about the 10<sup>th</sup>. That's an open invitation for anybody on the Dias tonight to also continue to participate if they like. It would be great to have the new Commissioners involved here. Thank you, Don, for bringing that up. We will look to try to bring as many people as we can to clarify the issues or understand them. They are interwoven and complicated.

Secretary Tuikka: We hope the new Commissioners will be on board by then. They will be undergoing the training which we will speak of in a minute. The training is on the 9<sup>th</sup>, and the City Clerk would have sworn them in by then so technically would have participated.

Chairperson Naughton: That would make the meeting on the 9<sup>th</sup>, the 10<sup>th</sup>, and the 7<sup>th</sup>, so they are welcome to the Architectural Heritage Landmarks Commission. Thank you very much. That is it for the open hearing portion of the meeting.



14. OTHER ITEMS

Discussion Regarding Attendance of the State Preservation Conference:

Secretary Tuikka: I just want to mention that I received a phone call from the coordinator, and they sent out the material for both Commissioner Naughton and Commissioner Swanson, and it came to the City of Vallejo, and unfortunately they did not recognize your names in our mailroom and it went back, and they re-sent it. You should be getting it at any time. It is all set, all ready to go, and I look forward to seeing your attendance there. That is next Thursday, Friday, and Saturday through Saturday evening.

Chairperson Naughton: The other item (I think it is already covered) with regard to new Commissioners coming on board, etc.

Secretary Tuikka: All I want to add about that is that we will be having that orientation. Commissioner Naughton has agreed to participate with us, and Commissioner Swanson, you are welcome to join us as well. Again, hopefully they will be sworn in by that time, but we will be going over all of the pertinent issues that they would be needing to deal with, and we will get a full Commission for the time being. We also are planning to change the membership of the Commission to be seven members instead of nine so that we won't have any many quorum problems in the future. We will be presenting that to the City Council in the next coming months.

15. ADJOURNMENT

The motion is on the table. All in favor:

AYES: Naughton, Costa, Manning, Schilling, Swanson

ABSENT: None.

NOS: None.

Motion unanimously passed to adjourn.

Respectfully Submitted,  
Bill Tuikka, Secretary

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**MINUTES**

1. The meeting was called to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG.

3. ROLL CALL:

Present: Naughton, Swanson, Kennedy, Laraque, Quigley, Jones Franter.

Absent: None.

Note: Mandap arrived at 7:12 p.m.

4. APPROVAL OF MINUTES - None.

5. WRITTEN COMMUNICATIONS

None.

6. SECRETARY'S REPORT

Bill Tuikka: Good evening Commissioners. I will make this fairly brief. I did get a note from the Council Liaison and Gary Cloutier who apologizes for not being available tonight. He wanted to meet the new commissioners but he is attending that Front Porch gathering that is being held at the North Vallejo Neighborhood Center. You may be familiar with that. Basically, they are discussing some code enforcement issues around the City and they are having several meetings at different places, and he is there tonight, and that meeting started at 7:00 o'clock as well. I did discover a training that would be available for the commissioners on June 29. It is the State Historic Building Code. The website didn't have a location, but it is being held somewhere in Northern California, and since we do have some funds available; I would like to know who could or would like to attend. As you know, we have to prepare a resolution before the City Council, authorizing the training. This is Friday, June 29. I would believe it may be held in Sacramento, but there was no location. They do them twice a year. - once in Southern California, and once in Northern California, and so, if anyone would like to attend that, please email me in the next few days and we can get that started. Regarding the budget, we are approved for, at least tentatively, to have the same budget next year as we did this year. That should give us all an opportunity to attend the State Preservation Conference which will be held next April in Napa. It is close by, and we would like everyone to attend because as a certified local government, we have to send each commissioner on at least a couple of trainings every year. So, keep that in mind for next year. Anyway, that is all I have tonight.

7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS

Chairperson Naughton: Well, I just want to welcome the new commissioners that have joined the group here. We had a chance to have a little bit of an orientation a couple of weeks ago and, Bill, thank you for setting that up and kind of walking us through many of the aspects of our responsibilities. So, welcome. I look forward to working with you during the next year - maybe

after. Speaking of conferences and training, as the new commissioners realize, and for those out in the audience, we are a certified local government and an extension of basically, the City, and we have a requirement to meet our training obligation once a year. I do understand that on June 7, the City Council will be making recommendations or really approving the budget for next year and as Bill mentioned, there is some money set aside. In past years, and this year may not be any different, in terms of the fiscal challenges that the City faces, that budget has been cut. So, I would ask my fellow commissioners, if you are not doing anything on June 7, if you want to come down here, and if there is any question about lobbying for the money that we do need, then, I would ask you to do that. The other thing I wanted to mention was that with regard to the conference -- there was a conference a couple of weeks ago down in Southern California -- in Hollywood. Both Steve Swanson, and myself and Bill attended that. It was really excellent, I thought, and there is a little bit of a brochure that we got there. I will just pass it down if you want to take a quick look at it. I know Steve has already. That's the only couple of items that I have. I would ask the other commissioners if they have anything to report on. They can do so now. Otherwise, we will move on with the agenda. Thank you very much.

8. REPORT OF THE CITY COUNCIL LIAISON

None. He is not able to be here.

9. COMMITTEE REPORTS

Chairperson Naughton: We are going to be reconstituting the committees. I haven't really assigned anybody or talked to anybody about their involvement with the committees. It is actually an agenda item at the end of the meeting. I don't think there are any reports. I don't have one on design assistance, and there is no one here to represent the other ones.

- a) Design Assistance Committee ()
- b) Certified Local Government Committee (,)
- c) Preservation Outreach (,)
- d) Landmarks and Inventory Committee ()
- e) Trackers Committee ()

10. MARE ISLAND UPDATE

Chris Naughton: Any update tonight.?

Dina Tasini: No.

Chris Naughton: Okay, we spoke about making a little presentation next month.

11. COMMUNITY FORUM

Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Architectural Heritage and Landmarks Commission, may approach the podium at this time. The Commission may not discuss or take action on these items, but may place it on the future agenda. Total time allowed is fifteen minutes. Is there anybody that would like to speak to any subject that is not on the agenda tonight? Okay. Thank you. I do have speaker cards here for our Public Hearing. If there is anybody else that would like to speak about that item coming up, I might ask that you come up to the Secretary and give them the card. Otherwise, you can just come up after these speakers that have requested to speak.

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

The consent calendar and agenda were unanimously approved. The Commission may adopt the agenda as presented or may arrange the order of items. There is one Public Hearing item, so I am not sure we will rearrange any of those things. The Commission may not add anything to the agenda and the Commission may only discuss items on the agenda.

All in favor of the agenda: say aye.

The agenda passes.

13. PUBLIC HEARINGS

This is an Amendment to the 2005 Mare Island Specific Plan (SPA #98-01C), specifically the Mare Island Historic Project Guidelines (Appendix B.1) and Historic Resources (Appendix B.3), and the Preliminary Master Development Plan (Appendix E), and an Amendment to the Vallejo Municipal Code (CTA#06-0006) regarding historic preservation on Mare Island.

There is a report from staff. If you could just introduce yourself, please.

Michelle Hightower: Good evening Commissioners: I am Michelle Hightower, Senior Planner with the City of Vallejo. The purpose of the meeting tonight is to present to you a formal consideration of the Mare Island Specific Plan Amendment II. Just for background, Lennar Mare Island, the master developer of Mare Island, submitted an application to amend the Mare Island Specific Plan, and we held a study session with the Architectural Heritage & Landmarks Commission back in September of 2006. We have been working diligently on the project with Lennar and held a study session with you last week to brief you on the project and we are pleased to be here this evening for a formal consideration. The overall purpose of amending the Mare Island Specific Plan is to address the Settlement Agreement that was reached between Lennar Mare Island, the National Trust for Historic Preservation, the Vallejo Architectural Heritage Foundation and the City, regarding the 2005 Mare Island Specific Plan. The primary issues were concerning the number of buildings that were proposed to be demolished as part of the Plan, and the criteria that would be required to demolish the resources. The Specific Plan Amendment II project also incorporates mitigation measures that were adopted as part of the Subsequent Environmental Impact Report that was prepared for the Mare Island Specific Plan and also addresses issues that have occurred since the adoption of the Plan back in 2005, and those issues primarily address non-historic district issues. One primary issue is that the dredge ponds that currently exist out on Mare Island will no longer be an allowed use. Re-activation will not occur, so we are amending the Plan to address that. And, lastly, we are amending the Vallejo Municipal

Code regarding the Mare Island Historic District and the resources. The primary reason for doing that is because the Vallejo Municipal Code currently requires that the Historic Project Guidelines be developed, and those Project Guidelines have been developed, were adopted back in 2005, and so, the purpose of us amending the Vallejo Municipal Code is to now reference the Mare Island Specific Plan for all projects within the Mare Island Historic District.

The Specific Plan Amendment II includes the retention of nine buildings previously designated for demolition. The Mare Island Historic Project Guidelines will include these nine additional buildings and will also include re-use of these two buildings that were originally dedicated for no re-use. There is also reclassification of fifteen buildings that were originally classified as a Component resource to a Notable resource, and if you recall last week, we gave you the three classifications for buildings on Mare Island – the first, being a Landmark, the second is a Notable, and the third is Component. By reclassifying buildings from a Component to a Notable, that would require more stringent criteria to demolish those buildings. We would also include the criteria for demolition of certain Notable resources. The demolition criteria that was adopted in 2005 did not protect the Historic resources enough and so as part of the negotiated terms, we have included additional demolition criteria prior to demolishing those buildings. And, lastly a Rehabilitation Fund will be included and available for property owners of Historic Resources on Mare Island where Lennar has made available loans of \$250,000 up to \$2,000,000 for property owners on Mare Island.

These are just photographs of some of the buildings that have been re-classified and retained on the island as part of the Mare Island Specific Plan Amendment 2 Project. The primary documents that will be changed as part of this project begins with Chapter 2. That is the Cultural Resources Document of the Specific Plan that is your Attachment B, and Chapter 2 was reformatted and we also deleted a lot of information that was already provided in the Project Guidelines. The goal was that Chapter 2 would be more of the policy document and all of the requirements, in terms of what to do or how to process a project within the Mare Island Historic District would be in the Historic Project Guidelines. The Historic Project Guidelines, which is your Attachment C, was also reformatted. We included issues and items from the Vallejo Municipal Code that pertain to the Mare Island Historic District. Many of the Tables were revised to include the reclassification of the fifteen historic resources. We also include more demolition criteria and actually changed the process to protect the resources more. The Mitigation Monitoring Program included the mitigations that were adopted as part of the subsequent Environmental Impact Report so the Historic Project Guidelines also includes several of those mitigations, and lastly, the Historic Structures List was amended to also identify those buildings that were reclassified and may now be retained as part of the negotiated terms of the Settlement Agreement. The Historic Resources Catalog was also amended. That is your Attachment D and in it, it includes descriptions of all of the resources we have modified the descriptions to address the reclassification as well as the indexes for the catalog. The Preliminary Development Plan, which is your Attachment E, provides a detailed list of all of the buildings proposed and existing on Mare Island. We have revised that document to address the reclassification, and we have also reduced the square footage of proposed new buildings to equal or offset those that we have now retained as part of the negotiations.

The Vallejo Municipal Code Preservation Ordinance which is your Attachment F will also be amended. As I stated earlier, it will now reference the Mare Island Specific Plan for all of the projects within the Mare Island Historic District, and we have relocated some of those standards that currently exist in the Preservation Ordinance to the Historic Project Guidelines. The Addendum to the Specific Plan, for the Final Subsequent EIR is also included, and is your Attachment G. That is the CEQA document where we have determined that there will be no

environmental impacts as a result of this Amendment. Lastly, consultation with the National Trust for Historic Preservation and the Vallejo Architectural Heritage Foundation, is Attachment H, and that includes memos and draft documents that have been provided by the National Trust and the Vallejo Architectural Heritage Foundation. Consultation was required as part of the negotiations, and staff has worked collaboratively with the National Trust and the Vallejo Architectural Heritage Foundation on the project. The primary issue that we have changed in terms of the Historic Project Guidelines context is that we no longer have what we call the Deterrence Analysis. Now, we have the Site Development Analysis, and we have done away with language that states that new projects or demolition would be a deterrent to development, and this would protect the Historic Resources. Those buildings that are being proposed for demolition will now require a thorough analysis prior to demolition being able to take place and that Site Development Analysis will come before this body for approval.

Our next step is to take information from you this evening and to hold the Public Hearing, and your recommendations on this project will go directly to the City Council. The Planning Commission Public Hearing has been scheduled for June 18, and the City Council Public Hearing has been scheduled for June 26. As you recall, one of the items that was part of the Settlement Agreement is that plans have been made available by Lennar Mare Island for training of this body, and we are proposing that that would take place sometime in August of 2007. With that I will conclude my presentation and open it up for questions.

Chairperson Naughton: Thank you Michelle. Any question from any of the Commissioners to Michelle? Thank you for the presentation. You know, I can see by looking at this, and actually I am the only commissioner here that has had the full history of working with Lennar and working with the various agreements to make this go forward. It is a complicated set of documents and issues related to the redevelopment of the island. I was down in Southern California at a preservation conference and talking a little bit about Mare Island and the historic resources in Vallejo, they were not only surprised to understand what we have here but also the challenges that are faced by all of the parties by trying to do the right thing, and that is, to provide economic development while at the same time preserving our history here. So, I wanted to thank the Staff as well as the other stakeholders, one of which I think is going to address the Commission here tonight for also championing historic preservation as a way to develop a compromise here of what is good for the City and what is good for Mare Island. So, I guess the first thing I wanted to do is to thank you all for your efforts. I didn't have too many questions myself. Actually, none, because we have been talking about this for a long time. I guess the one thing that I would ask is: "Has there been further discussions in the last month since we last met, to continue this item – to kind of work out most, if not all, the items?"

Michelle Hightower: Yes. I have met several times with a member of the Vallejo Architectural Heritage Foundation. They have provided comments and corrections, clarifications, and we have incorporated all of those comments including two additional ones that I have provided for you this evening into the document.

Chairperson Naughton: I think that was handed out before we had gotten here. Okay. Very good. Before I go, I just wanted to note for the record that Commissioner Mandap has arrived about five minutes ago. I realize this is challenging for the new members of the Commission to understand the breadth, and the scope, and the history of all this as I think it was mentioned earlier, there was a little study session last week, I believe, to orientate new commissioners onto kind of the details of the things that we are going to be taking some action on tonight. The only other comment I would make about the training which I think is great and a benefit to the Commission, is that maybe we include other members from the City that are also stakeholders in

the, kind of, the process of approvals into that. But, that is a detail that I suppose we can talk about later. All right. If there are no other questions for Commissioners, I would like to open this item up to the Public Hearing. I have a few cards here. Wanda Chiak, would you like to come to the podium and just tell us who you are associated with, Wanda.

Wanda Chihak: I am Wanda Chihak and the Senior Vice-President with L&R Property Corp, and we are the commercial joint venture partner on Lennard Mare Island, and I just wanted to come here tonight to particularly thank Michelle and Dina for all of the work that they have done and for others in the City who has been working to get us this far on the Specific Plan, and also, to really encourage you guys to approve this as our first step in getting it finalized tonight. It is really important. It really works – this kind of map as to how to redevelop Mare Island. It controls not only historic preservation, but it also sets forth the guidelines for landscaping, for architectural design, for our streets, the waterfront, and a lot of things, and when we are dealing with businesses that want to come to the island, they like to know that they have the answers to those questions. By passing this and getting it fully adopted, it takes away a lot of the uncertainties that are involved when you are trying to bring someone to the island. So, I just wanted to thank you all for taking the time to read all of this in the last few weeks and would really appreciate your considering passing it tonight. Thank you.

Chairperson Naughton: Thank you. Tony LoForte.

Tony LoForte: Hello. My name is Tony LoForte. I own Zio Fraedos of Vallejo and I am also a resident of Mare Island. I also sit on the Board of Directors of the Chamber of Commerce, and I am just here tonight to say that as a resident and a small business owner in the area, we urge you to pass this to get things rolling on the island. Not to mention, it is going to protect a lot of valuable landmarks that we have in the lush history of Mare Island. That's pretty much it. Thank you.

Chairperson Naughton: Thank you Tony. Freda Dill.

Freda Dill: Good evening. I am Freda Dill. I reside at 121 Commodore Court in Vallejo. I am a Vallejoan that has worked in banking for over 30 years here in town. I am currently the Chair Elect for the Board of Directors for the Vallejo Chamber of Commerce which represents over 680 members and employ nearly 12,000 folks in and around Vallejo. The Specific Plan Amendment is critical to the continued conversion of Mare Island and the Re-use. The SPA successfully balances historic preservation and economic development by establishing a path for the adaptive re-use of existing structures, new construction, and/or demolition. Therefore, the Vallejo Chamber of Commerce strongly supports the approval of the SPA Amendment this evening and wish for your support. Thank you.

Chairperson Naughton: Thank you very much. Commissioner Pidgeon.

Elizabeth Pidgeon: I am here as the Vice President of the Vallejo Architectural Heritage Foundation, and speaking on their behalf. First, I want to thank you for the opportunity to speak, and I wanted to thank Staff, especially Michelle, for all the work that they have put in on this. There has been a lot of language clarified and, I think it is a much better document just workability wise in its structure. The main elements, for those of you who are new to this, is that this Amendment now puts into place, criteria for demolition that were not there before, that will affect both any new structures coming up for demolition that weren't previously approved. It also changes the process so that there isn't a clean sweep of buildings demolished without replacement projects, which was something we were very concerned about – having vacant lot syndrome out



on the island. The other thing is that the Deterrence Analysis which is not used anywhere else in the State, represented a problem we felt was clarity in terms of CEQA and Environmental law and changing the process to include feasibility analysis and the hardship criteria, is a vast improvement. So, we are very pleased with that. There is a memo in your packet, I believe, that had both the National Trust and Vallejo Architectural Heritage Foundation comments in it. The City of Vallejo responds and then, I have another copy I will give to Staff to keep today that involved our assessment. That assessment has changed over the last two to three weeks as we have worked through. So, if we go down through all of it, basically all of the revisions and items that we were requesting clarification on have been made. The one thing, and it is not anything to be changed tonight, but I think it is very important for the Commission to understand, that state and federal laws apply to historic resources based on eligibility. This is not something that is a matter of this SPA or requiring anything to be changed but it is not necessarily clear. I am sure the training session will take care of all of that. And, I am very pleased to say, everything has basically been taken off the table. Michelle and I had a dialog about some things that are basically just some things that are dropped out or that we had talked about that hadn't been cleared. So, I am just going to state them and leave this with her, and I am sure it has probably been picked up. Let's see. It has. Very good. Although the one about Re-Use Area 3B and 3.4. There was one item that had been in the initial previously approved SPA that had dropped out. A lot of language was juggled and moved from place to place. It says that in "Re-Use area 3B and 4, major building clusters and siting patterns form a street wall. It is essential to the establishment of historic character." I think anybody that has been down to the historic core, can recognize that, and so we felt it is very important to have it in the Guidelines because, any designer or project owner coming in designing new projects there needs to know that upfront so they don't waste a lot of time potentially going down the wrong path. The other thing is, understanding that, in discussion with Staff, has been the commitment to posting Landmark Commission Agendas and Meeting Minutes, the City's website along side in the same place at the Planning Commission. Information is published. We feel that is very important. This is a regulatory agency, and, that is not something you would find in the SPA but it is our understanding that this is going to happen. Given the understanding that those changes will be made and that the City will begin to include the AHLC Regulatory Commission on the City's website, along side with other such agencies, we do not oppose the adoption of this tonight. Thank you, and thank you Staff for all of your work.

Chairperson Naughton: Thank you, Elizabeth. We appreciate that. If there are no other speakers, I would like to take this matter back before the Commission. Let me just say again how appreciative I am, if you will, that the City and the Architectural Heritage Foundation and, I suppose, the National Trust which is also a part of this has been able to work out basically the languages associated with this contract. The Commission has benefited and the City has benefited from two former Commissioners that helped to kind of push and prod and move things along and actually inform everybody about the requirements that we were to uphold in order to strike this agreement. Again, Elizabeth, we appreciate your efforts in hanging in there, and as well, on the City's side, demonstrating leadership and compromising and finding the right way to make this move forward. I think everybody does want to make it go forward. So, it's a long time coming. I think that we heard tonight that people basically have struck an agreement on moving this forward, and I would ask any of the other Commissioners, new ones, all except for Steve, if you have any other comments at this time. Commissioner Mandap.

Commissioner Mandap: This past week I got a chance to go to Mare Island. Growing up here in Vallejo, I got a chance to actually see the changes from 1996 and what has happened here in Vallejo because of the base closure. I have also gotten a chance to work with the San Francisco City Mayor's office on base re-use, and I got a chance to see exactly what is being done there.

And, with what is going on in this City, I believe we can go in the direction of enticing more people – more businesses to come to Vallejo. I am a founder of the Vallejo website. I went to the economic development section, and the set that I was looking at was the area where businesses can actually go to the City, look at the spaces that are available, look at the demographics that are available, and Vallejo is a “gold mine.” We just need to come up with that, and I strongly am for the change. Looking at it forty years down the line (I plan to be here for forty year or fifty years), and I am glad to be a part of this. Thank you.

Chairperson Naughton: Commissioner Kennedy.

Commissioner Kennedy: Thank you Commissioner Naughton. Just a couple of comments. One, is a question that I guess is a point of information. Am I correct? I don't know if this is through the Chair to Michelle. Am I correct in understanding that there will be a final staff report issued for City Council at which time these language changes would be incorporated? So, that's not really something we need to address this evening?

Chairperson Naughton: I think we can get some clarification on that.

Michelle Hightower: Yes, the changes that Elizabeth provided to me tonight as well as the three that I provided to you – is that what you are speaking of?

Commissioner Kennedy: And, my one question originally would have been – had you run this by National Trust and Vallejo Architectural Heritage –and opposite the answer to that now is yes. And, just to clarify this, we are not trying to incorporate the minutiae of those language changes this evening. We would be approving the document as it stands with the understanding that the Council will be receiving final language changes as approved by NTHP VAHF and other stakeholders.

Michelle Hightower: Yes, that is correct.

Commissioner Kennedy: Great, thank you. Then I guess, I'd just like to echo Chris' thoughts. I have had a minute or two to review this with Elizabeth and Michelle and Dina from Lennar, and it sounds like it is a well-thought-out document and an awful lot of people have put a lot of time and work into this, so, I am impressed, although I haven't had time to read every page, but it looks like a ton of thought and effort has gone into this. I just want to express my thanks for everyone's effort.

Chairperson Naughton: Thank you Commissioner Kennedy. Commissioner Swanson.

Commissioner Swanson: Yes, I have read the 2005 Specific Plan, and I have read this new one you have. I must admit, it is a lot clearer now and easier to understand, especially to commissioners that have been here for awhile, and I am new, but it was a lot easier for me to understand, and projects coming before us will be a lot simpler to make determinations on. It will speed things up as far as I am concerned. I am a simple fellow on these issues. Thank you very much for that.

Chairperson Naughton: Thank you Commissioner Swanson. Okay, that looks like all the comments from the Commission. I am feeling unanimity here. I would like to move that we forward a recommendation to adopt SPA #98-01C specifically to the Mare Island Historic

Project Guidelines (Appendix B.1) and Historic Resources Catalogue (Appendix B.3), and the Preliminary Master Development Plan (Appendix E), and **Adopt** CTA #06-0006 regarding historic preservation on Mare Island. Do I hear a second?

All in favor: say aye.

~~The motion passes, or it is recommended to move onto the next body. Thank you all very much. We appreciate your time and effort.~~

14. OTHER ITEMS

Chairperson Naughton: There are two items here that are on the agenda for us. One is the nomination of a Vice-Chair, and the other one is the Subcommittee appointments, and I would like to recommend that Steve Swanson, who has some seniority, if you will, the last year on the Commission and has been very involved in reading all of the material which should get major points and bonus points for, become the Vice-Chair of the Commission.

All in favor: Say Aye.

Motion passes.

That's Item a). Item b) is Subcommittee appointments. We started talking about that, or I started talking about it, a couple of weeks ago with regard to our committees. What I thought was that I would try to do this: I would like to call you or meet with you all somewhat individually during the next month and get to know you a little bit better and what your interests are and how you might be able to help. What your schedule and commitments are, and all that other stuff, because there is some very interesting things that we have been doing and want to do. I think we can continue to do these. With your permission, why don't we just table this item. Bill, do you have everybody's phone number? And, I know you have everybody's email, I think, right?

Bill Tuikka: Yes, I can supply you with that.

Chairperson Naughton: Okay, that would be great. And, if we can just do that, I will talk with you in the next two or three weeks, and we can talk on the phone or meet for coffee or whatever.

Commissioner Swanson: May I make a suggestion?

Chairperson Naughton: Yes.

Commissioner Swanson: I tried to get with the Tracker's Committee. Being a contractor, I found myself with limited abilities to perform the duties of the Sub-Committee. I found myself seriously lacking. I have lots of people to take care of, as it turns out – my customer base is basically a family base now. When making considerations for the Sub-Committee you wish to get in, try to weigh all of your personal responsibilities first because – it is a lot of fun, it's interesting, I enjoy it, but there are some aspects that may hold you back from what you would really like to do on your Sub-Committees, so before considering your Sub-Committee position that you wish to choose, consider your life and your business life first, please. Because, I would really like to have performed better in the Tracker's Committee, which I was unable to do. Maybe being Vice-Chair, I might get somewhere.

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Chairperson Naughton: Thank you. Why don't we just do that? Why don't I just chat with you during the next couple of weeks? Alright. That is item No. 14, and on item No. 15, Adjournment; there is a motion to adjourn.

All in favor: Aye.

Motion carries.

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15. ADJOURNMENT

Meeting adjourned 9:40 pm.

Respectfully Submitted,

Bill Tuikka, Secretary

DRAFT

MINUTES

1. The meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE TO THE FLAG.
3. ROLL CALL:

Present: Naughton, Swanson, Kennedy, Laraque, Quigley, Jones Tranter., Mandap  
Absent: None.

Jeffrey Mandap arrived at 7:40 pm.

4. APPROVAL OF MINUTES - None.

Secretary Bill Tuikka: Since we last met, the City has been fortunate enough to hire some folks from the National Council on Aging where the City only pays half of their salary, and one of the people we hired is a retired court reporter, so Deborah recently put her on the duty of catching up with minutes and, as you know, we have many months to catch up on, so we do apologize for the fact that we haven't had any, but we have just been given more important, top things, to deal with I guess as far as our agendas go. At any rate, they will be ready for the next meeting.

5. WRITTEN COMMUNICATIONS

Secretary Tuikka: In your packet you probably have had a chance to read the Grand Jury Report. This will be presented to the City Council on August 7, and Economic Development Gil Hollingsworth will be crafting responses to this, and he will be working on that within the next month and those responses will be ready for the City Council hearing of August 7.

6. SECRETARY'S REPORT

Secretary Tuikka: I have just a couple of items. We heard from City Council member Cloutier, and he mentioned that he would not be able to attend tonight. You might remember that a month or so ago, I mentioned that a seminar on the Historic Building Code was being given. I haven't received any more information from them. In fact, just earlier this week I emailed them to find out when it was going to be given. I understand it is going to be given in San Jose but they haven't set a time yet so at this point, it looks like it might be in August and, if you folks are interested, you would be welcome to attend. In fact, we would encourage it. I will get the date as far in advance as I can so that you can all arrange to attend this. But, they haven't been very responsive to me. I guess they are having trouble figuring out a time when it is convenient for everyone but we will hear more about that.

Chairperson Naughton: How about the Budget? Did the Budget pass for the Commission?

Secretary Tuikka: I haven't heard anything negative about the Budget, so I understand that things are as they stand.

Chairperson Naughton: That was on June 9, and . . .

Secretary Tuikka: That's right. I think everything passed as it should.

Chairperson Naughton: Okay, great.

7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS

Chairperson Naughton: I do not have a report tonight. Are there any other Commissioners that would like to report on anything?

8. REPORT OF THE CITY COUNCIL LIAISON.

We just heard from Bill. He is not able to be in attendance tonight.

9. COMMITTEE REPORTS

Chairperson Naughton: I will have to tell my fellow Commissioners – I kind of “dropped the ball” on this. I said I was going to call you and we were going to convene and talk about your interests related to our committees. I'm sorry – it has been a terrible month, but let's talk about this at the end. We do have it as an agenda item and I would like to propose something with your kind of approval on that to see if we can get together and talk about the Committee work. For that I will just abbreviate the whole thing. There are no Committee Reports, including my own, on design assistance. We haven't gotten any requests for design assistance.

- a) Design Assistance Committee ()
- b) Certified Local Government Committee (,)
- c) Preservation Outreach ()
- d) Landmarks and Inventory Committee ()
- e) Trackers Committee ()

10. MARE ISLAND UPDATE

Chris Naughton: Please introduce yourself if you are making a presentation.

Dina Tasini: Good evening. I am Dina Tasini with Lennar Mare Island .

David Garland: I am David Garland with Lennar Mare Island.

Dina Tasini: Many, many weeks ago I promised Commissioner Naughton that I would do a little bit of an overview, and I think what I am going to try to do tonight is give something more brief, and then based on questions, I might be able to give some more focused discussion about

individual projects that you might be interested in. I also promised presents which I have brought with me. One is, as I said, the large scale Historic Resources Map which I will give to Secretary Tuikka to hand out to you as well as existing and proposed development. This was done in 2006, so it will show you each of the developments that are currently going forward in the residential areas.

Chris Naughton: Per your presentation, are we required or should we look at this?

Dina Tasini: No. It may help as you are looking at these other maps but I do have some maps up there. This is so that when you receive a packet about a building, you can actually look at this rather large map instead of the 8 ½ x 11 and can see where the buildings are and what's in proximity. It's what I use, so I find it a pretty valuable tool. And, since I made a promise; I try to keep them.

What I have done if you go to the next slide - is sort of break this presentation down into several pieces, the first being what I have just given you which is the introduction and our progress to date and a little bit about how we at LMI or Lennar Mare Island view the AHLC review process, what we bring before you, and then just a quick overview about which maps have been finalized and been before you, which maps are tentative maps and been before you, and then, what we have in process now, and what we are going to look to in the future that will be coming to you. So, and then, of course, questions and answers.

The next slide please: So, as I have stated before, this is just a kind of an overview, and I actually believe it is more like \$100,000,000 but we use \$90,000,000 that has been invested in Mare Island to date, and that includes infrastructure in particular that we have put in. We have over 90 businesses and about 1,800 jobs that have been created, and as we know, the Re-Use Plan is to drive jobs to drive the economic development. We have more than 2,000,000 square feet that is revenue producing in the commercial districts in particular. More than half of the environmental investigation areas have been approved for re-use, and that is very important because, as I think I have said before, we can't do anything until the land is cleaned up and put in the infrastructure in particular. So, this is the first piece of the layers of things we have to do to get done. We have done multiple building renovations, and there are approximately 230 new home owners. Basically what comes before you is the conceptual design which you approve - architectural design. You have approved the street, furniture, any paving details, the landscaping, and of course, one of the biggest pieces that will be coming before you is the required Site Development Analysis and not so much in the residential except in some of the before B4-C area that will be coming to you where you see the Deterrence Analysis, or as we now call it, the "Site Development Analysis". In the commercial areas, it is sort of the same thing only what we really will be focusing on, an aid to Site Development Analysis, in particular you are going to start seeing it when we bring the Town Center Map to you, and the industrial commercial areas, you will see a great deal of what we call the Site Development Analysis, and, actually we are fortunate that what we are using for that is also here tonight for the Sunset Home, Jonathan Ennis from Berger, Detmer & Ennis..

Next slide: What I basically wanted to show you is that these are the areas in which we have final maps which allow us to sell the properties, and we have sold them: 6A, 6B, 6C. 8D has been finalized but we do not have anybody who has purchased that piece of property yet. That's the one at the very end of Flagship.

Next slide: What we are currently working on are maps 8A, 8B South, 8B North, 8C, and building 253, which is right there. Those are tentative maps. A lot of them are getting very close

to final maps such as 8B South, 8B North and 8C, and building 253 is one-quarter of the way there. 8B South, 8B North and 8C are probably three-quarters of the way to a final map, and we are going to begin grading at 8C. You have seen all of these maps before you already so this is work that was done by the Commission before you, except for Commissioners Naughton and Swanson.

Next slide: What we are in process to do right now is what we call 4B, 4C, and that is where the Officer's Quarters are and the Q-Quarters which we have just submitted recently and Planning has begun to review and areas 6B South and North, which I believe are going to be pushed out a little bit because of an environmental issue as well as what we call the "wings", or 8W, 6W. Now 8W and 6W will be continuations of what you are seeing in the other parts of the residential. That will be to fill in what we know as the Marine Corps Firing Range. We will need to bring that back to you in the future.

Next slide: Our future plans are as I called them before, which is Town Center, which is this piece here which is where the Lennar offices are and where the school headquarters are, where Morton Field is. That is one of our biggest pieces for commercial right now, and then, of course, the Waterfront Promenade will be coming to you as well as the commercial industrial area in here. I didn't put this in here; I missed that. Finally, we have gone through all of the parks – Club Drive Park, Parade Grounds, Alden Park, Chapel, and Crescent Park have all been before you and have been designed based on your approval.

Next slide: I am sure you have a plethora of questions for me, and I am happy to answer them and probably bring back to you any specific focused questions that may need more study or that you want to look at some more in the future.

Chairperson Naughton: Thank you, Dina. Any of the Commissioners have any questions for Lennar or Dina?

Commissioner Swanson: Dina, I am wondering – on Chapel Park, I understand it is going through some flux with St. Peter's Chapel there, and, going through there – there is no way of knowing when it is open, or, for business hours, or for reservations. Did I miss any placards or anything denoting that?

Dina Tasini: I don't believe you did. Actually, Lennar has nothing to do with that. It is leased through the City of Vallejo, and the Mare Island Historic Park Foundation is actually run by Ken Zadwick, and you would have to call them and set up the tour unless, of course, you are invited to a wedding, etc. The way I understand it is done is that you can go to Quarters A or B, and I don't know what their hours are to be honest, but you can make an appointment. You haven't missed anything. It isn't open all the time, and it is only by tour basis with a fee to pay. You can't just wander into the church.

Commissioner Swanson: Well, I saw the stained glass and the architecture of the building, and my nature is to go check it out.

Dina Tasini: Oh, absolutely. It is worth checking out.

Commissioner Swanson: Well, I check out differently because I am in construction, and that is what I do, and I heard so much about the Chapel. I wanted to get my hands on it and see what the big deal is. I saw the demolition going at building 641, I believe.



Dina Tasini: That is building 866. The big one.

Commissioner Swanson: Yes, the one that has a wrecking ball next to it. There were concerns about the seismic issues with that building coming down and being in close proximity with the Chapel there.

Dina Tasini: I can answer that. What we have done is that we have placed three different monitors – one at Sundance right next to 866; one at, sort of, the corner of the roundabout where the Chapel is, and one near the Chapel. We read them every day. We have yet to find a hit. I shouldn't say "yet". There was a large spike during the earthquake that we had a couple of months ago and then there was a large spike at the one by Sundance when a grinder went by. But, we are monitoring on a day-to-day basis. We make sure we know what machinery is there, what they are doing, and we are about to charge admission to watch that. It is really very popular and if you ever want to find your employees; they are out there because everybody in town has gone to watch it.

Commissioner Swanson: Just questions – that is all.

Dina Tasini: We are very concerned about that, and we have worked with the City to make sure that we are not going to be doing any activity that would damage the windows at all.

Commissioner Quigley: First, I want to thank you, Dina, for these wonderful maps. It is true; you make a promise and you keep it. I appreciate that and all of the hard work that you and Ms. Hightower have done, and I appreciate Dave taking me through the buildings the other day. My question is: On this community park, do we have any updates on a time frame and, for the Glendale Grove in the Coral Sea Heights, are they getting close to starting these?

Dina Tasini: For the Coral Sea Heights Project, we are getting very close to starting grading. We are negotiating our contract right now, and it is a big, cumbersome process. I hate to admit that, but it is very much a huge – it has been six weeks in negotiations. We are hoping to have that signed, sealed, and delivered by the beginning of next week, and we can begin grading. I know that they have mobilized some of the equipment out there, so the grading process on Coral Sea is about to start. With respect to 8A, we probably aren't going to start that this year. We have quite a bit of inventory, and we sort of don't want to have more than 300 homes in inventory at any particular time, so that won't be starting anytime soon.

Chairperson Naughton: Dina, thank you for giving us an update. I do have a few things maybe you can clarify for us, or just give us an idea about where they are in progress. The Marine Barracks and Parade Grounds – what is the status of that project? What is happening there?

Dina Tasini: The Marine Barracks is definitely on hold. It sits right here, and then you will see that it says the Parade Grounds so it is between 8A and 8C. We affectionately call it "M37", and we were slated to do 41 condominium units there. We have spent a great deal of time on the design and before you as well. With the market the way it is, we have had to make some decisions about what to bring forward and what not to at this particular time. We have found that the attached product in Vallejo is moving a lot slower than we had hoped, and there are two sides to that. Is the market ready for that here? Or, the other question is – it is a price point issue? As long as we still have the John Lang that is not moving very quickly and we have the AB South town homes which are 190 town homes adjacent to that, just across the street, right here, we are trying to pace ourselves a little bit with what we put out there. However, the Parade Grounds is connected to our development at 8C and 8A, and so we will be moving forward on that. We will

do that piece and then hopefully it will just sort of flow into the next piece of the Marine Barracks.

Chairperson Naughton: Then, it is indefinite as to when you might start?

Dina Tasini: I think it is at least a year away.

Chairperson Naughton: Are there issues related to the approvals of these and the timeline associated with them? I am not trying to say that we would want to bring it back to the Commission, but if lapses by more than the 12 or 18 months - - -

Dina Tasini: It is an 18 month approval process which means we have to look at that date and ask for extensions.

Chairperson Naughton: We had a very busy agenda with you about a year or a year and a half ago and, there were a lot of things in the pipeline approved, and I just remember that one in particular so maybe we could just revisit that and see what kind of procedural thing we have to do to just make sure that they can keep going.

Dina Tasini: I am actually going to go through each one of those projects now and make sure that I look at the date and figure out if I need to submit an extension with Ms. Hightower.

Chairperson Naughton: That would be good if you could provide that in some kind of a format. I would be interested in just having a copy of that too to see where we are. You mentioned that the design concepts would be brought to us in some cases. I think we have done that before and it has worked pretty well and we have kind of a process in place for that. Just for the benefit of the Commission, these projects are complex often. They are impactful on the landmark districts, and, what we have done in the past, and we did formalize the process in terms of notification, is to think about coming before the Commission for a kind of a design review and orientation, on the concepts so that you didn't make a lot of investments without some input. Is that still part of the process that you are envisioning?

Dina Tasini: Absolutely, and we are hoping that you get your design group together as well. That would be fantastic for us.

Chairperson Naughton: Okay, great. You were mentioning the different properties – the big areas. Is Lennar selling those to other developers? Did I understand that?

Dina Tasini: Which areas are you talking about?

Chairperson Naughton: You were mentioning that these were sold?

Dina Tasini: What happens is that once we finalize the plan, take 6A for example – we get a final map. We usually sell to Lennar Homes which is sort of our home building side of the corporation.

Chairperson Naughton: It is within the same company?

Dina Tasini: Well, sort of. For simplicity sake, it is not within the same company as LMI and the people from LMR always get very upset when I connect them all.

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Chairperson Naughton: Let's cut to the chase here – will Lennar (you) still represent plans for approval, or will there be other groups?

Dina Tasini: No, everything will be decided beforehand. In other words, we bring all the architecture to you, all the layout, so the land group brings that to you.

Chairperson Naughton: Could you just describe a little about the map approval process? We did do some tentative mapping and then it is formalized.

Dina Tasini: What we usually do – we bring the tentative map to you and that tentative map gets approved here and then we go forward through a City process, based on the conditions and approval that you have put in place to finalize our map. That is a large part of engineering activity, and then once we have finalized the map and met all of the conditions, we can record that map.

Chairperson Naughton: The map is the parcelizing?

Dina Tasini: Exactly. That's the legal recording of the parcels because what we should remember is that Mare Island was one big parcel. There was no parcelization here, and that is pretty evident when we look at, especially, the commercial areas. Right now we are trying to figure out where to put the lot lines. I tend to forget that sometimes because you are so used to walking into a situation where there are already lots. So, we have to start from what we would call "bare property" and parcelize it.

Chairperson Naughton: One last thing related to last month's approval of the Specific Plan Amendment, there was the monies that were set aside for education. Did you have further thoughts about that related to when we would get together because, I do. I will talk to you about it later.

Dina Tasini: Actually, I think what is going to happen – and correct me if I am wrong, that we actually won't make the decision as to what to do with the money. We will provide it to the City and the City decides on the training.

Chairperson Naughton: The City will work with the Commission?

Dina Tasini: Exactly. I don't think they want us in that loop.

Commissioner Quigley: On the John Lang homes, my understanding is that they are going to be building 40 of these town homes of which they have build three.

Dina Tasini: As you can see on your map that I gave you with the future homes, it actually indicates where all of the sites are. Just so you know, John Lang is having a tough time, and it is a price point issue more than anything else. They have begun speaking with the City about doing six units instead of four and perhaps being able to lower their price, and hence; the units would be smaller; there would be more of them there. Right now I know there is a lot of discussion about how you accommodate the parking and the design, and in a lot of ways, amend the maps that we have been working diligently on. So, right now, that may come back to you as a discussion if we amend the map and if they go forward. In short: Yes, they are going to be doing that many. That is the agreement right now.

Comissioner Quigley: Okay, two last questions. One - on the parking - Alden too is really having a rough time. Being I live on the island, I am getting a lot of phone calls, as you know, from people in the school district area. There are some big parking issues that have already come up. People aren't utilizing their garages. Instead, they are utilizing the streets. So, I think that will be a real problem with the six units but . . .

Dina Tasini: I just want to ask you that if you find that is the problem, it is a Code Enforcement issue because it is part of the CC&Rs that they need to use their garages for parking. Now, I know that on 6C, we are working on modifying a lot of the red curbs because there are red curbs everywhere. I am working on modifying some of that. There will be more parking in the front. There will be more parking along the streets.

Comissioner Quigley: The last question - On the John Lang homes, is there a time frame, say 2009 or 2010 when they do have a completion date for these? Even though I know things are slow . . .

Dina Tasini: There is a part of the agreement that talks about when they are supposed to take these down or take over and start building their sites. We might look at a different schedule. What we don't want to happen is that they go away. I think that they provide a product that kind of meets somewhere in the middle there, and so we are working with them diligently so that they actually continue throughout the whole process. So, the answer is: Yes, they have a schedule. I don't know if it will be 2010. I would hope that it is.

#### 11. COMMUNITY FORUM

Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Architectural Heritage and Landmarks Commission, may approach the podium at this time. The Commission may not discuss or take action on these items, but may place it on the future agenda. Total time allowed is fifteen minutes.

#### 12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

The consent calendar and agenda were unanimously approved. The Commission may adopt the agenda as presented or may arrange the order of items pursuant to the Brown Act. The Commission may not add items to the agenda and the Commission may only discuss items on the agenda.

Motion was made to approve. All in favor of the agenda: say aye.

The agenda passes as written.

#### 13. PUBLIC HEARINGS

a) **Certificate of Appropriateness #07-00019**, Building H-04, Asuar Drive, Mare Island Reuse Area 8, a request to construct exterior and interior improvements to an existing historic home within the Mare Island Historic District.

Recommendation – Approve Certificate of Appropriateness #07-0019 based on the findings and conditions contained in the staff report.

Leslie Dill: I am Leslie Dill. I am a Consultant Planner to the City of Vallejo, specifically working on historic items that come before you on Mare Island. I am a licensed architect. I have specialty and historic architecture. I am qualified under various standards to do historic architectural review and historic architecture itself. I have been working for the City for two years, and I do consulting design review for the City of Vallejo in this capacity but also for other cities throughout the Bay Area. That is my background. Welcome to all of the new Commissioners. I am glad to finally meet you. We are working on the design for Building or analysis that makes recommendations beyond the acceptance that they meet the standards. H-04 on Asuar Drive. It is a neoclassical house. It is quite large and it is right adjacent to Club Drive Park. The application is a request to rehabilitate the historic residence. There are minor alterations proposed, including addition of a rear deck, modification of the rear entry, partial restoration of the front porch so that a modification made to the front porch that added a second story on to it and that is proposed to remain with some minor modifications, window additions and replacements. The proposal is for the 2008 Sunset Idea House which is a big, special project out on the island. The proposed project is focusing on historic rehabilitation, and the property owner will ultimately sell the home for a single family residential. It's a Notable Resource. It's in the historic district where there are fairly straightforward jurisdictional items and CEQA items that are related to their use of property that's been single family residence all along.

Secretary of the Interior Standards Review: I will go through the ones where there are comments or analysis that makes recommendations beyond the acceptance that they meet the standards. Standard No. 2: This is the standard read: The historic character of a property will be maintained and preserved. Removal of historic materials or alteration of features and spaces that characterize the property will be avoided. The overall historic character of the building in the Historic District are not preserved, in my opinion, as currently proposed and so, I have included conditions for approval in the project packet. Specifically, it is recommended that the original windows be preserved as well as original trim and original glazing. The project drawings are written in such a way that the notes that indicate that these could be replaced and are in the actual written keynotes in the corners of the drawings. If energy efficiency is a primary concern, there are alternative methods of rehabilitation such as storm window insulation or increased insulation of the building as well in lieu of the removal of the original materials. The overall building siding has also been proposed for replacement in its entirety and replaced with a material that is not a wood siding material which is a HardiePlank which is cementitious siding. It has a similar appearance. It will have a different, long-term outcome in terms of maintenance, etc. It will have different patina over time. The overall building siding – a great deal of it is in very poor condition. There is some termite damage and rotting, and then, the paint is of primary concern. I think although there is a fair amount of weathered wood, the paint condition also makes the appearance of the house look in particularly bad condition. The proposal currently proposes to replace all of the siding with the HardiePlank. I will read some information for you regarding the Secretary's Standards about what is recommended and not recommended for the replacement of original materials. I will get to that in a little while. The conditions for approval include language requesting that the project maintain the windows and then having some language about the deteriorated state of the siding. I think it is important to note what we do know from the information that we have about the Building HO4. That changes to a property that has an acquired historical status in their own right and will be retained and preserved. It is not entirely clear from the documentation that we have. I don't know if there are additional sources, but we do know that the second story enclosure on the front porch was added later. It is clear when you get there in terms of the materials and design of the rafters and things like that. You can see that it is a modification. There is some talk that the Arroyo cantilevered rebuilt windows on the upper sides of the building were also added at a later date, although that is not as clear from the

construction detailing and things like that. Nevertheless, those are proposed for preservation along with the rest of the building. The one part where it appears that the rear of the building has a little porch that steps out – it has corner square columns, and it is proposed that that be replaced with a breakfast nook that is very similar in size and scale. The original porch has been enclosed, and the changes to it will actually make it more open and even though the size and shape of the materials will be different, it looks as though that that will be in keeping and compatible with the design of the building as it is historically – as the integrity of the building will be preserved.

Item No. 6: Standard No. 6 is what I would kind of consider the boiler plate approach. This is what you really need to be paying attention to when you are talking about a building where there is deterioration. I am going to read Standard No. 6 to you because that is what you will be looking at when you determining the conditions for approval regarding the windows and the siding and the trim. Deteriorated historic features will be repaired whether than replaced. Where the severe deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documents and physical evidence. So, we talk about the deterioration of the building siding and its replacement. We have asked for examples of replacement materials to be submitted to the Secretary, but I think that the larger issue is, the Commission's understanding and decision process about what material is appropriate for that use in acceptance of the deterioration level of the existing siding and the other materials on the building. Just so the new Commissioners understand, the Mare Island Historic District Guidelines are very extensive. They have many items, and so, I go through the design guidelines item by item, and then I just list whether they meet them or not. It is a way of flagging if there is anything of the project that I do not believe meets those guidelines. I would flag them and then bring them to your attention. There are too many to go through every Standard, and I want to make sure that I have hit every Standard, so that is the format that we have right now. If you ever have an idea to do this better, I am hoping for suggestions.

I brought with me a copy of the Secretary of the Interior's Standards for Rehabilitation which also includes guidelines for preserving and rehabilitating, restoring, and reconstructing historic buildings because, in addition to the Standards which you know are just those 10 Standards; the Secretary of the Interior also provided these guidelines that include more specific use and language to allow people to help interpret what those Standards are. The Standards are fairly broad themselves, and so this allows them to understand what is and what is not recommended specifically for different materials. I brought along my copy so I could read you some information here. Under Rehabilitation was a section called "The Building Exterior", and the subsection is "Wood, Clapboard, Weatherboard, Shingles, Other Wooden Siding and Decorative Elements." There are a number of pages full of information but I am bringing up the section where it is recommended about specific parts. Recommended specifically is: Repairing wood features by patching, piecing in, and consolidating or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding. Also recommended is replacing in kind an entire wood feature that is too deteriorated to repair. If the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice and balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered." Under "Not Recommended", is replacing an entire root feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate. Using substitute materials for the replacement part that does not convey the visual

appearance of the surviving parts of the wood feature or that is physically or chemically incompatible and also not recommended is removing an entire wood feature that is irreparable and not replacing it, or replacing it with a new feature that does not convey the same visual appearance." That's "Siding and Wood Siding", and then continuing under "Building Exterior", there is a section called "Windows". I am going to read that same part where they have recommended column and not recommended column. Recommended is Repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing. Such repair may also include replacement in kind or with compatible substitute material of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as arch trays, hood lobes, and interior and exterior shutters and blinds. Also recommended is replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. It is using the same kinds of materials not technically or economically feasible when replacing windows deteriorated beyond repair but a compatible substitute material not recommended is replacing an entire window when repair of materials are limited, replacement of deteriorated or missing parts are appropriate, and using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Finally, there is an entirely different section here that is on systems, etc., and there is a section on "Energy Efficiency", and they talk specifically about recommended and not recommended columns for energy efficiency for windows. It talks about utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation, improving thermal efficiency with weather-stripping storm windows, caulking, interior shade, historically appropriate blinds and awnings, installing interior storm windows with airtight gaskets, ventilating holes and/or removable clips to ensure proper maintenance and to avoid prima-facie damage to historic windows and installing exterior storm windows which do not damage or obscure the windows and frames. "Not Recommended" is replacing historic multi-plane sash with new thermal sash, utilizing false mullions, installing interior storm windows that allow moisture to accumulate and damage the window, replacing windows or transoms with fixed thermal glazing and permitting windows and transoms to remain operable rather than utilizing them for their energy conserving potential. I wanted to make sure that I read the guidelines for you so that you see it is kind of a theme. They want you to maintain as much of the original fabric of the building as possible. I am recommending that they approve the Certificate of Appropriateness with the findings that the proposed project as conditioned would not adversely affect the historic resource nor the relationship incongruity between the subject property and its surroundings per Section 7 of this report, and to the proposed project as condition will not adversely affect the special character of the Historic District per Section 7 of this report. The conditions of approval are also in this Staff Report here.

No 1: Applicant shall submit a landscape plan that illustrates the planting, fence, and pathway plans for the property for review and approval by the Secretary of the AHLC.

No. 2: The applicant shall provide examples of the siding replacement material to the Secretary of the AHLC for approval prior to building permits submittal.

No. 3: The applicant shall submit revised plans to ensure the preservation of the original windows as well as original trim and glazing as per the Secretary of the Interior Standards. The following drawing notes are recommended for revision within this condition of approval. Then, I have listed them.

No. 4: The construction documents for this project shall include a general ----- that conveys the overall intent of the Secretary of Interior Standard No. 6 which is that character-defining features shall be preserved, repaired if necessary, and only replaced in kind only where the severity of deterioration requires it.

No. 5: The applicant shall submit the garage door design for review and approval by the Secretary of the AHLC prior to building permit submittal.

Chairperson Naughton: Questions for Leslie on her report?

Commissioner Swanson: Ms. Dill. I went and personally inspected this home Saturday morning, and this is a very well-built home. It is built by government standards and I could not find rot on this building. This house has sheathing – diagonal sheathing underneath its siding. It does have a tar felt - looks like 15 or 30 lb felt between it and the siding. It's about a half inch thick. It's a lap type siding. That is very good siding that's on the house. The problem that you are looking at here is poor painting and the fact that it has had terrible maintenance as far as repairs on this home. The problem with this home is some of the areas that have popped loose due to the nails that have rusted away. Our nails and redwood do not cohabitate very long together. They tend to rust loose, and this is what you are seeing in this home. You are seeing the siding release due to this natural aspect. That's called poor painting skills or poor practice here. I could not find termites. I couldn't find the termites on the house although on the back corner of the house next to the driveway, I may have found a little bit of dry rot on the sheathing underneath the siding but yet there is tar felt there. I feel that the siding should stay on the house and be repaired where necessary because that is some excellent siding on this home.

Chairperson Naughton: I am going to ask that Commissioner Swanson reserve his opinions until we take it back to the Commission. Let's keep the questions focused on clarifying the staff report and then we can talk about your opinion about what we should do.

Commissioner Swanson: I am asking Ms. Dill – how is it that you found termite damage?

Leslie Dill: Oh, it is from the Building Department Report. I did not personally find termite damage. I did find considerable wear in sections where there was sandblasting, however; I think

Commissioner Swanson: It is important for me to understand – for you to be changing the siding on the home. If there is termite damage; it may be your option.

Chairperson Naughton: The report does say termite damage? Leslie, did you not find termite damage?

Leslie Dill: That particular part of the report was added per the Building Department.

Chairperson Naughton: Tell us a little bit about the process here. About the Staff Report, and then the Building Department was involved here. Are they evaluating the building too?

Leslie Dill: They evaluated the siding as well, and that was based on photographs and not physical review of the structure.

Chairperson Naughton: So, is it normal for the Building Department to be reviewing the projects on Mare Island for . . . ?



Leslie Dill: Absolutely. Projects are always routed to the other departments.

Chairperson Naughton: There are a couple of more questions here.

Commissioner Kennedy: Leslie: Thanks for the background. There are a couple of points, and I am not sure whether this is the time to ask, but I just had some more design-related questions regarding fenestrations at the new breakfast nook, and you had made some comments there that maybe at some point, we could get clarification on or some design discussion. You didn't touch at all on the front porch, and the front porch as proposed certainly has no relationship to the front porch at an adjacent, nearly identical structure, and I am wondering how a determination was made as to the problem and as to the railings that are proposed – or the railing design.

Leslie Dill: Actually, I am trying to think about that because I think I have that in my Conditions of Approval. I have to go back and look. *Much cross talk here – unable to decipher.* It doesn't look like I did address it although I had concerns as well because there was no information provided that showed what an alternative design would look like and, so, when we rechecked today and went back out to look at the site, the porch that is there, although the screening has clearly been added – the porch, itself, in the way that the paneling is – it is not entirely clear to me whether that is original or not. It looks as if that could be original, in which case, it has been modified slightly on this particular building. There is the adjacent building that is slightly different. New panels have been added probably because of the condition - because, on the adjacent property there are some cracks and things. It is sort of solid paneling that is there. If you think that it needs to be added to the conditions of approval, I think that would be appropriate action on the Commissioner's part.

Chairperson Naughton: I did not hear what you were asking. Could you restate what the question or the concern was Matt?

Commissioner Kennedy: Sure. My question had been to how exactly the railing details furnished in the plans were arrived at and what substantiation there was of their providence. The adjacent, nearly identical structure, has concrete steps with no handrails.

Leslie Dill: It sounds like the architect of the project will be able to answer that question in the next portion of this process.

Commissioner Quigley: Were the plans submitted to us for the new barbeque grill area to coincide with the structure of the house and the time frame because I want to add the patio in the back. They are not going to just lay a big slab of cement – correct?

Leslie Dill: My understanding would be that this would be submitted as part of the landscape plan that is required as part of the conditions for approval for the project.

Commissioner Quigley: Another question is: On these windows that are to be replaced, will this be to the new energy standards? Like, for double panes?

Leslie Dill: It is my recommendation that the windows not be replaced and the specifications that were in the drawing set and that I reviewed did not specifically mention the standards that they were using. They just said that they wanted to replace them.

Commissioner Quigley: Okay. I went to the house as well and I have seen some of the window framing and such that was in pretty bad shape. According to the plans, I am just wondering about the energy aspect of the windows and the thing with the siding. If the new siding was to go on, would it alleviate having to insulate the house?

Leslie Dill: That particular siding material? I don't know what its energy efficiency is. Certainly, removal of all of the siding and replacement of it allows you to insulate the sides of the walls and not just the attic and the under floor areas, however; in California that is not whether a primary energy loss takes place, and there is a whole, long discussion about the concept of embodied energy and the idea that you can take off all of this siding and put it in the landfill and use natural resources and there are limited energy resources to manufacture new materials and put them into an existing building that has serviceable exterior siding. That is a different sort of an energy efficient, kind of a question that is continuing to be discussed at all the Preservation Conferences that I attend.

Chairperson Naughton: Any more questions for Leslie Dill on the Staff Report. At this point, we would like to invite up either the applicant or the applicant's architect if they would like to tell us more about the project. I know I would be interested in how the Sunset Idea House came to be. It would be interesting to know that.

David Garland: David Garland with Lennar Mare Island. This evening, Lennar Mare Island is here and Jonathan Ennis with BD Architecture and Shannon Thompson with Sunset Magazine. As Leslie said, we are before you tonight to seek approval to make exterior renovations to HO4 which is just located west of Touro University. We were just looking at the exterior of the building this time around. We will come back to you at a later date to seek approval for landscape plans as well as changes to the existing garage that is on the premises. We first met with Sunset back in March and toured a bunch of the historic homes on the island. Sunset felt like each four was really the perfect house for their 2004 Idea House, and for any of you that aren't necessarily familiar with the Sunset Idea House; I will give you a little background. Every year Sunset picks a house and has a certain theme, whether it's technology, new designs, or new building materials. They construct a house that generally takes a year and then it is open to the public for two months after that. This annual event usually draws between 20,000 and 40,000 people to these open houses, and in addition; Sunset Magazine runs a full story in their monthly issue, for which there are 5,000,000 readers. Now, we feel like this is extremely important because it will really put Mare Island in the national limelight, and we are excited that Sunset sees the potential in Mare Island that I think everybody in this room sees. So, we kind of feel like this is an extremely important project for Mare Island. As far as the changes that we would like to make, after having gone through the building with our architect and Sunset, we feel like the building generally needs to be brought up to a much more current standards to have someone want to live in this building. Part of it is that we feel the windows really need to be replaced, as well as the siding, considering the condition that it is in. So, I have Jonathan Ennis here this evening who can talk about that a little bit more in detail.

Jonathan Ennis: Good evening Commissioners. Thank you Ms. Dill. That was a great presentation, and I appreciate it. I have the same book so we don't have to argue about most of the details. We agree with all of the ideas about keep as much of the historic fabric as possible in this beautiful home. I think my job is really to frame the balance that I am seeking to find in this project which is to sell the home to a family at some point so we have to keep that in mind. This is not a historic rehabilitation museum for people to walk through and then they lock it up. A family is going to live here. We have to pay attention to all of the state laws about water infiltration and air infiltration and things like that. This is going to be a for sale product. We

don't want to have a lawsuit six years from now that the windows leak. That's one issue. That's not the overriding issue. We want to have a building that is energy efficient but not to the detriment of the historic fabric. We want to balance that. So, there are a lot of issues going on. We also want to do a project that is green in respect for sustainable materials. So, what's great about projects like this – coming right out of the box – they are green because it's an existing structure. Those are the best kind of projects. You have a lot of efficiency and sustainability built right into the project. The first thing I will do is kind of answer some of the questions that came up, and then I will give you how I tried to strike the balance. Then, I think the discussion will go from there. The railings that you asked about – we have some historic drawings that were done by the military a long time ago that show a gutter project. Someone had to go and draw the gutter replacement at some point in time and so they drew all the elevations of the house with no windows or siding or anything – just an outline but for some reason they did draw the railings and we just basically took that railing design and put it on the project. There is some historic evidence that that design was done. We don't know if it was actually built, but there is enough of a record, we feel, to meet the standard and maybe Ms. Dill can talk about that. We can share the drawings with you and see if the railing design that we have is appropriate. Sunset Home knows there is not going to be any concrete slab barbeque areas. This is going to be a beautiful home with 40,000 people going through, and it is going to be published internationally, I would imagine, and so I think there is going to be a lot of detail and a lot of energy spent in making this a great project down to the details of the deck and the outside area which I am not responsible for directly. I think we can promise that here tonight. There is going to be a great barbeque area. The whole Sunset theme is about inside/outside living – California living – so that is going to be a great area.

Are there termites in there? Is some of it rotten? Is there too much of the wrong kind of paint? The nails are coming up. We kind of feel that we would like to replace the siding. We would like to keep all of the redwood trim. I brought a few photos that I want to hand around because I think the overall goal of this book is to maintain historic integrity and this is a rehabilitation. It is not a preservation or a restoration. I know Ms. Dill knows all of that, but I wanted to kind of frame what our perspective is. We want to maintain the historic integrity so we believe that the historic integrity comes out of the trim, the proportions of the windows, and the way the whole thing looks together. We think replacing the siding is not necessarily going to degrade the product or degrade the integrity. It is going to allow us to replace the tar paper. It has been there a long time. There are probably places where there is no paper after water has degraded it. After awhile, that paper actually deteriorates and you can take siding and stucco off a house and find that it has been completely washed away. We don't want to turn over a house to a homeowner where there is some siding that is in good shape and there is some paper probably somewhere. We want to turn in a project that would meet this Senate Bill 800 where air and water is not passing through these walls. That is why we want to replace the siding and make a very tight skin on the building that is waterproof and energy efficient. We can do all the insulation. The siding itself is a green product. It is sustainably made – basically made of cement so one of the highlight projects. If you wanted to do a green project; it lasts forever, and we think we can match the lap on this project so that the before and after will be very close. We will keep all the trim on the corners of the building. We will keep all of the window trim. We will keep all of the dental work, all the work that is currently painted white, and I will send a few photos around. We think if we keep all that trim, remove it, number it, place it aside, replace the siding, replace the windows with windows that are in kind, which means no fake mullions, no plastic, no aluminum – there are going to be high quality wood windows that Sunset is going to show off. High quality wood windows, true divided lights, double glaze, low E – the kind of thing a family who moves in there wants to have. We understand there are some questions about where we are maybe in a gray area in some of these issues. I am not going to argue but I know that it says that the

windows are there, and this book does not recommend ever taking historic fabric out. Are those windows degraded enough to rise to the level where we can replace them in kind and not change the historic integrity? I think we are on the right track and we were down to the two things that we are really talking about. So, what I want to do is just pass around a few of the photos just to show you that if we keep the wood trim and replace the siding and replace the windows in kind, that we can keep the historic integrity. That is basically my argument. We want to make a great house that doesn't detract from any of the historic fabric here on Mare Island and that a family is going to want to move out here, live here, and be happy with tight, non-leaking, air-infiltrated windows and siding.

Chairperson Naughton: Thanks for coming before us. It sounds like a great opportunity for Mare Island and the number of people who are coming here and Sunset Magazine. A couple of questions. I think I need to get some clarification because I thought I heard something else. Leslie: You can answer this, and Joe: You can answer this too. Is the recommendation to replace the windows or to restore them in place? What's the recommendation?

Leslie Dill. The proposal is to replace the windows. My condition of approval is that they preserve the windows in place.

Chairperson Naughton: Are you saying something else, Joe? Jonathan – sorry.

Jonathan Ennis: We want to replace the window sash and leave the trim. I am sending the photos around. We think they are going to match but Ms. Dill and I are disagreeing about the windows. I guess . . .

Chairperson Naughton: We are going to make a recommendation here. We are going to approve this or deny this based on the Staff Report.

Leslie Dill: These are the Staff's recommended conditions for approval and then you often go after discussion and approval –

Chairperson Naughton: What I am saying is that you have made a recommendation.

Leslie Dill: That's correct. The recommendation is in the report.

Chairperson Naughton: What is the dimension and quality of the siding right now?

Jonathan Ennis: You have a redwood lap. It is on the order of four to five inches overlap, visual from one to the other. So, we can do that with Hardie siding.

Commissioner Kennedy: The siding is about a four inch to the weather, I'm pretty sure. I have to agree with Commissioner Swanson. I went out and observed the structure and my sense is, the siding is substantially salvageable in place. There are two sides – two walls of the home that were maybe more heavily weathered or had been sand blasted. I think most of the paint could be cob blasted and I think a min-wax or Moseley two step hardener and filler could be used to restore the majority of the siding and then, as a secondary concern, in that same vein, I am not altogether clear that even if the siding were being replaced on a grand scale that a fiber-reinforced adventitious product would be appropriate in any case. So, I am not sure the Hardie siding would be the right replacement if we did approve replacement. I think the discussion, although the Real Estate Appraisal Institute says you get back \$10.00 for every \$1.00 you put into energy efficiency measures, the CEC will tell you that you get very little tangible benefit in a reasonable

amortization period from window replacements – from the replacement of functional single paned windows by replacement with double panes. In the embodied energy that a \$200.00 window has got 40 gallons of gas in it. That would heat your house for a long time. There is a lot of energy that goes into melting sand into glass and formulating the vinyl resins or the claddings on a wood window. So, I am not sure of that one. I am very hesitant. I don't know what to tell the Commissioners. It sounds like a great opportunity for the island. It sounds like a neat thing, and certainly the Sunset thing sounds exciting but I am sort of concerned both at the scope of the removal and replacement of materials that I don't know is completely necessary. I am concerned with the specific replacement product as being compliant with the Secretary of the Interior's Standards. If the railings are based on original design, I am not clear if the Standards would allow an imitation of an existing feature to be built from new materials. It would have to be derivative, not imitative in the design development of those architectural elements such as railings. I would have some questions there.

Jonathan Ennis: I think if you have evidence of something – not photos of another house that is similar, but if you have something like a historic document, photo, or drawing that shows something, then it would be wood and we would do it in wood. I think you still probably agree with that. The windows would not be clad with any resin or metal; it would be wood.

Leslie Dill: With regard to the railings, there are usually two parts of it – either photographic or drawing evidence, and then, also, there will be physical evidence when they start dismantling the railings better there. That would be an initial step to see where the scars of paint and conjectures and things like that. That would be adequate documentation for the restoration in that case. That would be a restoration of an element that has adequate documentation. So, either photographs or drawings and then physical evidence. That seems like that is adequate for me for railings.

Commissioner Swanson: My question is: How do you evaluate the complete replacement of the siding as to the repair of the siding that is there as far as cost effectiveness and maintaining the original look of the home and its historical siding. I usually do my work in kind with what's on the house and this is what saves people a ton of money. As I said before, you have diagonal sheathing underneath this siding with the felt. You will replace whatever felt is bad but in conjunction with the plaster walls, or whatever walls you have in sight, you come up with approximately an R-13 to an R-15 thermal value on this type of construction. The Navy did this for many years. Very well constructed home, and I just wanted to know how you came up with a cost evaluation. Are you going for the looks? Are you going for the energy features? Generally, on an older home, I usually replace in kind.

Jonathan Ennis: I will answer you. I do not have a specific cost analysis, and I am not a general contractor. We do a lot of restoration work and we do a lot of new, multi-family housing, and I will say, we renovate a lot of homes in San Francisco. We just did a historic structure in downtown San Francisco in Little Italy. The drawings were from the 1800's. I find that you never know when you get into it, how much it is going to cost. So, it is hard to do an estimate, but I do know that if they get into that and they start finding a lot of rot, if they start finding more nail popping, a lot of the seams are busting, they take that off – the paper is gone, you get into kind of a frustrating thing, and as we do need to sell this and not get sued later, you do have to kind of be pretty conservative. So, I am being pretty conservative as far as costs. I would like to get two layers of Grade D paper over that sheathing and put siding on, and the question is. Can we remove all the siding and put back and do the resin - the hardener stuff, or do we do the new siding. I agree that anyone up there could probably walk out there and look very closely. You'd probably know that that is not redwood siding. I don't think Hardie siding gets to that level. I would insult you if I said that; and I won't. But, I will say that the big picture – the curb appeal

with respect to the historic nature of the big picture of what we are trying to do with this house, is that I don't think that would be a terrible balance to strike with the siding.

Chairperson Naughton: Leslie: Let me ask you a question about this. You have a lot of experience in historic preservation. We value your opinion. Let me ask you a question. The Hardie board – when it is replacing old growth redwood siding like this – Does it really display the character? Does it translate? I will ask you from a couple of different perspectives – up close, and far away. Obviously, far away it might have a much different appearance, but, I think the issue about this house and the recommendations that are made here and maybe our approval of this tonight, hinges mostly on the siding. I think it is a nice project. I have looked at the drawings. I don't have any problems with the railings. I would recommend approval of Leslie's recommendation on repair of the windows rather than replacing them with double panes and doing all that stuff. But, talk to us a little about the siding itself. What's your sense about that from looking at other projects that you have done. How does the Hardie Plank or the Hardie board compare to this siding? What's gonna be impacted here?

Leslie Dill: In terms of pros and cons, I have used the material on some of my projects. I have never used it to replace existing original siding. I have used it on additions because then the addition is subtly differentiated and compatible. I have used it in projects where the original material is not a character defining feature or the material had gone away. In terms of its appearance from curb appeal, so to speak, it has the different – they sell it weathered looking, and they sell it smooth, and smooth is obviously more appropriate. When you get close in a historic house, one of the concerns is that if they are using original trim, the trim itself has patina, and if you are putting all new material and entirely new siding, there is no patina in the material. The real problem that I have most of my concern about is that always when you use a replacement material, how it will respond over time. So, if you have this material that will never look like old wood – it won't weather like old wood. It won't have, sort of, fumes and gaps, and do that same sort of thing, so that over time it will have a different patina. It will have a Hardie plank patina over time, and so there are advantages. As I said, it is a green material. There are many reasons why it is a very good material, however; I have never used it as a replacement or in any project where I have had siding that had to be replaced in an original character-defining feature like that.

Chairperson Naughton: Thank you. That's an interesting point. Jonathan: The issue here, and I think we will talk about it in a few minutes, and we will also ask for additional questions for you, is around that point. That is that you have an historic home that you are restoring or doing replacements of things that need to be done but the house has its own character and yet you are introducing what is, arguably, 80 or 90 percent of the whole area of the house as a new element that has the characteristics of redwood and you can mimic, maybe, the lap, and the jointing and everything else, but I think the concern that is being raised here is the kind of incongruousness of these materials – something very new that won't patina, won't age versus something that is really living and has kind of taken on a whole character into itself. It seems right now, for better or worse, and I do agree with you and I can see by the photographs that there is some damage to the house, there are certain new measures. To mitigate those, repair those, fix the cracks, replace things in kind, with the original material – how do those two things jibe with each other. The new material versus 100 year old facades in other places.

Jonathan Ennis: I think it is probably a good chance, and Dina may know better than I that there is probably lead paint on this house so a lot of the patina is toast. I mean, I think it is going to be stripped back to wood . . .

Chairperson Naughton: With all due respect, the patina is not only the finish but it is in the indentations. It is the indentations – it is the wear and the tear and the kind of, dings, and everything else that takes place over the years. That is what we are talking about in terms of patina.

Jonathan Ennis: So, I think that to someone who is trying to determine whether or not the State Historic Guidelines were met on this specific issue, if you read it strictly; I don't think there is a question. I think if you read the guidelines thoroughly; you shouldn't put Hardie siding next to redwood siding, and so I can't say that. I am just trying to appeal to the balance of the other things.

Chairperson Naughton: Let me ask you another question. Just because it was raised before. On the issue of money – if it was another homeowner, I have to tell you they wouldn't take up all this siding to replace it with a new product. They would probably try to fix it, repair it, caulk it, whatever they needed to do. I am sure the motivation here is to just make the project look gorgeous, and we want it to look gorgeous, and we want it to be featured in the magazine and 20,000 to come here. I am not sure that the replacement of all the siding with a new product like that that mimics something that is historic and real and valuable, is necessarily the best way to do that. But, you know, we will talk about it here but we just kind of want your opinion about that.

Jonathan Ennis: I have a feeling that most people who walk into the home won't feel like there is new siding on there and that it is just attractive from their experience.

Chairperson Naughton: Why did you evaluate the investment or the ways to keep the siding there to make it look beautiful, sand it. I mean, there are lots of way to really restore that original siding to make marked improvements in it.

Shannon Thompson: I am the Idea House Director for Sunset Magazine, and I am the one in charge of building both Idea Houses every year and I think, as Jonathan has just said, the intention, and we said this all along when we first saw these homes, was to keep the integrity of this home in place. That's critical for us. We are even embarking on this historic remodeling, which we have never done before – anything of this scope before, because we want to keep the integrity of the home in place. I have to say that first.

Second, one of our most critical points of this program is to show new products and show new products and show our readers new products. So, while we want to, obviously, keep the integrity; it is also our intention to show readers new products like cementitious siding - products that have longevity in the market place. New windows, double glazing, green building is extremely important to Sunset. We can probably talk about embodied energy. We can talk about low E. We can talk about, as you mentioned, Commissioner, the gas that it takes to produce a window. For most homeowners today, replacing windows, double glazing and low E windows are extremely important.

Then, also one other goal of this program is to bring in sponsors. So, we have sponsors like James Hardie window sponsors, interior floor sponsors – that kind of thing. And, if we are not able to bring these sponsors into the project, we probably have to find other projects that we can do. Certainly this is your decision, and you need to make the decision based upon what you feel is best for Mare Island and the historic integrity of these homes.

Commissioner Kennedy: I am curious, and I think you have answered a lot of the questions in terms of sponsorship. Have you guys looked at wood siding a product of popularity? Of course,

it is a lot greener to leave stuff on than it is to tear it off and throw it away and put new stuff, even though the new stuff is green. Have you looked at some of the pre-primed – the Arroyo pine, most probably Callaher instead of James Hardie but they are just as big and they have got just as much money.

Shannon Thompson: We actually haven't, but I would love new advertisers.

Commissioner Kennedy: Some of the pines have better decay resistance than redwood. There are some great pine products out there. There might be an alternative. I think one of my sticking points is technically, is it appropriate to use a non-period material in this replacement?

Shannon Thompson: So, if we replaced the cementitious siding with the wood siding, that would be more appropriate possibly?

Commissioner Kennedy: I would have to hand that to Leslie because I think that is technical, but that is my understanding, and certainly from where I sit in understanding the Secretary of the Interior's Guidelines, you are meant to use period materials. You are not meant to have aluminum windows and you are not meant to have cement siding because they didn't use that back then.

Shannon Thompson: So the intention also of keeping the wood windows, or replacing the windows with wood windows would also be appropriate then?

Commissioner Kennedy: That is the tough one. I am trying to find something that might be palatable to the proponents in terms of an alternative, contemporary siding product. It makes it a lot easier for me to see my way clearer to replacing all of the siding if it is a technically correct product. Is there a clever way? Can you find one of the window companies – in the Mid West, storm windows are really common and popular. Is there a window vendor who does a storm window replacement program? Because, every house in the Mid West has them, and those windows were built to receive them.

Shannon Thompson: Unfortunately, most of the manufacturers that we work with like Marvin, they are the advertisers or sponsors with Sunset.

Commissioner Kennedy: So, your people would be open to the wood siding as opposed to the Hardie?

Shannon Thompson: Yes. I think the more important factor for us is the windows, frankly.

Chairperson Naughton: So, the issue on the windows come down to --- I don't know if it has the antique glass associated with the building right now. Does anybody know that?

Shannon Thompson: That's part of it and the way that they work and just the fact that they are an original characteristic.

Chairperson Naughton. Then, the other characteristic of period windows is that they have a fairly narrow style which is typically not what the Marvins and the Andersons offer. Those, on these victorian era homes are really character defining features in many respects. It is the proportions of those. I like the idea that you have in terms of period materials. I'd like your opinion about that Leslie. If it means anything to you – Hardie versus another material, if you are replacing it. If would age differently perhaps.



Leslie Dill: Right. I think that this is an important difference to talk about. They talked about replacement in kind specifically and for some of the reasons that I explained before. If you want to throw some brainstorming on the table, the detached garage, although it appears to be an older structure, is not identified as a specific part of the resource in the original set of drawings. That was proposed to redo all the siding on that building as well. It seems to me that if that is not identified, that character needs to be maintained. That is an amazing opportunity. You could put the HardiePlank on the garage and you can show how there is original redwood siding and then the story is that you could put an entirely new detached garage that has HardiePlank siding on it and how great they look together and there is a possible story there. Obviously, I think that this is such an exciting project – as part of the design changes – there are changes in some of the windows indoors and the side and the back and the idea is that in those locations there are proposed new windows to be there, and so they can be of new materials as well so, again, if you can show that they are compatible with the original historic windows, you maintain the character of the building by maintaining the character-defining windows. When you are putting in the new ones, you are putting in new windows that have the same appearance and they make the entire building, as Jonathan was saying, composition, where the new and the old can co-exist. I don't know if that is a good enough story for Sunset, but it is a great story for preservation. It is a great story for Mare Island.

Chairperson Naughton: I appreciate your ideas there. I am not sure if that is resonating or making sense for you. Let me ask you about the time line here. You are obviously asking us for approval on this. Tell us about your own critical path items and timelines associated with this.

Leslie Dill: Our goal would be to open the house to the public in late July or early August – about a year from now. Photograph it for Sunset Magazine and then feature it in the October issue.

Chairperson Naughton: How long do you expect the construction process to take? Would it take all of that time? Do you have a little bit of float in there?

Leslie Dill: We do.

Chairperson Naughton: Let me just tell you what I am thinking. We will talk about it here. It is an exciting project. There is no doubt about it. I think the City would benefit. I think there is a story to be told here. I think we are starting to craft a story. Maybe with you, we could tell a bigger story about approval and issues related to Commissions and all of this other stuff. You promise we will get our names in the magazine – we will really work hard, but what I am thinking here is that maybe we could continue this and refer this to the Design Assist Committee and we could have a couple of people here just kind of sit with you in the next couple of weeks and kind of work out a few things – maybe look at some materials and even see what Leslie was suggesting – kind of HardiePlank on one of the garages as an example of a new material, some other kind of alternate period material for the body of the house as a way to improve it but still have the look and maybe a little mix and match on the new addition stuff with new windows versus restoring the existing. I am not going to tell the story, but there is an issue about energy consumption and preserving what is there and recalling what is there, and everything else. We will talk about that. Would that concept be workable with you?

Leslie Dill: Absolutely. I think that is a great direction.

Commissioner Swanson: My comments are to Jon and Shannon. I have been a contractor for - I have been building houses since I was a kid but I have been doing restoration for many years. I treat restoration projects like I do my antique furniture. When I buy a piece of antique furniture, I want to see my knicks, I want to see my dings, and I want to see my blemishes. That is how I treat my old Victorians that I do restoration work on and that is the point that I am coming from. But, I have also gotten many ideas from your Sunset Magazines in which I see predominantly a lot of lumber yards and other hardware stores as such and they are quite innovative. For me, in my heart, I have to stick with my beliefs that an old home is an old home. Old home people are different. You can't really go in and make an old, antique piece of furniture antique, when you replace the tabletop that has all of the nicks and dings in it. You no longer have an antique. That is basically where I am coming from, and I am sure some of the other members here are coming from. Your ideas, I feel, are extremely all out, and I, like Chris, would like to go over this a lot further too.

Chairperson Naughton: What I would like to do if there are no further questions for the applicant or Staff, is to take this back before the Commission. Commissioners, I appreciate all of your comments here. I think they are very well thought out in terms of the detailing and the quality of the house and its historic fabric. What about my suggestion about referring it back to a design group? We could talk about this after as the next agenda item, I think and meet with the applicant and kind of talk with them, see them at the sight and look at some alternatives and see if we can get some direction, and then have them come back for approval in the next month.

Commissioner Kennedy: Are you looking for a motion or what? Oh, there is one other thing I forgot to ask anybody about but they are not really going to leave the 211 on the front porch, are they? I think taking design assistance is definitely what it needs.

Chairperson Naughton: If that makes sense to everybody - sort of nod. What I would like to do at this point if there is no other discussion here on the Commission is, make a motion to continue Certificate of Appropriateness 07-0019, and that this project be referred to the Design Assistance Committee and that the applicant contact the Design Assistance Committee and we will set up a meeting at the earliest possible date, within the next couple of weeks.

The motion is on the table. Do I have a second on the motion? The motion to continue was carried.

Commissioner Kennedy: Could we get a clarification on the termite problem?

Chairperson Naughton: We will probably get a clarification out there.

Chairperson Naughton: Well, we made the motion to approve already. I can clarify that. Okay. Thank you. The motion is to continue this project to the next meeting, and it shall be referred to the Design Assistance Committee. The Design Assistance Committee will review the issues about the siding and the appropriateness of the siding and window treatment as well as the design intent or the design ideas for the garage. So, that is a clarification on the motion. I don't think we need to restate it.

Chairperson Naughton: I did say in the next two weeks. So, that ends that item.

14. OTHER ITEMS

HOC Sub-Committee Appointment:

Chairperson Naughton: Let's just talk a little about the Sub-Committees and again I was pretty busy this week but the one thing I said the last time was that I thought I would probably call you individually and kind of get a sense of what you wanted to do and if there are areas of interest that you have related to preservation – then I could talk to you. This is what I was thinking that it might be good since everybody is sort of new and I don't know you and you don't know me – that maybe we just get together within the next two weeks or on the next weekend if at all possible at my house and we will have a meeting that is not in violation of the Brown Act because we won't be talking about policy. We will really be talking about things we can do as a group. What I would propose is that we would meet for brunch Saturday or Sunday. It doesn't matter to me. I know it is in the summer so you may be in the middle of a vacation. I know this is last minute but I am thinking if we got together for an hour and a half – two hours tops – I would provide the coffee and donuts and brunch items. This Sunday about 10:00 o'clock? We will meet no later than noon. So, 10:00 o'clock at my house, 919 Georgia Street, between Alameda and Monterey. It is a gray house with a white porch in front. It will be fairly informal. So, bring your ideas. I heard some things tonight that were very exciting in terms of areas of expertise that you can all help out in. What I would like to talk about is this Design Assistance piece. We can all participate in that, and if you have a specific interest, and I know that some of you are out on Mare Island and so you might have some input that is interesting. *Extensive crosstalk. Unable to understand who is talking, etc.*

I am going to make a motion that we adjourn.

Secretary Tuikka: Just one note of caution on a meeting. The project doesn't really get discussed. The Committees get discussed. When you get together in your Design Assistance Committee, then you can back into the project.

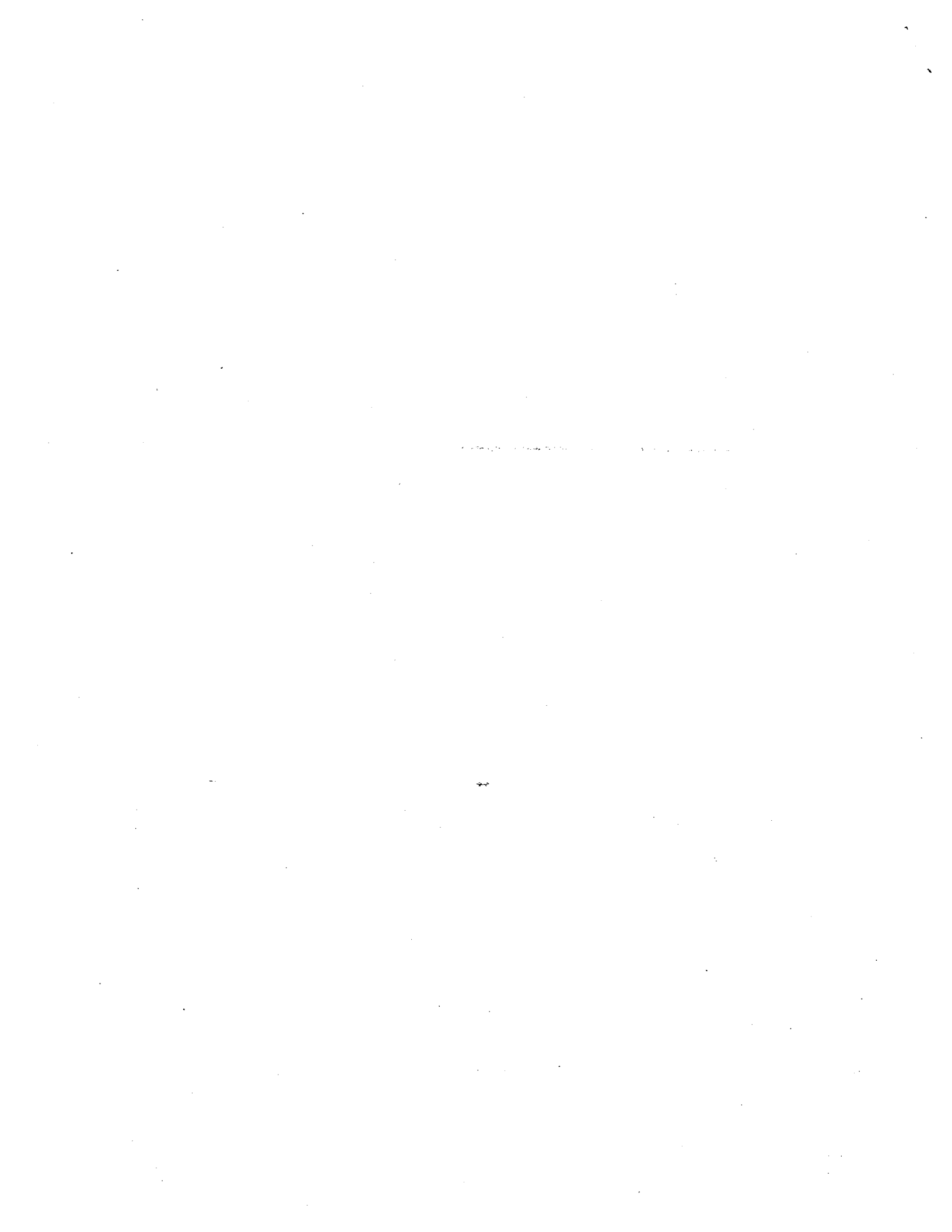
Motion passes.

ADJOURNMENT

Meeting adjourned 9:40 pm.

Respectfully Submitted,

Bill Tuikka, Secretary



MINUTES

1. The special meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE TO THE FLAG.
3. ROLL CALL:  
  
Present: Naughton, Swanson, Kennedy, Laraque, Quigley, Mandap  
  
Absent: Commissioner Tranter is on vacation this evening..
4. APPROVAL OF MINUTES - None. They will be available for the August meeting.
5. WRITTEN COMMUNICATIONS

Secretary Tuikka: In front of you tonight is a letter from Steven Carroll and Amy Mahew. This letter is written about tonight's item that is on the agenda and basically it supports the project. One other piece of communication I have put in front of you is the flyers from the conferences that are coming up, and I can perhaps talk about that a little more in Item No. 6, the Secretary's Report.

Chairperson Naughton: What I would like to do now is to take a minute and ask the Commissioners that haven't read through this letter to take some time and scan through this and see what it says. See if it is related to tonight's special hearing. I would ask that this be placed on the record for tonight's meeting.

6. SECRETARY'S REPORT

Secretary Tuikka: We have talked in the past about training opportunities for the Commission, and I have placed the flyer in front of you for the two that are coming soon. I have also prepared the Memo for the City Council. In order to authorize that, you may remember that it is a cumbersome job to get the funds disbursed, so we need to have Council approval on that. At any rate, that is being done on the 24<sup>th</sup> and three of you have expressed interest in the August 2<sup>nd</sup> workshop, and I believe that most of you or all of you have expressed interest in the August 23 workshop. Those are the funds that we are authorizing, and you can take a look at this flyer. You are not committed, and if you in fact do not spend all of the funds, there will be no problem. There are will be other workshops coming up in the future. That's all I have for special communications tonight.

7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS

Chairperson Naughton: I would just only report - I know we don't have Committee meeting reports tonight, but a few of us did meet with some applicants on a potential project that is being considered. There was the Design Assistance Committee, so I thank Steve and Matt for

attending that. That's the only item I have. Any other Commissioners that would like to report on anything?

8. REPORT OF THE CITY COUNCIL LIAISON.

Mr. Clutier did call me this afternoon and express an interest in the project and said that he would be here at 8:00 o'clock. I thought we might be over, so he may make it if we happen to go that late, otherwise; I don't think that he will be here.

9. COMMITTEE REPORTS

Chairperson Naughton: Let's defer this to the next meeting.

- a) Design Assistance Committee ()
- b) Certified Local Government Committee (,)
- c) Preservation Outreach ()
- d) Landmarks and Inventory Committee ()
- e) Trackers Committee ()

10. MARE ISLAND UPDATE

Chris Naughton: Deferred to the regular 7/19/07 meeting.

11. COMMUNITY FORUM

Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Architectural Heritage and Landmarks Commission, may approach the podium at this time. Is there anybody here that would like to address the Commission on any other item?

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

The consent calendar and agenda were unanimously approved. The Commission may adopt the agenda as presented or may arrange the order of items pursuant to the Brown Act. The Commission may not add items to the agenda and the Commission may only discuss items on the agenda.

Chairperson Naughton: We have just one item on the Public Hearing tonight and that is the Certificate of Appropriateness #07-0019 which is Item No. 13 under Public Hearings.

13. PUBLIC HEARINGS

a) **Certificate of Appropriateness #07-00019**, Building H-04, Asuar Drive, Mare Island Reuse Area 8, a request to construct exterior and interior improvements to an existing historic home within the Mare Island Historic District.

Recommendation – Approve Certificate of Appropriateness #07-0019 based on the findings and conditions contained in the staff report.

Secretary Tuikka: Senior Planner, Michelle Hightower, will give that report.

Michelle Hightower: Good Evening Commissioners. Leslie Dill, our contract planner for Mare Island is on vacation this evening, so I will present the Staff Report in her absence. I would also like to introduce Claudia Quintana. She is our Assistant City Attorney and she is here this evening in case there are legal questions regarding this project. This project came before you at your June 21 meeting, and at that meeting, after a lengthy discussion, the Commission voted in favor of the applicant to meet with the Design Assistance Committee, to discuss some of the details of the design, and since that time, it was determined that the applicant would not be able to change the project due to time constraints and so they requested this special meeting for this evening. For background, the project involves the rehabilitation of Building H4 on Mare Island for the 2008 Sunset Magazine Idea House, and the applicant has generally proposed to construct a rear deck, modify the rear and basement entries, restore the front porch to the original design, and to replace the exterior siding and windows. At the June meeting the Commissioners expressed generalized support for the project but they also expressed concern regarding the windows and exterior siding replacement. The Staff Report from the June 21 meeting recommended approval of the project with conditions regarding the windows and sidings. With respect to the windows, the Staff Report and the Memo this evening indicate that window replacement is not recommended. While the proposal does include custom windows to duplicate the style and design of the existing windows, and it also includes that the tram and the sash will be re-used, staff believes that in the absence of a complete survey that determines that the windows have deteriorated, window replacement shall not be recommended, and they should be preserved. The applicant has since submitted a sample of the exterior siding, and, after considering the discussion by this body at the June 21 meeting, and upon further observations of the exterior siding as well as the sample that was submitted, Staff is determined that some preservation of the original siding material actually can be accomplished and that the cement based replacement siding is actually not in keeping with the original materials. This relates to the expected compatibility with the original siding with respect to the dimensions, texture, profile, as well as concerns regarding the long-term wear of the material. I did not provide the siding that they provided to us for review because I believe, this evening, they will be presenting a new siding material that more closely matches what is on the building. The overall recommendation for this project is that the repair and replacement of the exterior siding be done in kind and that it be preserved where possible and that the actual window replacement not be done. The recommendation is that the Commission approve the Certificate of Appropriateness subject to the findings and conditions provided in the original Staff Report with the following additional condition, and we have actually clarified this condition more so. There is some language change. The applicant shall preserve, where possible, and replace the exterior siding on the building in kind or with a replacement that more closely matches the original material with respect to

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dimensions, texture, and profile. The sample material shall be submitted to the Secretary of the AHLC for approval. Our Staff is aware of the special nature of this particular project and the Commission's overall support. After discussion this evening, if the AHLC votes to allow replacement of the windows and the exterior siding, the findings for consistency with the Secretary of Interior Standards No. 219, should be made and the applicant should also provide a sample of the exterior siding as well as the window replacement material. I am happy to answer any questions for you.

Commissioner Swanson: Ms. Hightower: The replacement material on the windows - in regard to its nature - are they going to be wood replacement?

Michelle Hightower: My understanding is that it will be wood trim with sash and, the glazing, of course, would be double pane instead of the single pane that is currently there.

Commissioner Swanson: But, it would be wood?

Michelle Hightower: Right.

Commissioner Swanson: And, in regard to the siding material - are they looking for something that closely resembles, or are they looking just to have some made, and, for replacement? What I am getting at is - are they going shopping for something that is already made in the market place or are they going to take a sample of the siding and present it to a mill and have the footage run?

Michelle Hightower: My understanding is that each plank would be custom made to match those that are currently on the exterior of the building but I would allow Lennar to provide or the applicant of Sunset House to give more detail regarding the siding.

Chairperson Naughton: Michelle, the sample that was submitted on the siding - was that a HardieBoard product? The determination from staff was that it was not consistent with the original wood siding in terms of mimicking it both in its texture and profile?

Michelle Hightower: Correct. Primarily with the dimension of the board.

Chairperson Naughton: Do you know what the dimension of the siding is? I think it may have been stated. Do you recall what it is? Is it a 2 inch or 2 1/2 inch narrow plank?

Michelle Hightower: I do not recall.

Chairperson Naughton: However, whatever dimension it is, the sample that they had presented did not match the characteristics of the existing siding?

Michelle Hightower: That's correct.

Chairperson Naughton: I would imagine during the last three weeks, given the importance of the project, that both Lennar and Sunset Magazine and Staff have been talking about all of these issues. I suspect we are going to hear from the applicant and maybe I should just hold my questions for them. The only thing I would ask is, since the further condition of approval, that you are recommending tonight, I would like to have a copy of that. Can I see that or have that so that we can reference that in any action that we take tonight?



Michelle Hightower: Yes, I will provide that to you.

Chairperson Naughton: Are there any other questions for Staff? Thank you Ms. Hightower. I appreciate that. The applicant is here. Hi, Dina. If you could just introduce yourself for the record and tell us who you are representing.

Dina Tasini: Good evening, Commissioners: I am Dina Tasini with Lennar Mare Island. First of all, I would like to thank you all for holding this Special Meeting to discuss this project. I have invited several other members of our team to come and present tonight so that a lot of your questions could be answered tonight both from a legal standpoint. We have invited Deborah Rosenthal who represents us on historic preservation and worked very hard when we were putting together the Settlement Agreement, and she is with Bingham, McCutcheon. And, then, we also have a representative from Sunset Magazine and David Garland, the Assistant Project Manager. Before I forget, although I didn't have it in my presentation, I wanted to respond to some of the issues that Michelle had stated in her Staff Report. First, I appreciated that the Design Assistance Committee was willing to meet with us, and the reason we decided not to hold the meeting was that Sunset doesn't really have the flexibility to change the materials. It is part of what they do to market, and rather than spend time with the Commissioners, we felt that it was more important for us to discuss internally, the specifics of the project, and, what we have come to is that we didn't really present the project to you the way we probably should have last time – which is to talk about – What is this Idea House? Just so you know, the Agreement is that Lennar Mare Island will be doing all of the construction on the house. The materials are provided to us at cost and we will basically be the general contractor on this project. At the end of the day, it will cost us a great deal of money – a lot more than we will ever receive back. I know that we don't always look at that here but I think it is important to note that we feel this is a very special opportunity. I just wanted to make sure that you understood that part. We hopefully will present to you tonight, an argument that will help you make that decision to approve this Certificate of Appropriateness. I hate coming up here and being in disagreement with Staff, so I am hoping that we can get to a point later where we don't have this coming to you, and this is a very unique project.

As you know, and there are a few people in the audience that weren't here last time, this is the Idea House that Sunset Magazine does yearly. This is one of two houses that they have chosen this year. This is the first historic house that they are proposing to do, and they have chosen H4, which is one of two homes, up on the hill, adjacent to Club Drive Park. The project is a rehabilitation project for H4 and includes the preservation of all of the architectural details such as the dentals, the corner boards, and the replacement of the windows with the same style, size, and scale, but it will be new wood windows with divided panel and HardiePlank siding which will be custom made to reflect the same size of each one of those wood siding pieces that exist today. If you go out and measure them; each one is a different size. So, we are hoping to be able to match those as completely as possible, have the same type of texture, and profile to the HardiePlank. We are just going to have to do that as part of this project, and we understand that part. Sunset also will be looking to you at a later date for review of the landscape plan and the proposed colors of the house. While I am on the description of the project, the reason why we have asked for this Special Meeting, and there is some urgency to this, is that if you choose tonight to not support this project and to not approve the Certificate of Appropriateness, Sunset will have to choose another house. They don't have time to wait for us to make these decisions, and it is really a short timetable for them to be able to have the spread in October. Is that correct? It is October, correct? So, one of the things that I would like to take a few minutes to talk about is some facts on the overall development of Mare Island. As you know, Lennar Mare Island and the City of Vallejo, along with the community, have spent a considerable amount of time discussing

the development of Mare Island. Specifically, we have spoken about the balancing act that needs to occur in order for the island to be successful. What I actually mean by that is that we need this type of project, this catalyst project, to attract people. This uniqueness – this sort of development demonstration project – to attract people to the island who have the same enthusiasm and vision that we do. That, we believe that in working with the City, Lennar, and other people that come and invest in Mare Island, we must be flexible to help them through this. We must interpret the Guidelines to do that so that at the end of the day, we will still have the benefit of economic development and architectural heritage here on the island, and we must look at the whole district, realizing that Mare Island is the whole district and not this specific resource. Furthermore, I think with the approval tonight, we will show you that you are not compromising the integrity of the resource or the district and that it is consistent with the Secretary of Interior Standards. I am sure that Ms. Rosenthal will be able to provide that to you. More importantly, this unique, and I want to refer to is as a demonstration project, will provide the City of Vallejo with an incredible opportunity to showcase the island and the City when approximately 30,000 people come to view the home. This does not include the magazine subscription that is circulated to the state and the nation. Although I rarely come up here and talk about this marketing and economic opportunity, I think that we must look at this tonight, and that when we do, it does not mean that we are inconsistent with the Secretary of Interior Standards or the Mare Island Specific Plan or the vision or the goals of what we are trying to do on the island. I am hoping that tonight we will be able to provide you with that explanation and information and that you will be able to make the necessary findings for approval. With that, I am open to questions, and then after the questions, I am happy to introduce Ms. Rosenthal to discuss more of the issues of the Secretary of Interior Guidelines.

Chairperson Naughton: Thank you, Dina. That sounds good. We can have two parts in terms of the questions. Any other Commissioners have questions for Dina?

Chairperson Naughton: I have a couple. Because I made the motion to continue the project when there was concern about the two primary things, and let's just distill it down to that. And, that is, the windows and the siding. And, Leslie Dill, when she made the Staff Report, went into considerable detail about the options that were available to us as a treatment for replacement, and she was, in the Staff Report, indicating that she could support that. However, the windows were another issue, and the treatment there really is a survey and then repair before replacement. We have, obviously precedent in the historic districts, to allow wood replacement windows. Is it your -- the windows that are existing there have a certain profile -- a certain character that is associated with the time that they were built. Can you tell me if the replacement windows are going to match the profiles of the existing windows or will they be, if you will, a stock wood window?

Dina Tasini: No, they will match the profiles of the windows.

Chairperson Naughton: They will match the profiles and they will also be two panes of glass? They will be insulated windows? Is that correct? Is that right?

Dina Tasini: Yes. It is not a single pane. It is a double pane.

Chairperson Naughton: Just to clarify. The trims and all of the other details around the windows would remain intact? So, one of the issues related to the siding comes down to the size, the proportion, etc. I wish you would have come to some kind of agreement. It sounds like you couldn't in terms of with the staff, about what the right look is. One of the recommendations -- one of the things that we were talking about when I continued -- when I made a motion to continue this to the next meeting and then refer it to the Design Assistance Committee, was to

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talk about other materials that could be more in keeping with the existing type of siding that was there. And, we talked in the Commission here about wood – wood product, et cetera, and there was some discussion with the representative from Sunset that they actually had some other vendors or sponsors that they might look into. Has that changed?

Dina Tasini: That's changed. There is not that flexibility, and that's part of the reason that we did not have the Design Assistance Committee meeting.

Chairperson Naughton: It sounds then like there was – they may have evaluated it or talked to maybe whoever is more senior in charge of the project – then the sponsorship then is by Hardie. Is that correct?

Dina Tasini: For the siding – the sponsorship is by Hardie, and the windows are by – we don't know yet. Yeah – Pella or Anderson.

Chairperson Naughton: Now, the other thing I would have thought that we might have had an opportunity to see tonight was the siding material itself.

Dina Tasini: I do have a sample there.

Chairperson Naughton: Could that be passed around?

Dina Tasini: Absolutely. That's not the size we are going to be using. It was just a piece of what they had, and we will be –  $3 \frac{3}{4} \times 4 \frac{3}{4}$  is what it will be.

Chairperson Naughton: Can you just describe the conversation or the discussion about what the differences were in terms of what was not appropriate. I might have asked Michelle but could you describe what the issue here is.

Dina Tasini: I think when we spoke – well, first, it was a very small piece, but what we tried to do is, originally we gave you something that was much more textured and actually looked like a faux wood with this grain going through and what we have chosen here is a smooth piece of HardiPlank to more appropriately look like wood at the end of the day.

Chairperson Naughton: More appropriately look like it but it is the smoother finish with half the characteristics.

Dina Tasini: Yes, you don't see wood having, you know, bumpy faux grain coming off.

Chairperson Naughton: Now, I am a little bit familiar with the product but not in all its variations. Can you tell me if there are multiple . . . ?

Dina Tasini: On the back of that sample there is a listing of, I think, six or eight different types that you can order, and then, you can do any color you would ever want to paint on that. That's with primer on it right now.

Chairperson Naughton: I understand the color that you can paint on top of it. Did you have any discussions about these other options with staff that might be more appropriate that there could be some consensus?

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Dina Tasini: You mean with respect to which one of those styles on the back? No, we just chose one that was smoothest. We are happy to choose one of the other ones. I don't think that is a problem.

Chairperson Naughton: I see. I see. So, the sample that Staff was looking at was the grained one?

Dina Tasini: Yes. This is the more recent one – the smooth one. I think they call it “smooth colonial”.

Chairperson Naughton: Did staff have an objection to the smooth?

Michelle Hightower: No, we did not. This is the first time we have seen it.

Chairperson Naughton: This is the first time you are seeing it? That's why I'm – you are kind of asking us to approve . . .

Michelle Hightower: We are happy to use any of the styles that Staff chooses. The main problem is that we don't have a flexibility of using anything but the HardiePlank because it is a sponsor. But, if they want it to be something else, they can get that within that range of choices, and nothing has been done, so that is something we could definitely live with.

Chairperson Naughton: Let me open this up a little bit. Does Staff feel like that they could endorse something – I don't want to put you on the spot, but, you know, is this something that is more in keeping with the style that you can endorse that Leslie Dill was actually suggesting could be an appropriate material as a replacement.

Michelle Hightower: I would think that yes, it more closely resembles what is on the existing building; however, our condition of approval is that the sample be submitted for review and approval by the Secretary, which is basically Staff, so it is not something that we actually have to approve of this evening as long as we are in agreement that it is Hardie and we have choices as she has indicated.

Chairperson Naughton: The only concern that I have is if we move to approve that material and Staff does not find any of them acceptable - - -

Dina Tasini: If that happens, we would have to . . . If that happens, which I can't imagine since there are eight different types that are out there . . . If it does, I don't know what we would do. If it delayed the project any more, of course, we might lose the project. But, if it doesn't, we are happy to work with Staff.

Chairperson Naughton: I understand that. I would have hoped, frankly, that this could have all taken place before that, if staff is now considering, you know, this might be better, then that could be in the works. I just don't want to get in a situation where, you know, something is not appropriate or deemed appropriate by Staff.

Dina Tasini: I think the question that we are looking at is that we don't have a problem with Staff choosing any one of the HardiePlanks if they wish, and we should be able to reach an agreement on that.

Chairperson Naughton: Okay, I appreciate that. The only other thing I wanted to state is that when we discussed with Sunset, I asked specifically if there was some float time – if there was some float in the schedule, and there was indication from the woman that was representing Sunset that there was, indeed, which is why we then suggested, given the kind of, the sensitivity of this contributing resource and the appropriate materials to be replaced on it, that we meet with the Design Assistance Committee. So, I still think that would have been valuable. I wish that would have happened. But, having that not happen, doesn't deter us to meet tonight and to make a decision.

Commissioner Kennedy: I just had a couple of real quick questions. Most of the vendors I heard mentioned clad many of their wood windows, and I think we are more interested in a wood exterior finish than wood interior so I would like some assurance that they are an unclad wood window as opposed to an Anderson clad wood window.

Dina Tasini: Right I think that is what we understood it to be.

Commissioner Kennedy: Then, I am assuming Staff will hold out and get us double hungs with ogee returns and an appropriate muntion profile and I am kind of curious how you are going to deal with the muntions on those Diamond lights with that tight of pattern. The other question I guess, on the siding, I would have thought the thickness would have been the concern. Are Hardie actually willing to roll a thicker siding because I think that's where the profile is gonna be furthest. I think random width, you know, might be some . . .

Dina Tasini: David Garland can answer that.

Commissioner Kennedy: I would have thought random width in my eye is really less important. That's really a matter of installation, not material, and one builder might have had a few too many beers and put up some crooked siding. I am not sure if that is character defining.

David Garland: I am Dave Garland with Lennar Mare Island. I think that was the case with a particular house I went through and measured like a four foot section all the way around the house, and the siding profile varied anywhere between  $3\frac{3}{4}$  and  $4\frac{3}{4}$ , and I tried to pick siding that wasn't – the pieces weren't missing – the paint wasn't chipped off, so I had an accurate read. Definitely, the profile changed. I did find a section that the paint was missing and it was peeling away, and the siding and the thickness that is on there is  $\frac{3}{8}$  versus the  $\frac{5}{16}$ ths, which is the thickness of that, so the HardieBoard is  $\frac{1}{16}$ <sup>th</sup> of an inch thinner than the siding that is on the house now. So, it is pretty close.

Commissioner Kennedy: I am surprised the original is that thin, but I will take your word on it. Thanks.

Chairperson Naughton: These are questions for Dina. Dina, did you want anybody else to come up?

Dina Tasini: Actually, I would like for Deborah Rosenthal to briefly discuss the Secretary of Interior Standards.

Deborah Rosenthal: I am Deborah Rosenthal, as Dina said. I am very glad to be here. I will try and be very brief and if there are any questions, I will be happy to answer them. As Dina indicated, Lennar does want to proceed within the City's preservation framework. They agree that this raises important questions, and we don't disagree with the Staff Report but we think that

there are many other factors that the Commission needs to consider under the Specific Plan and the Historic Guidelines and that the Commission actually has considerable discretion in how it makes this decision. I did want to emphasize, as I think the Commission understands, that the goal of the project is to make sure that there is visibly no change from the original condition of the building. That there is a change in some of the materials but that the original appearance is respected and that they are going to be replacing only those features that need to be replaced for, really, two reasons. One, they are deteriorated, and two, it is part of the Sunset House program where there is really not the flexibility to take another approach. So, this is a situation that is very unique. It is to solely allow the building to be used as a Sunset House Idea House and to bring potential users to Mare Island to facilitate economic reuse. I think it is worth repeating that the Sunset Houses typically get between 30,000 and 40,000 visitors and that that is an extraordinary opportunity for Mare Island for the entire Historic District, and that under those circumstances, we believe that this does comply with the three regulatory documents – the Specific Plan, the Historic Guidelines, and the Secretary Standards and that it is important to remember that the Secretary Standards are not written to be regulatory in nature. They are written in terms of recommended and not recommended treatments for individual buildings. In general, they don't address districts. And the Standards themselves state that they are to be applied flexibly in a reasonable manner, taking into consideration economic and technical feasibility, so because they are not written to be regulatory, they don't include the kind of variances and balancing that are part of any regulatory decision making that the Commission is used to doing when it makes decisions, and that balancing, the discretion that the Commission has, is informed by the policies in the Specific Plan and the Historic Guidelines. We think it is called Certificate of Appropriateness for a reason. We are looking at the entire context and background for what is appropriate under the circumstances. The Commission, we think, does need to make several findings. One of the findings that is very important is that the Commission needs to find that it won't adversely affect the Historic District for its eligibility for the National and California Registers. These are basic contributing resource. It is not a visual change so we think that it will not affect that eligibility, and in fact, it will benefit the entire Historic District. That it will help ultimately meeting the General Plan Goal to preserve and improve historically and architecturally significant structures and neighborhoods. This District, as the Commission knows, includes 100's of contributing structures. It is not an easy task to develop this kind of economic momentum. Lennar talked about it needing to develop a critical mass and the Sunset House will bring tens of thousands of "feet on the ground" to Mare Island for the purpose of seeing the Historic District, and there are more than 30 other homes that are list designated as contributing resources that are going to need to be purchased, rehabilitated, and this is a way to get people onto the island, thinking about historic character, to see these homes.

Second finding is the Secretary's Standards. The critical one seems to be Item No. 6 where it talks about deteriorated historic features being repaired rather than replaced – where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. In this case, as Dina said, these should be able – the HardieBoards should be able to match the old in design, color, texture. There are really two issues. One: It is a different material. The hope is that it will look as close as possible to the original material. Then, the other question that it really focused on in the Staff Report is whether there is deterioration of the kind that would justify replacement rather than repair as the Standards and Guidelines do favor repair over replacement where it is feasible. They do recognize, though, that compatible substitute material can be appropriate to use where using the same kind of material is not technically or economically feasible. There is no question that the Staff Report indicates that the siding in the windows on the Medical Officers' Quarters, are deteriorated. There are photographs that show moderate to severe deterioration. There may be some judgment about whether they are deteriorated enough under ordinary circumstances to

allow the replacement rather than repair, but we think in these circumstances, that there are economic issues that make it infeasible to piece in wood or to replace them with the same material. Because it would not be economically or technically feasible for Lennar to provide the same benefits to the Historic District, and that is benefits to the hundreds of individual buildings as the Sunset Magazine proposal that is attracting up to 40,000 visitors and national publicity. I know I take Sunset Magazine myself, you are probably glad to hear. I am one of the subscribers, and I am familiar with the Idea Houses. It is really quite an impressive and exciting opportunity. So, unfortunately, in this case there is a rather stark choice about whether to allow use of a suitable, compatible substitute material, but it is not a choice really that is contemplated in the Secretary Standards. We think that choice is one that the Commission has some discretion to make under the Specific Plan and the Historic Guidelines. Staff has said that they are concerned about precedent. We want to stress that we are in complete agreement, that this is a unique situation. It is a bit like being hit by a bolt of lightning (in a good way). We agree that findings could include statements that this kind of balancing is an extraordinary situation, and it would only be applicable where there is a clear benefit to the entire district and the community. Mare Island needs to work economically. It needs users, and it needs purchasers. We think we agree that this is not an appropriate solution for every building but we think, under these circumstances, with the goals of the Specific Plan, that it is within the Commission's discretion to find that this is an appropriate treatment for this house. Happy to answer any questions, and we appreciate the Staff's explanation of the findings that could be adopted to allow the Sunset House to proceed.

Chairperson Naughton: Thank you Deborah. Appreciate that. Commissioner Swanson.

Commissioner Swanson: Ma'am: I am under the impression here that you folks are pressured into getting this house done. I understand the benefits that you have espoused to me or to the Commission here and, in doing . . . for us, we have to go by certain standards here which are written out for us. I have been before this Commission before and now I am on the Commission. There have been many issues. I work on old homes. I have done it in Vallejo for 30 years, and I have done houses worse than this and made them look beautiful. And, the problem I am having here is that a lot of my clients who are now family, have always asked me: "Can I replace my siding?" And, I have said, "you know, we have certain things that you have to go by when owning an old home." And, I find that we are going to have a quandary here . . . at least with me. The other Commissioners may not. Putting a different material upon the home which wasn't originally put on, you know, such as, wood. I have always, you know, had pieces of wood made, or siding made, or made them myself. In asking for this to occur, and you say thousands of people are going to come and view this beautiful home . . . it will be beautiful, but there again, I find myself in a quandary with others that I have dealt with in the past when I have told them they cannot put this type of material on their old home . . . their historic homes. This is mainly my opinion, but it is also my fear that should I go along with something such as this, is it gonna give others the impression that because of one person's inability to correct a problem, that they can solve it by replacing an old material with a new material because of the ease. You know, I understand where this is coming from but the benefit for others would mean a detriment to me and the things that I have done in the past and the things that I still do. And, that's about the limit of my question, ma'am.

Deborah Rosenthal: I would just say as someone who has been involved in preservation for a long time, I think it's a good thing that it's a quandary and that it's a hard decision because it is difficult to make this sort of decision, but what I wanted to say is that under the City's regulations and requirements, it is possible for the Commission to exercise its discretion by looking at the recommendations of the Secretary Standards, the goals of the City, and the needs of the entire district which is quite an unusual situation when you have a district of this size that needs this

kind of economic catalyst and that it is within the Commission's discretion and what I described as a bolt of lightning situation, to say it is appropriate in this case. And, we are not setting a precedent for other cases, but it is appropriate in this case to make a hard choice for the benefit of the entire district because the district is so in need of "feet on the ground" purchasers and this kind of publicity that can't be purchased, can't be repeated, and we hope, will bring people who fall in love with this house and want to live on Mare Island. So, we are not disagreeing that this is a hard choice but we think that on balance, the Guidelines and the Specific Plan let the Commission decide in favor of the future of the districts as a whole.

Chairperson Naughton: Thank you. Commissioner Kennedy?

Commissioner Kennedy: I guess this is as much as anything directed to Staff, and it is unfortunate that Leslie Dill isn't here this evening. I mean, I have to – I think it is a great project and I'd certainly hope to be able to vote to approve a motion that doesn't perhaps contain onerous and burdensome conditions, but I have a question. Several of the key points being raised, speaking to the deterioration of the siding and windows, are somewhat debatable, and I can't really follow the economic feasibility, replacing windows being cheaper than repairing them, and I don't think Hardie Siding is a more cost effective solution than a finger joint primed pine. And, the final one which came up late in your discourse is you know, setting a precedent, and there is the unfortunate thing that there are going to be 30 other potential homeowners who then are going to want to do this project. Right? Because they have been led to believe that this is the appropriate historic treatment to make your home more energy efficient and lower maintenance. So, the questions I have, and I think I will direct it to Staff, is "Are we going to be able to write language that says this is a special case and we are not going to do this for anybody else, ever again?"

Michelle Hightower: I am going to request clarification from our City Attorney but perhaps what we can do it as one of the findings, is include language that says that this is a rare and extreme case, and I will just check with Claudia.

Claudia Quintana: I am not sure that you can actually say that this will be treated so specially that this will not be precedential. On the other hand, you can treat it that way. There is no law that says that you have to make a decision in this case, one way or the other, and then treat all the other applications the same way as they come before you. I mean, I think it seems axiomatic that each project will have its own set of circumstances and will be weighed separately.

Commissioner Kennedy: Can we require Lennar to disclose to other homeowners that they will be treated differently and create a circumstance?

Claudia Quintana: I'm not sure how that would operate. I think the law is such that each applicant is entitled to have due process. That means their own fair hearing in front of you, and you will treat them independently of everything else. If you feel, later on in the future, that this was a good idea or this was not a good idea and you choose to use that and refer back to your experience in order to make a decision in the future, I think that's acceptable. On the other hand, if you have learned something from the experience and take that away and choose to apply it or not apply it, you can do that as well, but, I don't think you can require Lennar to tell all the other potential home buyers in the future that they will be treated this way, or they will not be treated this way. I think that is something outside of . . .

Deborah Rosenthal: Actually, Lennar does notify homebuyers of the City's procedures and as the Certificate of Appropriateness procedure, and there have been a few home sales where there has



been discussion about the Secretary's Standards and, without this kind of overriding consideration, the expectation . . . it's going to have to go through the process . . . A very tough process with the Commission.

Claudia Quintana: I think that is appropriate. I am just saying that perhaps coming to a decision or letting homeowners know that the Commission will rule one way or the other is probably not appropriate.

Commissioner Kennedy: Yeah, it sounds like Lennar, which is what I would expect, would be happy to disclose rather than . . . then the question is, can Lennar and are Lennar willing and able to, you know, just somehow modify the disclosure language to indicate that the Idea House may not be indicative of treatments possible for other historic properties, but that sounds like a "no". Wait a minute – it was just a thought.

Chairperson Naughton: Thank you, Commissioner Kennedy: Any other clarifying questions for Deborah? What I would like to do at this time is to take this matter back before the Commission. Obviously this is the second time around, and I know all of you have some opinions about it. I would like to ask each and every one of you just to say a few words, and what your thoughts are here. I think we have heard from Steve. He has kind of expressed what his concerns are. Commissioner Kennedy – would you like to share with us your thoughts about this project?

Commissioner Kennedy: In many ways, I am very favorably inclined. My real concern is the precedent. I think in a strict interpretation of the Guidelines; I think it falls flat. But, I think it is a great, great project, and a great opportunity, and I think it could, for instance, encourage rehabilitation and restoration of its 30 relative homes which might otherwise sit neglected and decay further. So, as long as I can hear some language that convinces me that there is going to be thorough disclosure and we are not bound by a precedent, I would feel pretty comfortable, I think. I would like to see it move ahead.

Commissioner Laraqe: I'm actually more in favor of the project because it was my understanding, anyway, that as long as the windows and the sidings meet the standards that are the Secretary of Interior Standards, that it is perfectly okay to change windows out and siding out as long as it keeps the same profile. That appears to be the case . . . that this is what they are going to try to do. Because, if you have a house here in Vallejo and you want to change its windows, just as long as it's the same profile, I think that's perfectly okay. That's my understanding.

Commissioner Mandap: I am actually in favor of the redevelopment because I am a fan of due process. I think that's what it is to be American, and I guess each case by case scenario is judged differently, and I agree with Commissioner Kennedy . . . with his views.

Commissioner Quigley: I think this is a great opportunity for all of Vallejo, not just Mare Island. I think the economic aspect is something that Vallejo can't turn down. I think . . . I am in total agreement with . . . I think there is going to be a lot of one-on-one determinations on property on the Island, and that's why I'm here. If we have to take those City houses and do them one-on-one, then so be it, and at this time I think we need to take this opportunity that has been presented to the City of Vallejo because I think it is excellent.

Commissioner Swanson: I like the project very much. It is just, in my opinion, and from what I have done through the years, I just couldn't live with Hardie back or siding on any of my old homes. I wouldn't put my name on them whatsoever. I would run away from it. The idea is

great. I have a phone number you can call. I can have a mill run you brand new lumber, but actually I can get you the best price on it. I already checked into it, and if it were me, I would only put the house into original. I'd treat it like I would an antique. I don't buy antique furniture and change the lumber in it. If it's an old house, I fix them up and make them beautiful and show their history. Thank you very much.

Chairperson Naughton: Thank you very much. Let me tell you my opinions about it. I think this is a special and unique project. It has been clear from the very beginning – the opportunity to showcase one of the homes out on Mare Island. It is special and unique in that the purpose for showcasing the house is really to showcase the materials that are the sponsors, or provide sponsorship to Sunset Magazine, and I do believe that there is significant flexibility and latitude on the interpretation of the Secretary of Interior Standards and the Guidelines in the Specific Plan. I appreciate the concern of Commissioners Kennedy and Mandap stating the issues about disclosure and precedent. I am reluctant to add anything into the language or a motion that I will make stating anything about future considerations not to be duplicating this effort or whatever. This is . . . I would hazard to say that almost all people that are buying the houses are not going to be looking to replace all of the siding on the house, particularly when the siding on the house is only marginally, frankly, in disrepair. I believe that there will be just restorative measures to do that, and regarding the windows, I think that is really a one-on-one situation where you can obviously make the case. The recommendation is to treat this and survey and see if you can repair rather than replace, but I frankly don't think it's that big of an issue as compared to the upside of which you are stating there is an economic benefit and a promotional benefit to Mare Island, our City, and the Historic Districts. So, with that, and having an understanding that there is a near unanimous consent about doing the project, I would like to make a motion to approve Certificate of Appropriateness 07-0019, subject to the following, that the findings state that the proposed project as conditioned would not adversely affect the historic resource nor the relationship and congruity between the subject property and surroundings. That the proposed project as conditioned would not adversely affect the special character of the Historic District per Section 7 of this report, and under the Conditions of Approvals:

No. 1: The applicant shall submit a landscape plan that illustrates the planting, fence, and pathway plans for the property for review and approval by the Secretary of the AHLC that would be Staff.

No. 2: That the applicant shall replace the exterior siding on the building in kind or with a replacement that more closely matches the original material with respect to dimensions, textures, profile. The sample materials shall be submitted to the Secretary of the AHLC for approval, and I would also put a footnote in there. All of those HardiePlank materials be submitted for consideration.

No. 3: That the applicant shall submit revised plans to insure the preservation of the original window openings, original trim, and that wood replacement windows be provided to match the existing wood profiles.

No. 4: That all notes on the drawing suggesting other than the Conditions of Approval stated in this motion, shall be removed from the drawings.

No. 5: That the applicant shall provide a sample of the exterior siding material that more closely matches the original material with respect to dimensions, texture, and profile for review and approval by the Secretary of the AHLC. So, the motion is to approve with those conditions.

Architectural Heritage and Landmarks Commission Minutes  
July 12, 2007

Claudia Quintana: Excuse me, one second. I would ask that you also make a finding that the project is consistent with the Secretary of the Interior's Guidelines. I think that that got misplaced with regard to where the findings are supposed to be.

Chairperson Naughton: As an additional finding? I would also like to amend my motion and state as an additional finding that the project . . . (I'm sorry – say that again).

Claudia Quintana: That the project is consistent with the Secretary of the Interior's Guidelines. I think that that got misplaced with regard to where the findings were supposed to be.

Chairperson Naughton: That this project is consistent with the Secretary of the Interior's Standards.

Claudia Quintana: Yes, please. And, additionally, there is one last Condition of Approval which didn't make it I think, and that is that the applicant shall submit the garage door design for review and approval by the Secretary of the AHLC prior to building permits approval.

Chairperson Naughton: Okay. I will add one more Condition of Approval that the applicant shall submit plans, drawings, designs for the garage for approval by Staff.

All in favor:

AYES: Naughton, Kennedy, Laraque, Mandap, Quigley.

NAYS: Swanson.

ABSENT: Tranter.

The motion carries.

Chairperson Naughton: Thank you all very much. I appreciate your coming in.

14. OTHER ITEMS

a) None.

15. ADJOURNMENT

Motion was made to adjourn. Motion passes. Meeting adjourned 9:10 pm.

Respectfully Submitted,

Bill Tuikka, Secretary



# ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

## STAFF REPORT

**Date of Hearing:** August 16, 2007

**Agenda Item:** 13a

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**Application:** Request by the property owners to enter into a Historic Property Preservation Agreement (Mills Act Contract) with the City of Vallejo for their property at 1320 Marin Street. (Mills Act Application 07-0001)

**Recommendation:** **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owners. (Mills Act Application 07-0001)

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1. **LOCATION:** 1320 Marin Street, East side of Marin Street between Alabama and Louisiana across from City Park.
2. **APPLICANT:** Ronald Nicholson  
1320 Marin Street  
Vallejo, CA 94590
3. **PROPERTY OWNER:** Ronald Nicholson  
1320 Marin Street  
Vallejo, CA 94590

4. **BACKGROUND AND DISCUSSION:**

In 1976, legislation was adopted in California that created an alternative method for determining assessed value for qualified historic properties subject to an historic property agreement. These agreements, commonly referred to as "Mills Act contracts", provide for property tax relief for owners of qualified historic properties who agree to comply with certain preservation restrictions and subject to approval and adoption by the local government. Participation in the program is voluntary on the part of the property owner. To be eligible for a Mills Act contract, the property must either be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county, or city and county official register.

As appropriate, the contract may provide for the preservation, restoration, and rehabilitation of the property. The contract may also provide for periodic examination of the property to ensure compliance with the contract terms. Under a Mills Act contract, the property owner is obligated to prevent deterioration of

the property in addition to complying with any specific restoration or rehabilitation provisions contained in the contract.

The minimum term of a Mills Act contract is ten years and each year, the contract is automatically renewed for an additional year on a specified date unless a notice of non-renewal is given. Either the property owner or the City may elect not to renew for any reason. The effect of non-renewal is to terminate the contract at the end of the current ten-year term.

To encourage owners to invest in preserving the historic character of their properties, the City Council adopted Resolution No. 91-442 indicating its willingness to enter into Historic Property Preservation Agreements (Agreement) through the Mills Act. Although the State statute provides for a number of mandatory contract provisions, the City has the discretion to set such terms as are "reasonable to carry out the purposes of preservation of the property."

When the City Council adopted the resolution in 1991, they also adopted a set of criteria to be used in evaluating the scope and appropriateness of individual contracts. The applicable criteria are listed below.

1. The property must be on the City's Historic Resources Inventory and an evaluation form must have been completed and reviewed as to the property's level of significance.
2. An application must include an itemized description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten-year life of the Agreement with the estimated completion time. An application must also include projected adjustments of the property taxes as determined by the Solano County Assessor's Office. (As the Assessor's Office no longer provides this projection, this requirement has been waived.)
3. The project should be highly visible so that it will serve as a catalyst to encourage others to preserve and restore their properties.
4. Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, and the State Historical Building Code.

#### **Project Description.**

The applicant has submitted an application for a Historic Property Preservation Agreement for the property, which is located within the St. Vincent's Historic

District. The property is developed with wide, raised Colonial Revival California Bungalow with prairie influence built in 1914. The house features a moderately pitched hip roof, with flared eaves, enclosed soffits and a wide, plain frieze band. There is a centered front door with a recessed front porch extending to one corner of the building and a very shallow, offset slanted bay on the other side over the garage. There are also bays on the side of the building. The porch is supported by Tuscan columns on a low parapet rail with side facing, wrapped entry stairs. The siding consists of horizontal wood, narrow bevel siding with V-groove siding below the water table. There are wood double hung windows with decorative diamond muntins in the upper sash.

In an attempt to maintain, restore, and preserve this historic property, the applicant has submitted a Ten-Year Scope of Work (Attachment 1). The City has no written criteria for the type of improvements to be made and each application is evaluated on its own merits; however, the type of improvements should clearly show that the City will benefit from the program in exchange for the tax savings and that the goals of preservation and restoration will be accomplished.

The application, including the proposed scope of work, has not been reviewed by the Landmarks and Mills Act Committee, as this Committee wasn't yet reformed with the new members. The AHLC Commission as a whole will need to determine if forwarding a recommendation of approval to City Council is appropriate.

The proposed scope of work includes extensive work on the grounds, installation of new landscaping, and replacement of the garage doors as well as replacing the existing pipes with original brick chimneys. Further work includes structural renovation where necessary to maintain the integrity of the building, a new roof, painting of the house exterior, and significant interior restoration work, including cosmetic work as well as upgrading the existing electrical system.

It is staff's opinion that this scope of work will help maintain, restore, and preserve this historic property and is appropriate for a Historic Property Preservation Agreement.

Furthermore, this project site, being located prominently on Marin Street, right across from City Park, and is highly visible and will serve as a catalyst to encourage others in the area to preserve and restore their properties.

#### **5. STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owners of 1320 Marin Street based on the following:

**Findings:**

1. The project will help maintain and preserve the architectural character of this notable resource on Mare Island.
2. Approval of the Historic Property Preservation Agreement and subsequent improvements may serve as a catalyst to encourage other property owners to preserve, rehabilitate, and restore their properties.

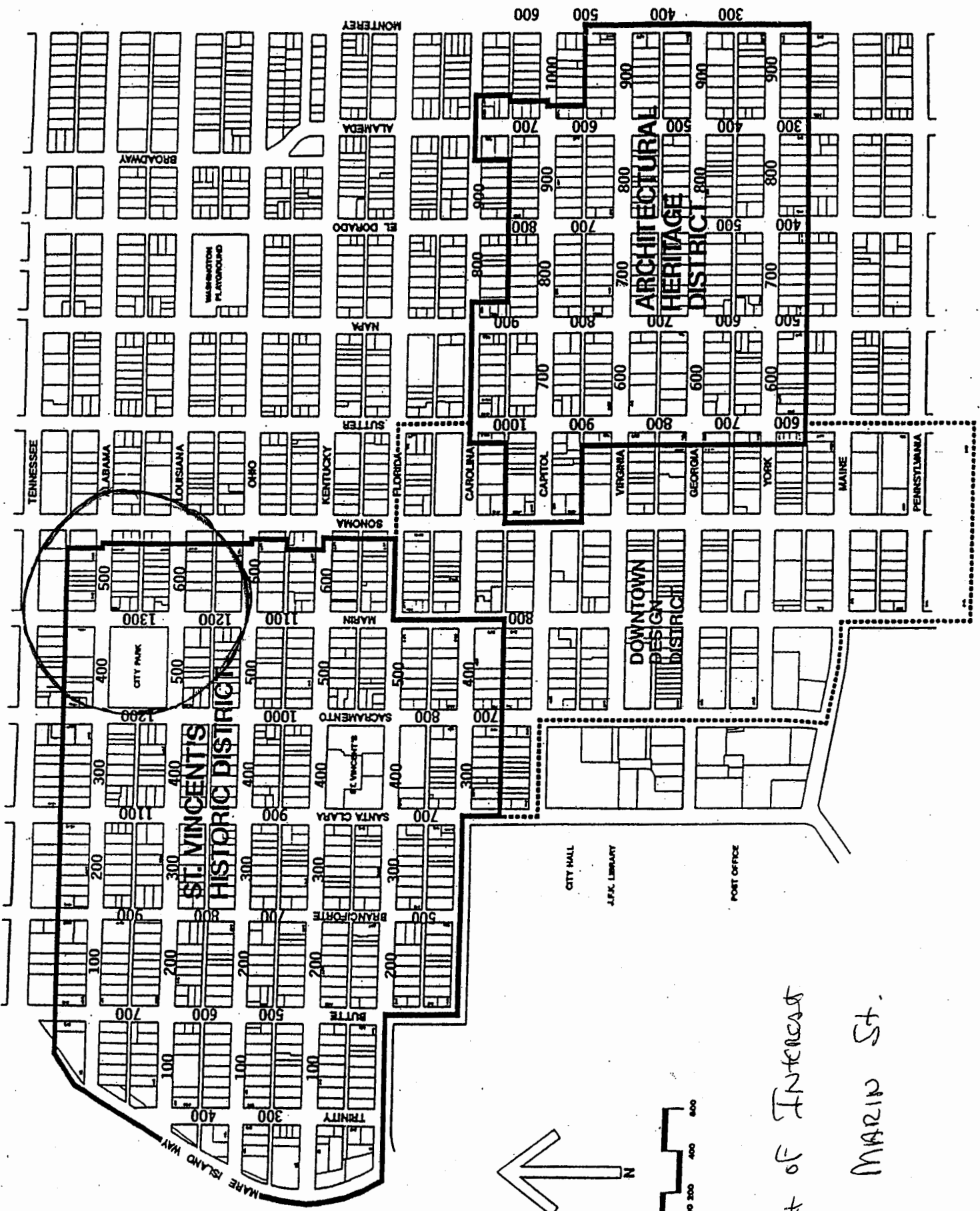
**Conditions:**

1. The property owners or their successors in interest shall comply with all terms identified in the Historic Property Preservation Agreement as approved by the City Council.
2. Prior to commencement of any work identified in the improvement plan, the property owners shall contact Planning Division staff to determine the specific scope of work, its appropriateness, and its compliance with the Agreement. As a City Landmark, all work on the interior or exterior of the buildings must have a Certificate of Appropriateness approved by the Architectural Heritage and Landmarks Commission.
3. Upon approval of the Historic Property Preservation Agreement by the City Council, the property owners or their successors in interest shall pay a contract maintenance fee of \$900.00, to be assessed over a three-year period at \$300.00 yearly.

**ATTACHMENTS**

1. Scope of Work
2. Photos





Conflict of Interest  
 1320 Marin St.

**ANNUAL EXPENDITURES FOR MAINTENANCE & OPERATION**

**1320 Marin Street Vallejo, Ca. 94590**

<b>Insurance</b>	<b>\$1,285.00</b>
<b>PGE</b>	<b>\$2,340.00</b>
<b>Water</b>	<b>\$ 600.00</b>
<b>Sewage</b>	<b>\$ 780.00</b>
<b>Garbage</b>	<b>\$ 312.00</b>
<b>Ongoing repairs &amp; maintenance</b>	<b><u>\$ 4,825.00</u></b>
<b>Annual Total</b>	<b>\$10,142.00</b>

## PROPOSED STRUCTURAL PROPERTY IMPROVEMENTS

1320 Marin Street Vallejo, Ca. 94590

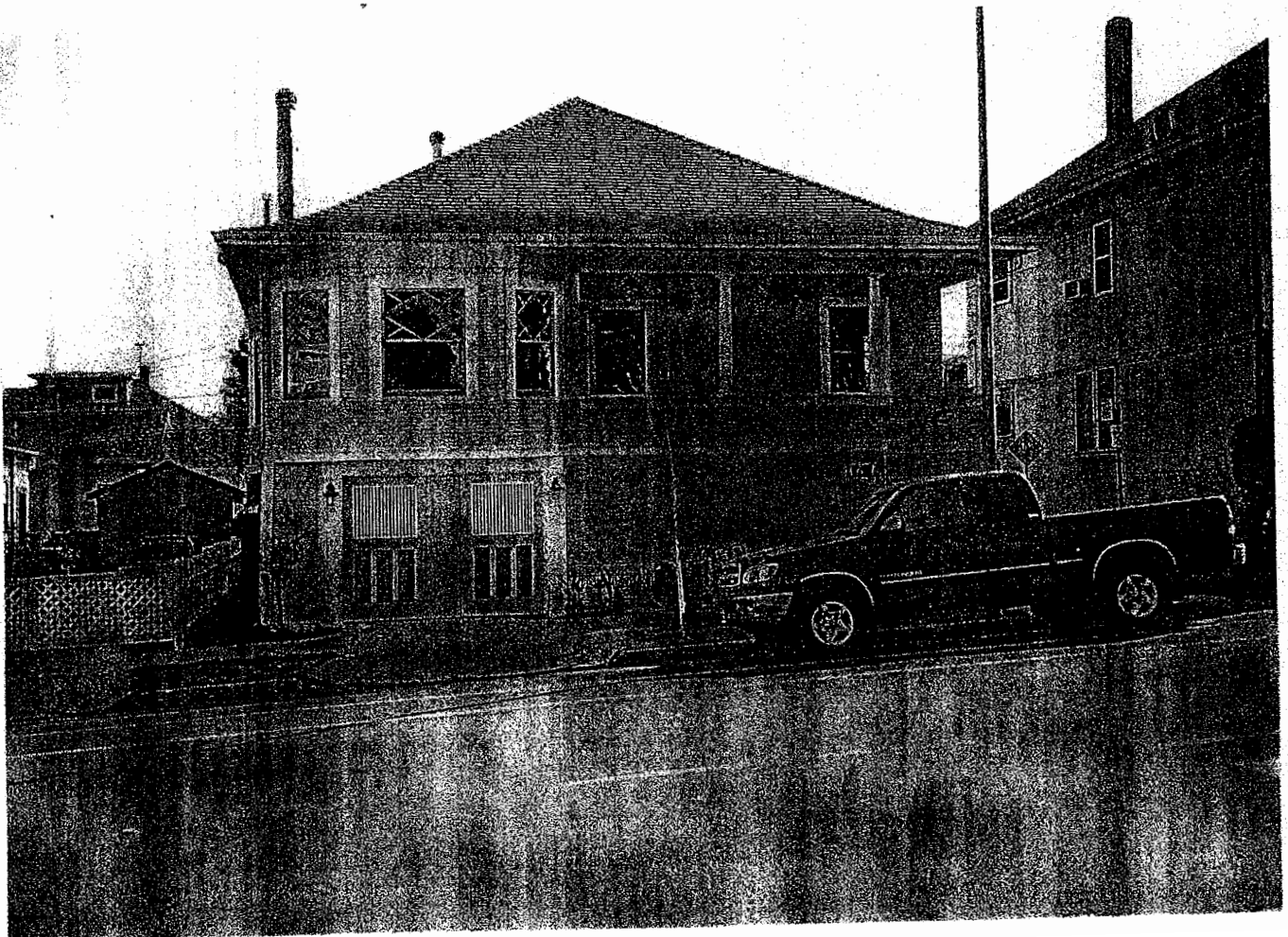
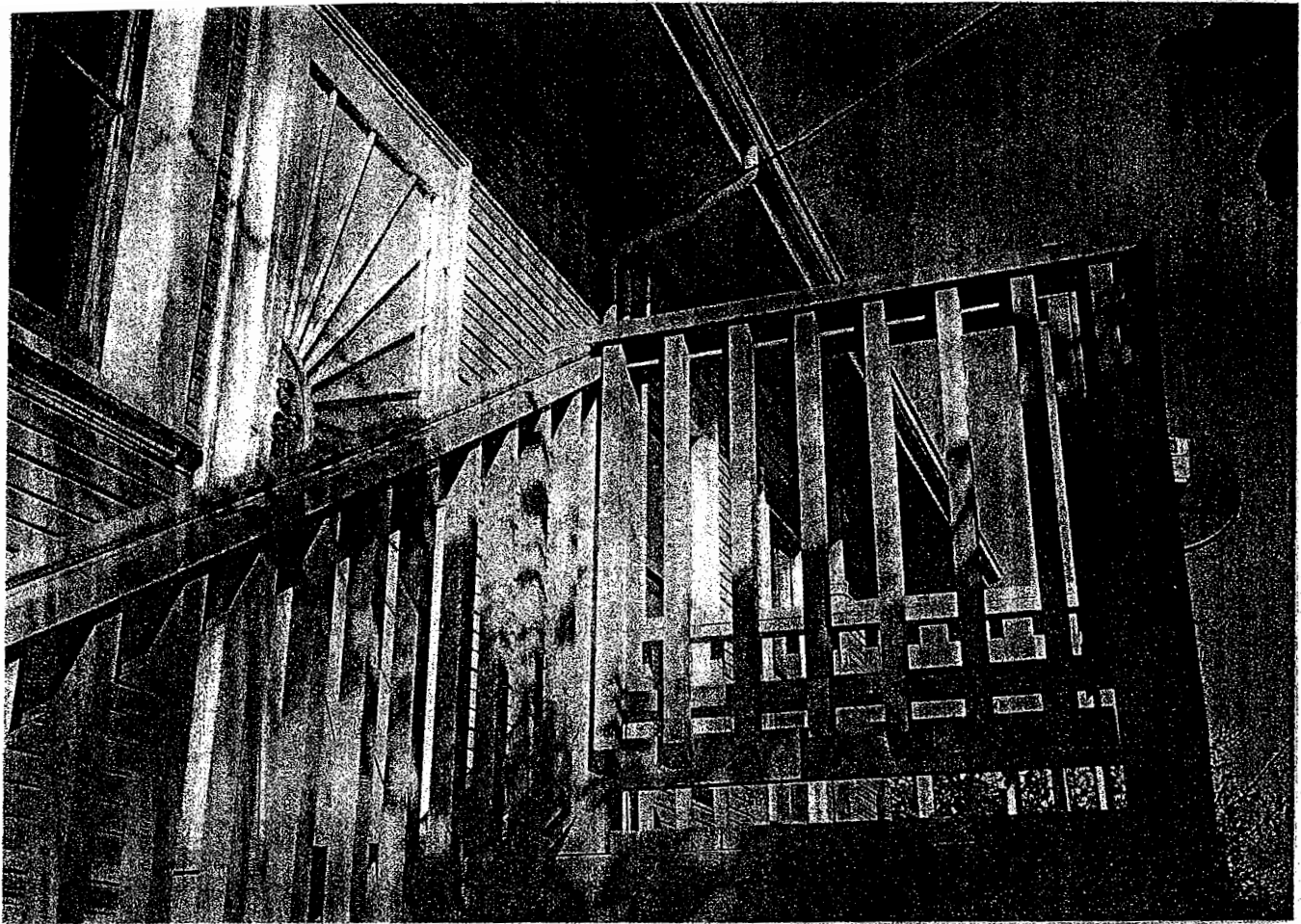
<u>Year</u>	<u>Item</u>	<u>Projected Cost</u>
1	a. paint exterior appropriate to period	\$ 3,250.00
	b. replace/repair windows, double hung with decorative design in upper pane	\$ 3,400.00
2	a. restore front and back garden with brick plants, trees walkways & fountain	\$ 2,950.00
	b. replace fence in backyard adjacent to alley with period redwood and wrought iron in front garden	\$ 3,800.00
3	replace garage door with period door	\$ 2,200.00
4	eliminate remaining knob & tube wiring	\$ 4,000.00
5	a. repair and activate 2 sets of pocket doors	\$ 2,850.00
	b. refinish doors & windows & other trim	\$ 2,500.00
6	replace roof with shingle cedar	\$ 6,500.00
7	replace stove pipes with original brick chimneys	\$ 2,250.00
8	develop gazebo & patio	\$ 3,000.00
9	maintenance painting decks ,porch & trim	\$ 2,500.00
10	a. finish concrete in downstairs garage area	
	b. re-install downstairs bathroom & office (original to house)	<u>\$ 3,000.00</u>
	<b>Total</b>	<b>\$ 42,000.00</b>

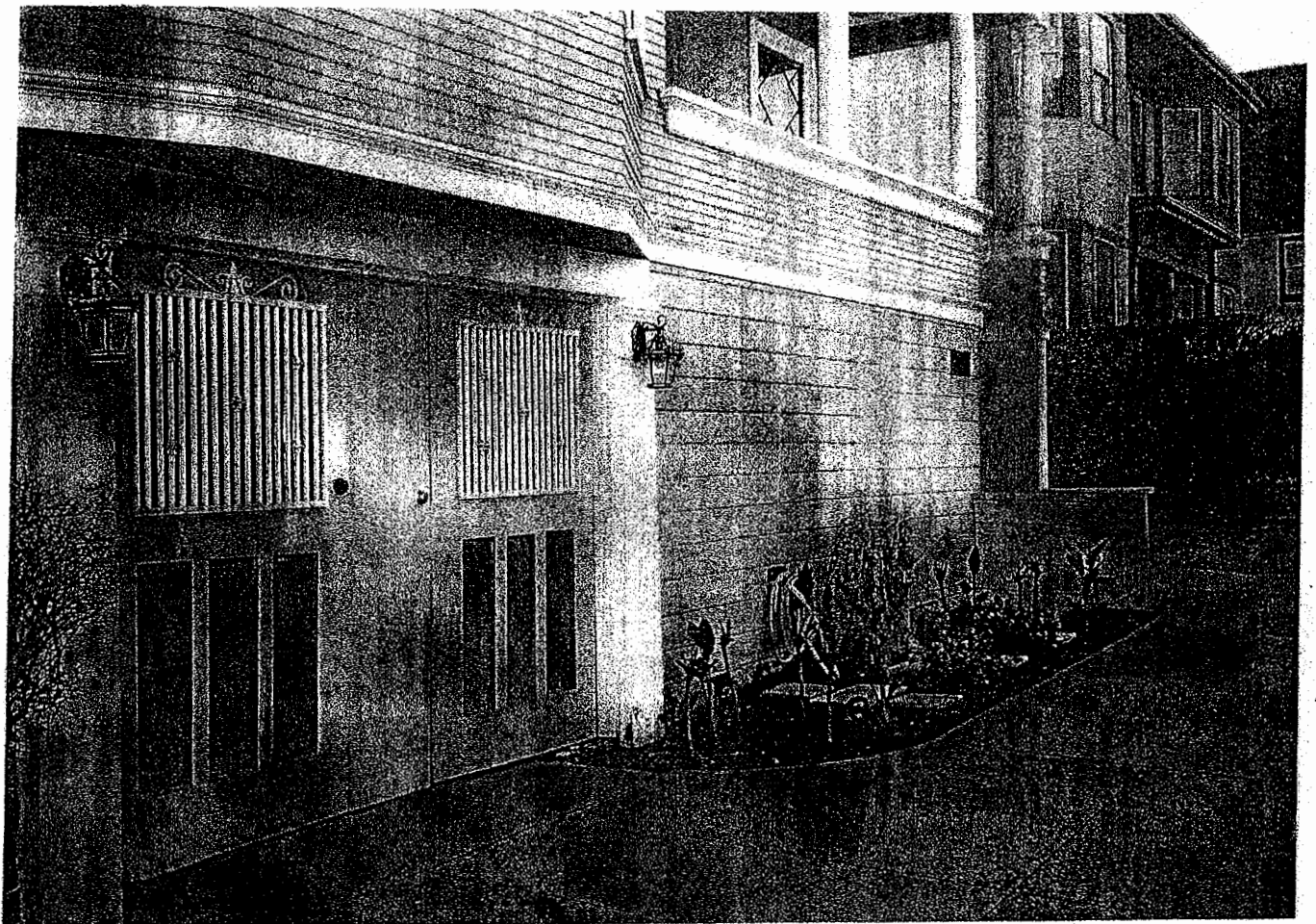
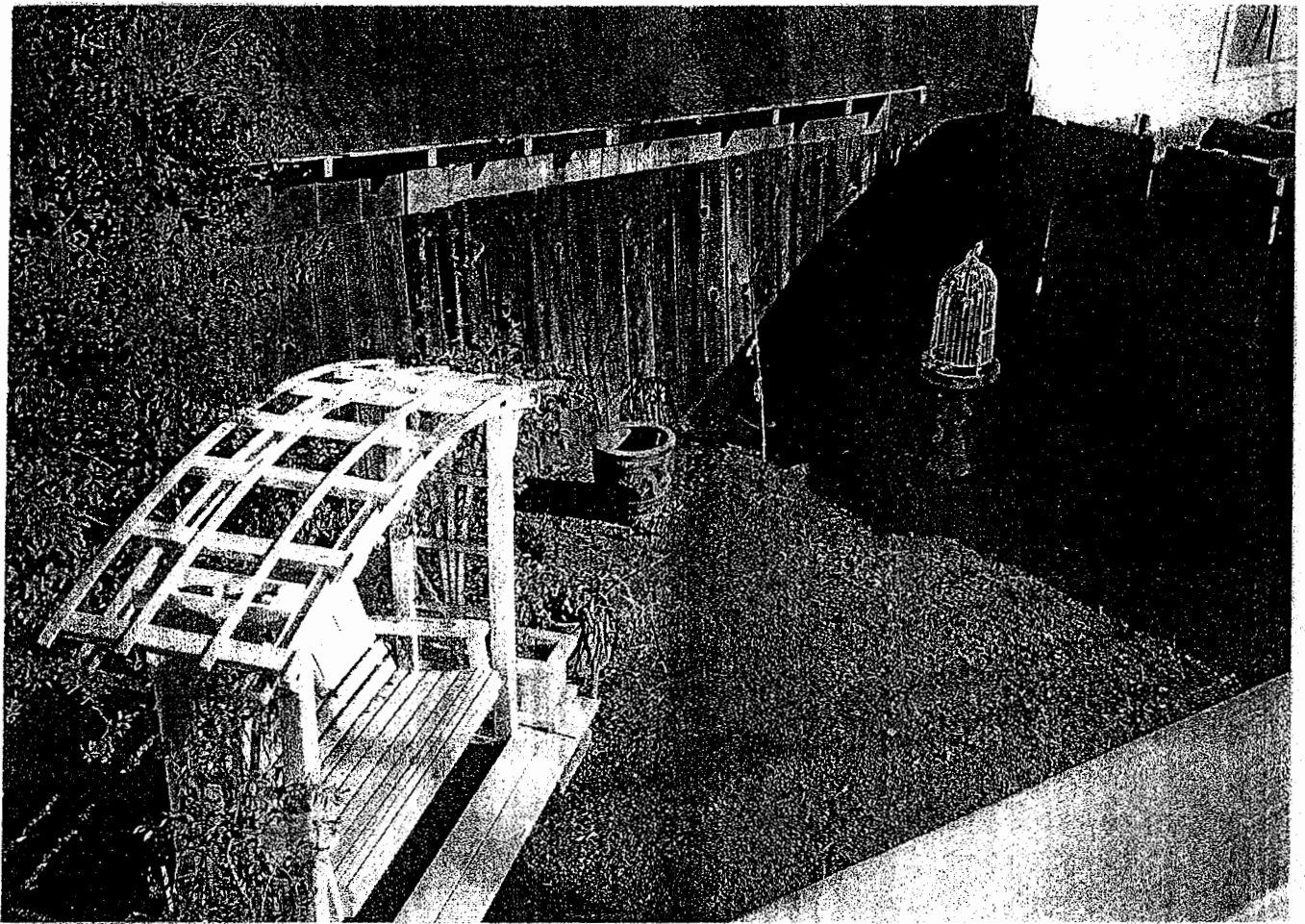
1320 Marin St  
Vallejo



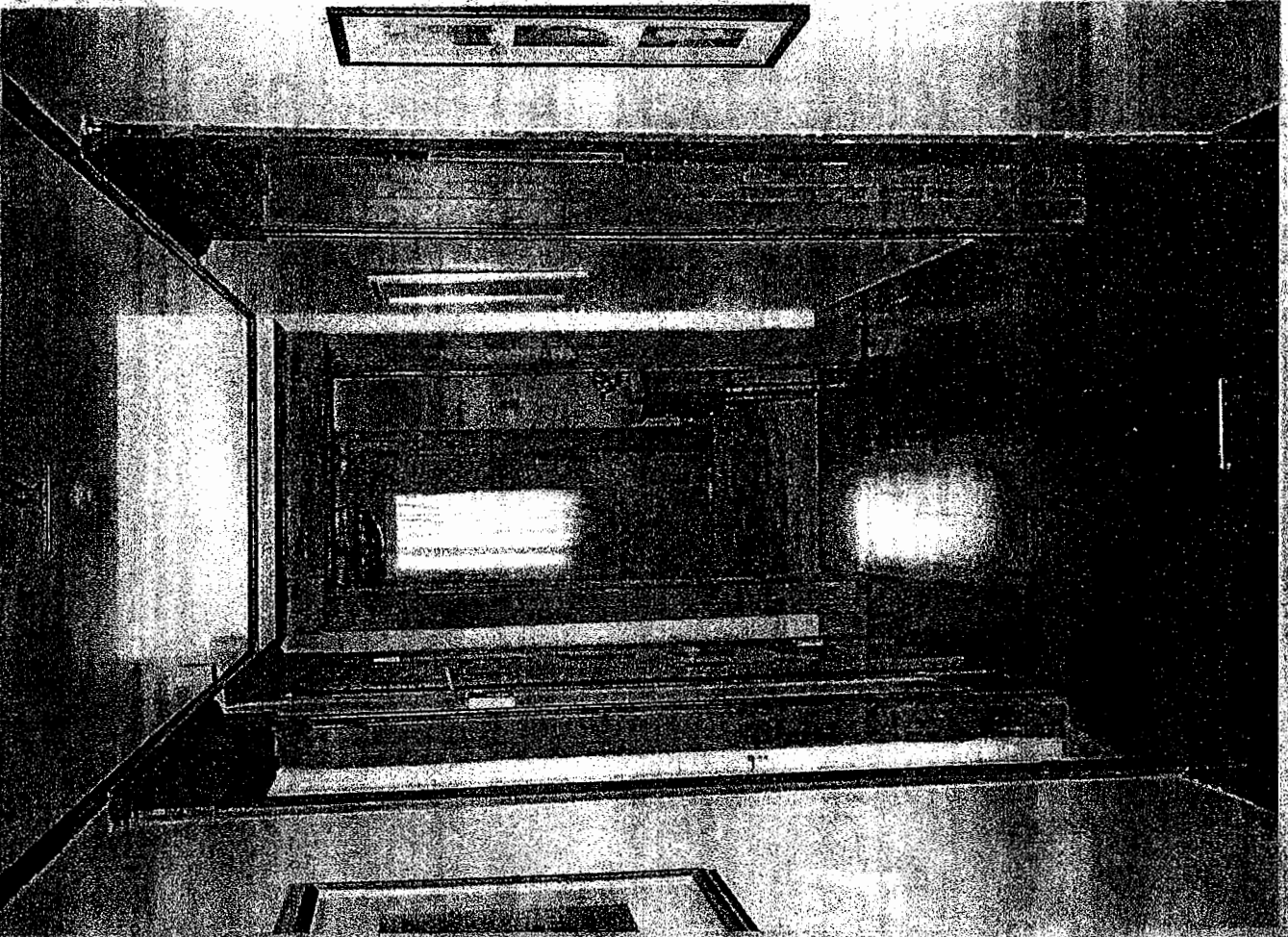
Back access from house



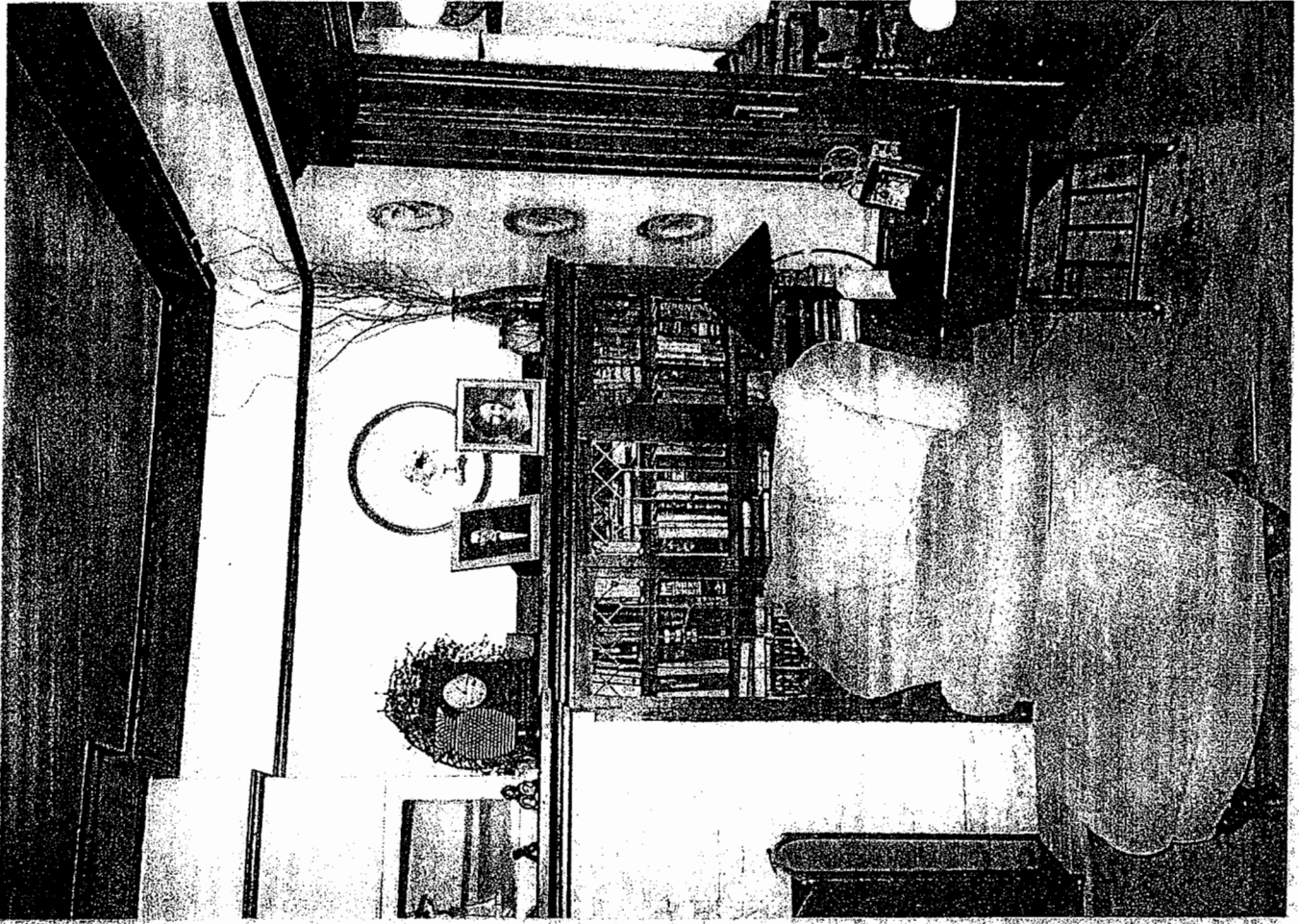




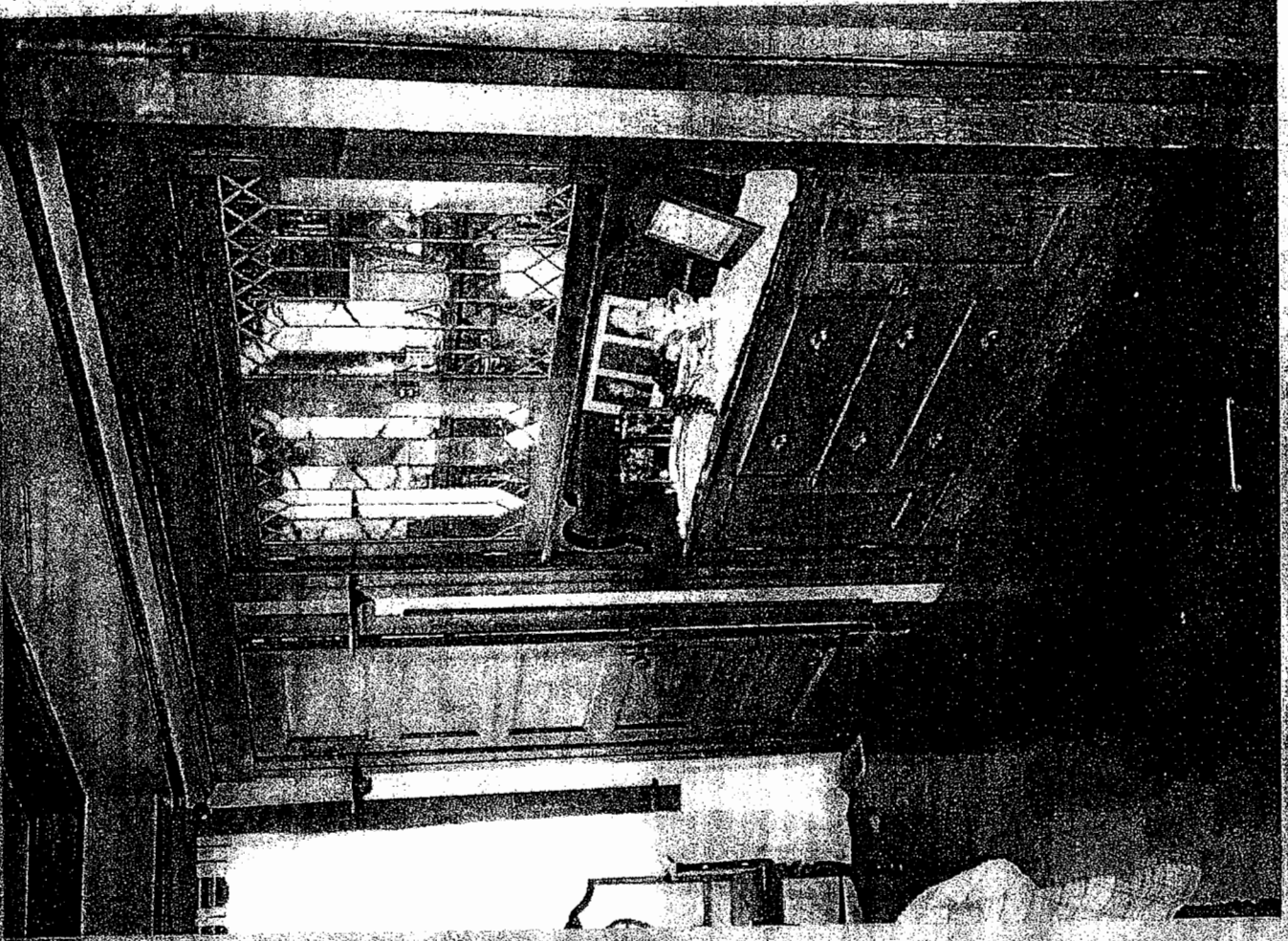
entry wall



Living room



Dining room







# ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

## STAFF REPORT

**Date of Hearing:** August 16, 2007

**Agenda Item:** 13b

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**Application:** Certificate of Appropriateness #07-0022 as governed by Chapter 16.38, Architectural Heritage and Historic Preservation, Vallejo Municipal Code.

**Recommendation:** **APPROVE** Certificate of Appropriateness #07-0022 subject to the findings and conditions contained in this staff report.

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1. **LOCATION:** 729 Santa Clara Street; APN 0055-123-080  
St. Vincent's Historic District
2. **APPLICANT:** Clarence Caudle  
3630 Sunrise Ct.  
Richmond, CA 94806
3. **PROPERTY OWNER:** Same

4. **PROJECT DESCRIPTION:**

The applicant is proposing to construct a 2,016 square-foot, two-story, single-family residence on a vacant, 4,766 square foot L-shaped lot at 729 Santa Clara Street, at the intersection of Florida Street. The lot has been vacant for many years.

The proposed two-story structure would be constructed with traditional proportions, with a small front porch, one-story front and two story rear, and a multi-gabled roof. The proposal also contains an attached one-car garage accessed from the alley. The building would be sided with 8-inch hardiplank lap siding with cedar trim around the doors and windows. The roof would be of composite roof shingles. Details include single-lite, double-hung windows and a six-panel front door. The windows, door, and corner trim would be trimmed out with 1"X 4" rough sawn cedar, with 1" X 2" at the window sides.

5. **PUBLIC NOTICE:**

The project proposes new construction in excess of 100 square feet and requires public notice. Notice of the proposed project and Architectural Heritage and Landmarks Commission meeting was sent to the property owners within 200 feet of the subject property on July 24, 2007.

**6. RELATION TO CEQA:**

The proposed project has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA). As conditioned, the project is exempt from CEQA pursuant to Section 15303 (Class 3) because it consists of the construction of a new residential structure in an urban area containing less than four dwelling units. The project is also exempt pursuant to 15331 (Class 31) in that it consist of a project consistent with the Secretary of the Interior's Standards.

**7. STAFF ANALYSIS:**

The *Secretary of the Interior's Standards* do not recommend introducing a new building or site feature that is out of scale or an inappropriate design for the area. The *Standards* also do not recommend introducing new construction onto a building site which would be visually incompatible in terms of size, scale, design, material, color, and texture, or which destroys historic relationships on the site. The project meets the goals of the *Standards* in that although this is obviously a new house, the scale and materials have been designed to be in harmony with the site and neighboring properties.

The project is evaluated as it affects the District. The following recommendations apply to the project, based on the *Standards*.

*Recommended:*

*Retaining the historic relationship between buildings and landscape features of the setting.*

In this particular case, the relationship between the sidewalk and building and between the adjacent structures is similar to other houses in the area and is consistent with the LDR zoning. Additionally, the garage access is from the alley, similar to many houses in the District.

*Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.*

In this particular case, the new building has been designed to be compatible with the existing houses on the block in that it has traditional proportions, but will not be mistaken for an older dwelling.

*Not Recommended:*

*Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.*

*Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.*

*Removing or radically changing those features of the setting which are important in defining the historic character.*

The St. Vincent's Historic District has no formal, adopted design guidelines. Staff has reviewed the proposal for conformance with the Construction Design Criteria adopted in 1973 for the Architectural Heritage District and used by the Commission in evaluating new construction in that District. Although the predominant building type is somewhat different in the St. Vincent's Historic District, as the dwellings in the vicinity are mostly simpler and smaller than many in the Architectural Heritage District, the design criteria offer useful tools for evaluating infill construction in established older neighborhoods. The design criteria identify specific design elements at two levels - the block level and the level of specific building style. The criteria can be used to ensure that new buildings will blend with older buildings and enhance the overall character of the district. Block level elements include height, spacing, wall of continuity and setbacks, and relationships of scale, texture, color, and materials. Building level elements include proportion of facades, architectural details, and relationships of materials, texture, roof shapes, and scale.

The subject parcel is a corner lot in a neighborhood that is a mixture of single-story, raised one-story and two-story homes and is near the St. Vincent's Church and school. The houses in the area are varied as far as style, size, and extent of change from the original. There is a two-story house next door and across the street. On the opposite corner is the three-story St. Vincent's school building.

Although larger than many of the surrounding homes, the proposed style and finish, with horizontal siding and traditional proportions, blends with the adjacent buildings and block in terms of finish and style, and does not detract from the character of the immediate neighborhood while reflecting the architectural detail of the older buildings on the block. Rather than echoing the adjacent buildings which have been changed over time, the proposed structure reflects proportions, architectural details, scale, and roof shape of other historic buildings in the neighborhood. Staff concludes that the proposed new house is designed to be compatible with the neighborhood.

The applicant proposes a 10-foot setback from Florida Street and a 17-foot setback from Santa Clara Street, which would result in the setback being consistent with the setbacks of the surrounding houses. The Secretary of the Interior's Standards, as well as the above-mentioned Architectural Heritage District design guidelines, recommend that the historic relationship between buildings and landscape features on the site and in the area be retained. In this instance, the zoning standard setbacks are similar to the neighboring houses, so staff recommends that the standard setbacks be retained, as they are consistent with the neighborhood. Staff recommends that the Commission approve the project with the zoning standard setbacks.

All windows are proposed to be single-hung. Separate sills and trim are proposed and details of the window trim have been requested as a condition of

approval. This window treatment is consistent with other houses in the area. Staff recommends that the east side elevation be enhanced by some type of window in the stair area, and that the gas and electric meters be relocated or screened or covered. Staff requests guidance from the Commission on these issues.

A one-car garage accessed from the alley is proposed. Details of the garage doors have not been submitted at this time. Staff believes that a plain solid door or one that looks like a solid door would be more appropriate for the District than the modern metal folding type door. Plans for the garage door must be submitted for approval prior to issuance of building permits.

## **8. STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** Certificate of Appropriateness #07-0022 subject to the following:

### Findings:

1. The proposed new construction shall maintain the relationship and congruity of the structures in the immediate area and on the block, including facade, setback, bulk, height, and wall of continuity and shall maintain the special character, architectural and aesthetic interest, and value of the district per Sections 4 and 7 of this report.
2. The proposed project complies with the Secretary of the Interior's Standards for Rehabilitation per Section 7 of this report.

### I. CONDITIONS PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. This Certificate of Appropriateness shall not be deemed valid until a Site Development permit has been submitted to and approved by the Planning Division.
2. Submit one set of construction drawings to the Project Planner for review. Door styles and window trim details shall be approved by the Secretary of the Commission.
3. Garage door plans shall be submitted to the Planning Division that shows a carriage house style garage door before issuance of a building permit.
4. Submit detail plans to the Planning Division for the door and window trim and details of the doors and windows. Wood windows are preferable for the front of the house.
5. Single or double hung windows shall be installed.
6. The east elevation shall be enhanced by adding a window in the stair area, and moving or screening the gas and electric meters.

## II. CONDITIONS PRIOR TO OCCUPANCY/FINAL BUILDING INSPECTION

1. Obtain an inspection from the **Planning Division**. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction is completed and finalized in accordance with the approved plans and required conditions of approval.
2. Obtain inspection from the **Building Division** when all construction work has been completed and approvals from all other appropriate City departments and agencies have been obtained.

## III. GENERAL CONDITIONS

1. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
  2. The applicant shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, in its discretion, to participate in the defense of any action.
9. **EXPIRATION:** This Certificate of Appropriateness shall expire automatically eighteen (18) months after the date of approval unless authorized construction has commenced prior to the expiration date except that, upon written request prior to expiration, the Secretary may extend the approval for an additional twelve (12) months.

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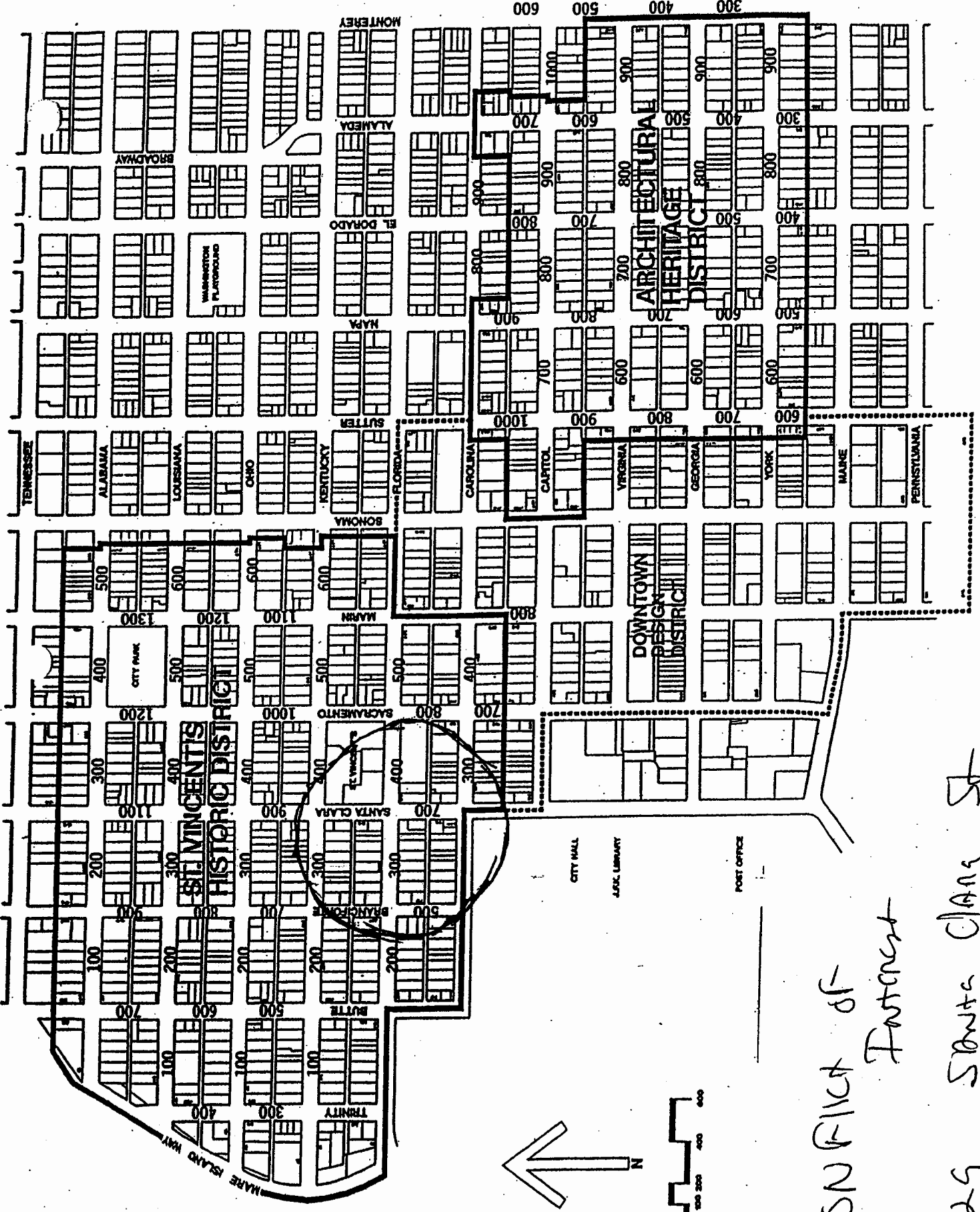
The applicant or any party aggrieved by a determination of the Architectural Heritage and Landmarks Commission may appeal the action to the City Council. Such appeal must be filed in writing with the City Clerk within ten (10) calendar days after the action by the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is actually received in the Office of the City Clerk no later than the close of business on the tenth day. The City Council may affirm, reverse, or modify any decision of the Architectural Heritage and Landmarks Commission that is appealed. The City Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

### Exhibits:

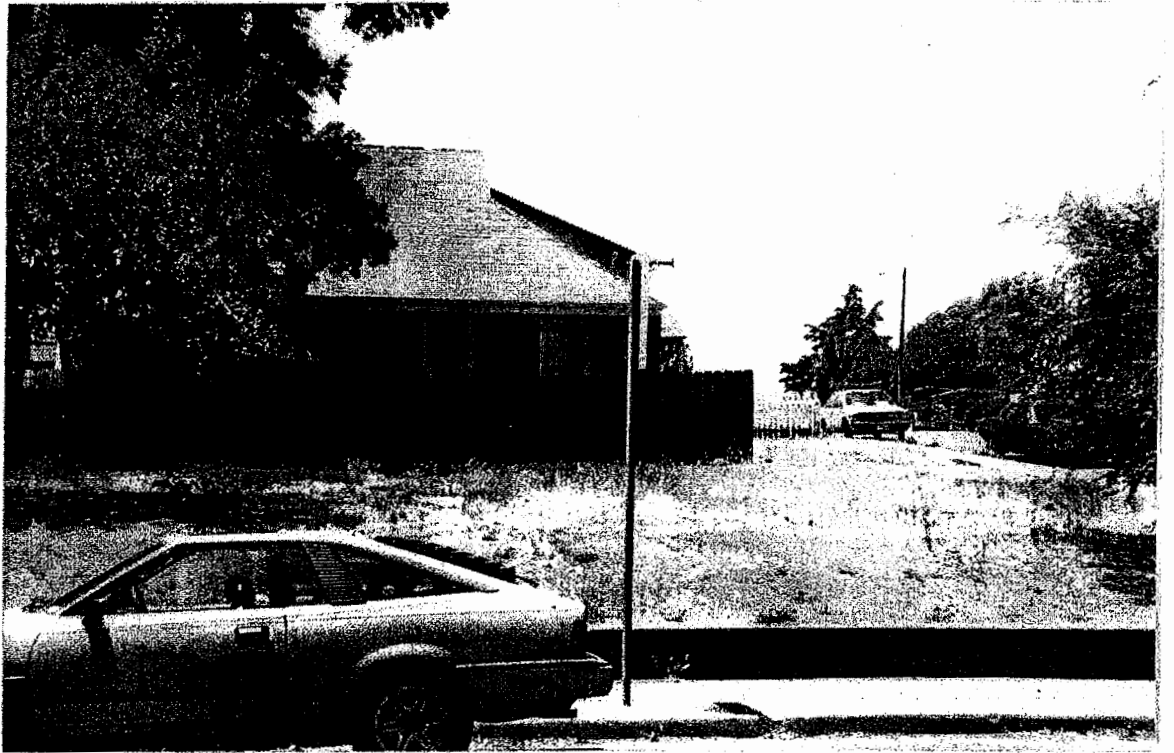
Photographs of the vicinity

Project Plans

Conflict of Interest Map 500-feet

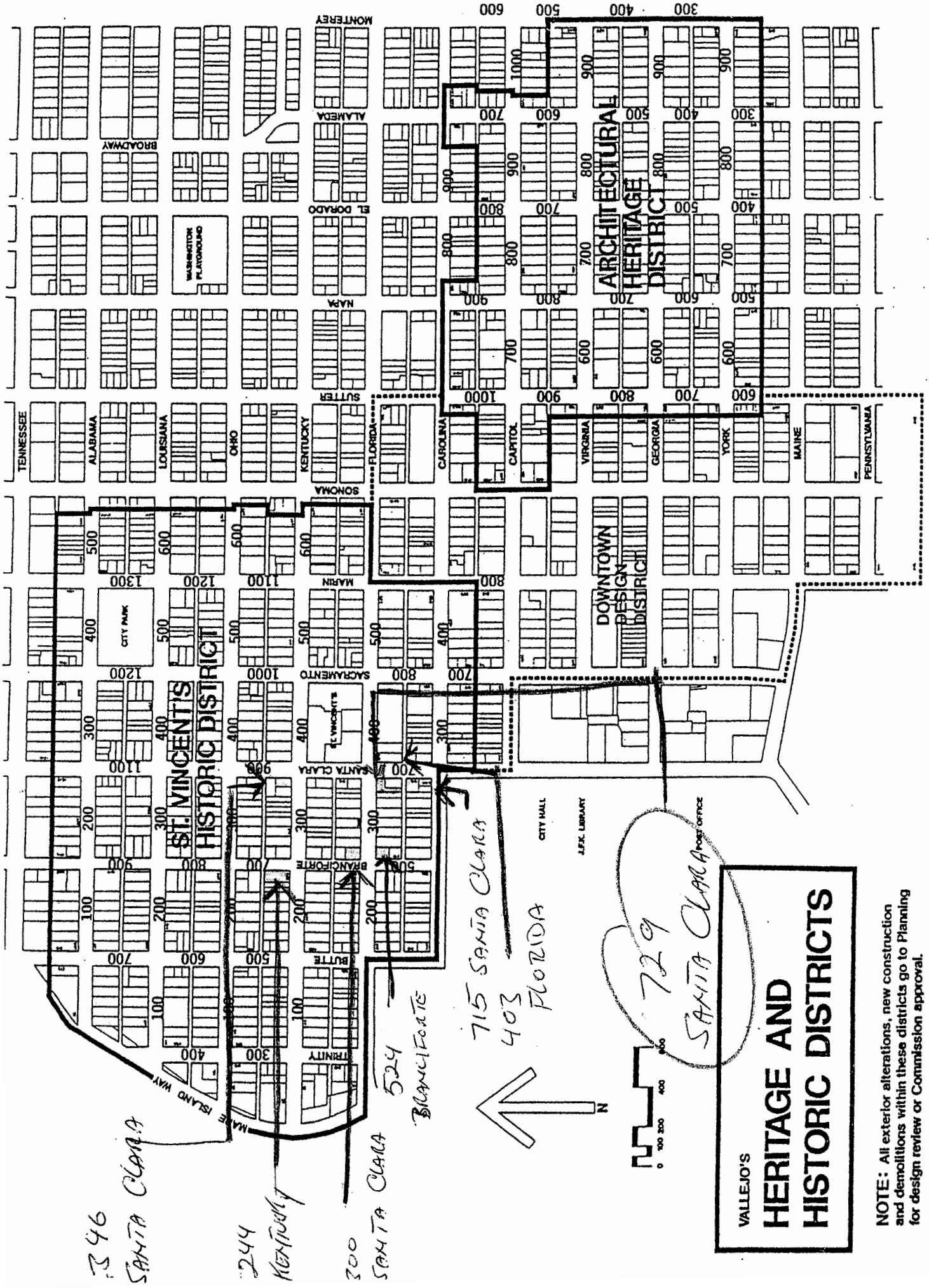


CONFLICT of  
 Interest  
 729 Santa Clara St



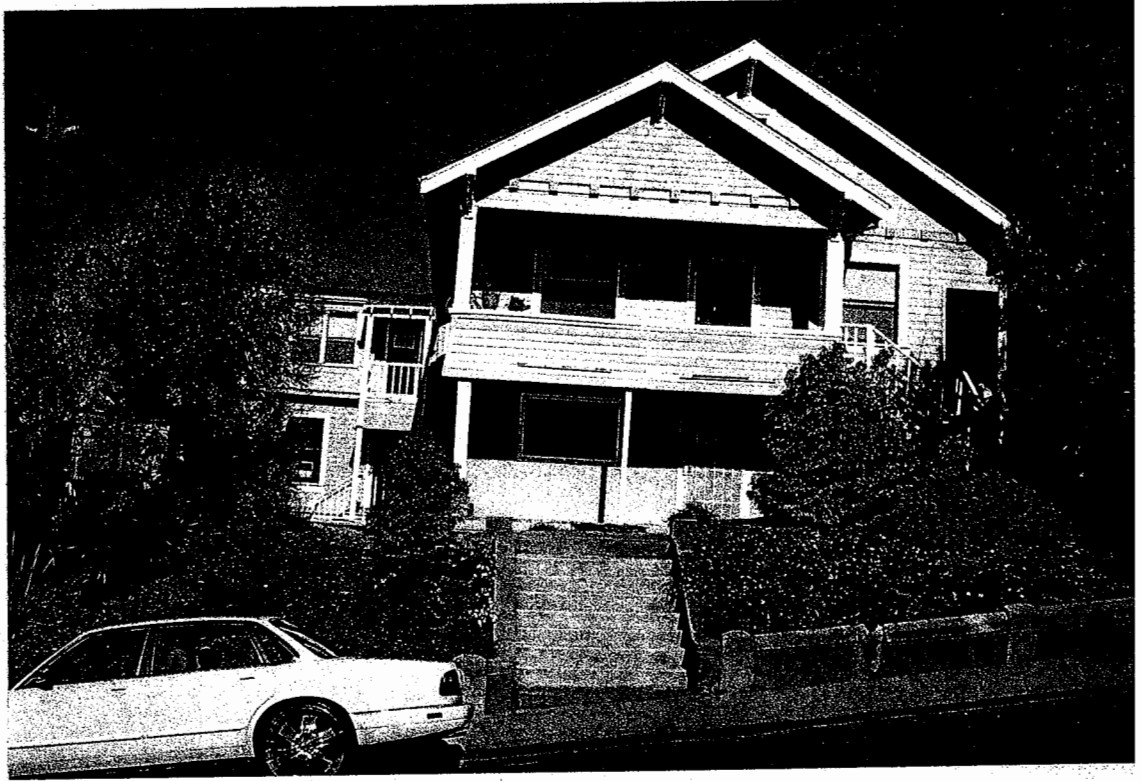






VALLEJO'S  
**HERITAGE AND  
 HISTORIC DISTRICTS**

**NOTE:** All exterior alterations, new construction and demolitions within these districts go to Planning for design review or Commission approval.















NO.	LOWER FLOOR PLAN NOTES
1.	ROD & SHELF IN ALL CLOSETS UNG.
2.	PANTRY TO HAVE FULL LENGTH 1"2" SHELVES - 1 LEVEL.
3.	LINEN CLOSETS TO HAVE SHELVES DEEP AS CLOSET.
4.	CORNER REPLACE TO BE PRE-MANUFACTURED ZERO CLEARANCE OAK CABINETS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DRAWINGS TO BUILDING DEPARTMENT 2 WEEKS PRIOR TO INSTALLATION.
5.	4" GAS RANGE/COOKTOP. PROVIDE HOOD OVER. WALL OPENINGS AT RANGE SHALL BE MODIFIED IN SIZE FOR FINAL RANGE AND HOOD DIMENSIONS.
6.	3" REFRIGERATOR.
7.	DOUBLE BINK W/ GARBAGE DISPOSAL AND WATER LINE TO REFRIGERATOR.
8.	ISLAND WITH LOWER CABINETS.
9.	50 GAL. WATER HEATER W/ BEHIND STAIRS.
10.	MINIMUM 3.00 FT. CONC. LANDING AND STEPS AT OPERABLE DOOR.
11.	MINIMUM 1"2" SUBFLOOR ACCESS.
12.	(3) 1/4" POSTS EA. CORNER. PAINT SAME AS TRIM.
13.	TYPICAL PORCH WALLS SHALL BE 3"2" STUDS 1"2" O.C. W/ PAINTED WOOD TRIM. PORCH FLOOR SHALL BE 2"2" WOOD PANELS OR EQUIVALENT. PORCH SURFACE AND STEPS TO BE EXTERIOR PLYWOOD AND PRESSURE TREATED LUMBER WITH TILE BEHIND.
14.	WALL SHALL BE RANGES W/ IN FOR 1"2" PROVIDE FULL HEIGHT WALL RAILING ON OPPOSITE WALL. COAT CLOSET BELOW STAIRS W/ MIN. 3"2" DEPTH. UNBUILT SPACE BELOW STAIRS W/ ACCESS DOORS AT HALL.
15.	MIN. 3" HIGH PRIVACY WALL AT TOILET W/ WOOD CAP. BATH TO HAVE MIRROR W/ MEDICINE CABINET. MAINTAIN MINIMUM 3"2" W/ DRY AT TOILET.
16.	AT A MINIMUM, THE WALL BETWEEN THE GARAGE AND THE LAUNDRY & HOUSE SHALL BE 1"2" FIRE RATED CONSISTING OF 5/8" FIRE RATED SHEETROCK EA. SIDE OF WALL. THE GARAGE FLOOR SHALL BE SLOPED A MINIMUM 3/4" FROM THE REAR TO FRONT OF THE GARAGE.
17.	FIREPLACE WALL VENT PER MANUFACTURER'S SPECIFICATIONS.
18.	PROVIDE MIN. 2"2" 3"2" ATTC ACCESS IN GARAGE EA. SIDE OF FIRE WALL. OPTIONALLY PROVIDE ATTC ACCESS IN GARAGE WITH 20 MIN. RATED DOOR THROUGH FIRE WALL AT ATTC.
19.	SEE SHEET 'ANY' FOR DOOR AND WINDOW SCHEDULE AND NOTES.

**ROOM, WINDOW AND VENTILATION AREA**

ROOM	AREA	WINDOW AREA	VENTILATION AREA	REMARKS
FAMILY ROOM	356.5 sq. ft.	80 sq. ft.	30 sq. ft.	
KITCHEN/EATING	203.9 sq. ft.	24.25 sq. ft.	12.1 sq. ft.	
STUDY/BEDROOM #1	144.1 sq. ft.	37.9 sq. ft.	18.75 sq. ft.	
LOWER BATH	43.8 sq. ft.	none	none	Mech. ventilation capable of 8 air changes/hr.
LAUNDRY	99.7 sq. ft.	7.5 sq. ft.	3.75 sq. ft.	
DINING ROOM	132.5 sq. ft.	25 sq. ft.	12.5 sq. ft.	

PLANS FOR:  
CLARENCE CAULDE  
729 SANTA CLARA STREET  
VALLEJO, CA 94590  
510-919-3006

HOME DESIGN, LLC  
1890 PACKARD COURT  
CONCORD, CA 94521  
(925) 301-0015

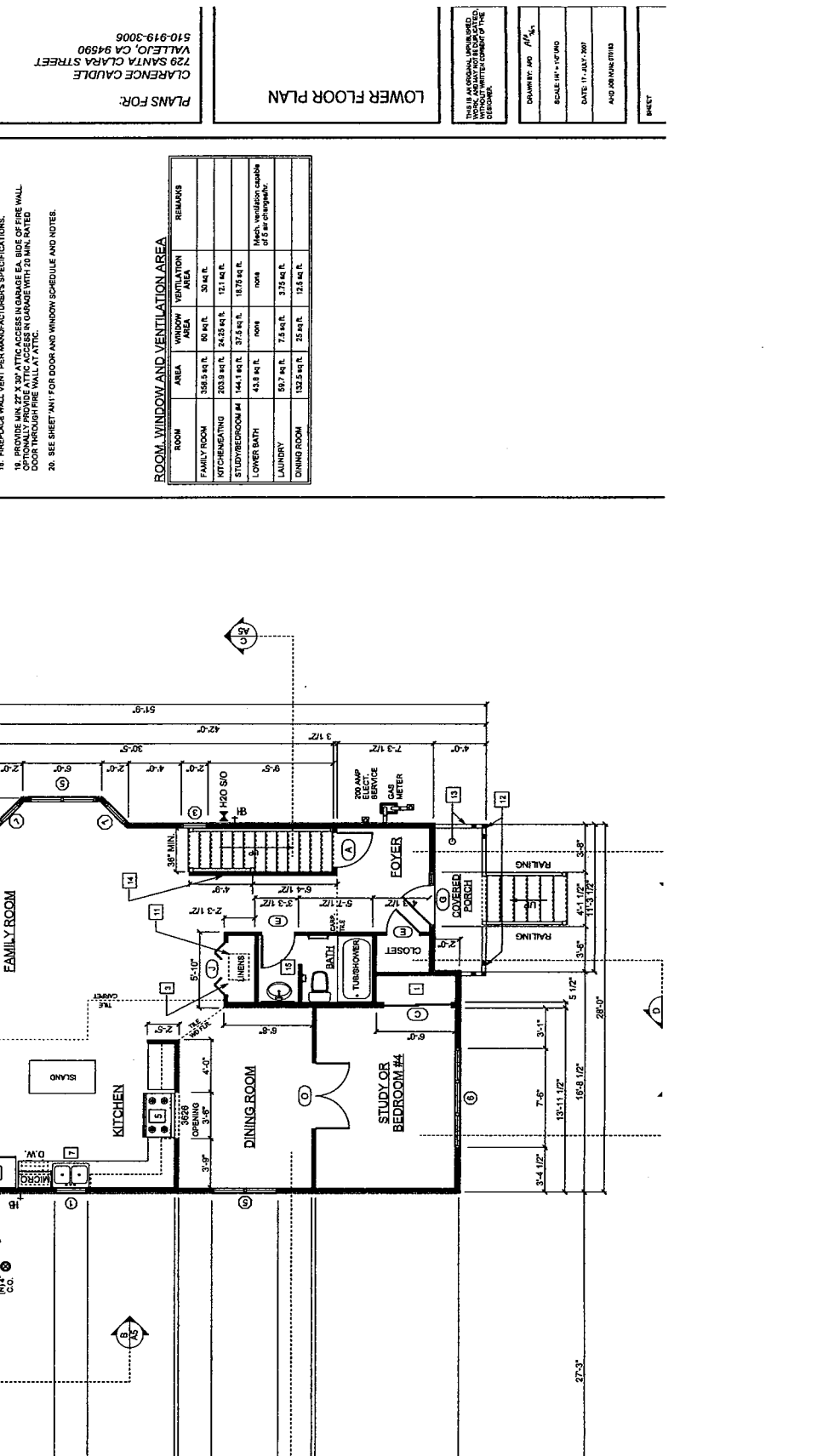
ANTHONY  
RHD

LOWER FLOOR PLAN

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SCALE: 1/8" = 1'-0"  
DATE: 11-JULY-2007  
AND JOB NO. H1113

SHEET



SYL	REVISION	DATE

**ANTHONY**  
**HOME DESIGN, LLC.**  
 1530 PACKARD COURT  
 CHICO, CA 94520  
 (925) 281-0013

PLANS FOR:  
 CLARENCE CAULA  
 729 SANTA CLARA STREET  
 VALLEJO, CA 94590  
 510-919-3008

UPPER FLOOR PLAN

THIS DOCUMENT, INCLUDING  
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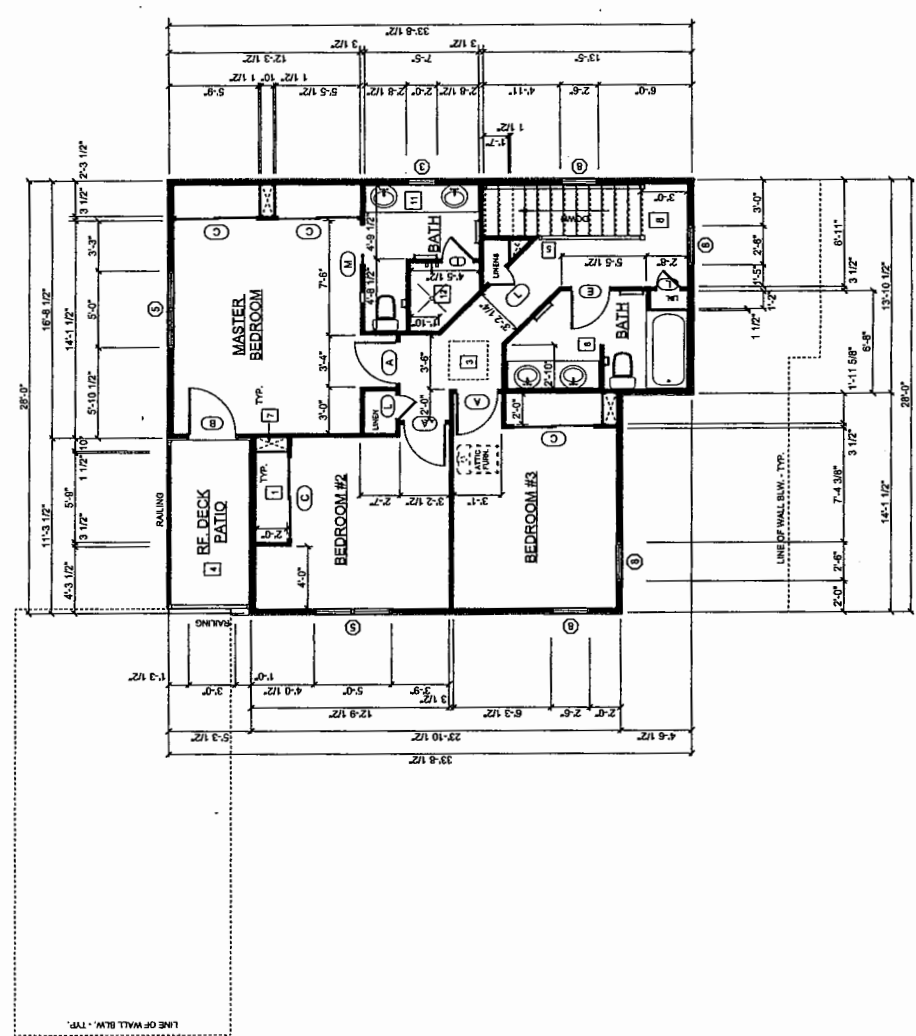
B-SHEET

**NO. UPPER FLOOR PLAN NOTES**

1. R/O & BR/LF IN ALL CLOSETS - TYP.
2. LINEN CLOSETS TO HAVE SHELVES DEEP AS CLOSET.
3. MINIMUM 30" X 30" ATTIC ACCESS. PROVIDE LIGHT WITHIN ATTIC AT OPENING W/ LIGHT AND PLATFORM AT ATTIC FURNACE.
4. TYPICAL DECK RAILING SHALL BE MINIMUM 36" HIGH. DECK SURFACE TO BE EXTERIOR WOOD WITH WOOD GRIP MEMBRANE APPROVED FOR FOOT TRAFFIC. R/O & BR/LF IN ALL DECK AREAS.
5. MINIMUM 36" HIGH GUARDRAIL AT OPENING TO STAIR.
6. MIN. 30" HIGH PRIVACY WALL AT TOILET W/ WOOD CAP. BATH TO HAVE SHOWER WALLS AND FLOOR SHALL BE TILE OR CULTURED MARBLE W/ 2" AT OPENING.
7. HVAC CHASE - TYP. **2x2** ELIMINATE HVAC CHASE WHEN NOT NEEDED.
8. MIN. 30" WIDE STAIR. MIN. 30" DEEP LANDING.
9. SEE LOWER LEVEL FLOOR PLAN FOR SECTION LINES.
10. SEE SHEET 'A01' FOR WINDOW AND DOOR SCHEDULE AND NOTES.
11. PROVIDE MIRROR EA. SIDE OF WINDOW AND MEDICINE CABINET AT SIDE WALLS.
12. SHOWER WALLS AND FLOOR SHALL BE TILE OR CULTURED MARBLE W/ 2" AT OPENING.

**ROOM, WINDOW & VENTILATION AREA**

NAME	AREA	WINDOW AREA	VENTILATION AREA	REMARKS
MASTER BEDROOM	172.8 sq ft.	39 sq ft.	123 sq ft.	14 sq ft. glass in French Dr.
MASTER BATH	87 sq ft.	5 sq ft.	23 sq ft.	Mesh ventilation capable of 5 air changes/hr.
BEDROOM #2	124.1 sq ft.	28 sq ft.	123 sq ft.	
BEDROOM #3	128.3 sq ft.	28 sq ft.	123 sq ft.	
UPPER BATH	88.2 sq ft.	none	none	Mesh ventilation capable of 5 air changes/hr.



NO.	REVISION	DATE

**ANTHONY**  
**HOME DESIGN, LLC**  
 1830 PACIFIC COURT  
 CONCORD, CA 94521  
 (925) 381-0015

PLANS FOR:  
 CLARENCE CAUDLE  
 729 SANTA CLARA STREET  
 VALLEJO, CA 94590  
 510-919-3006

ELEVATION & ROOF PLAN

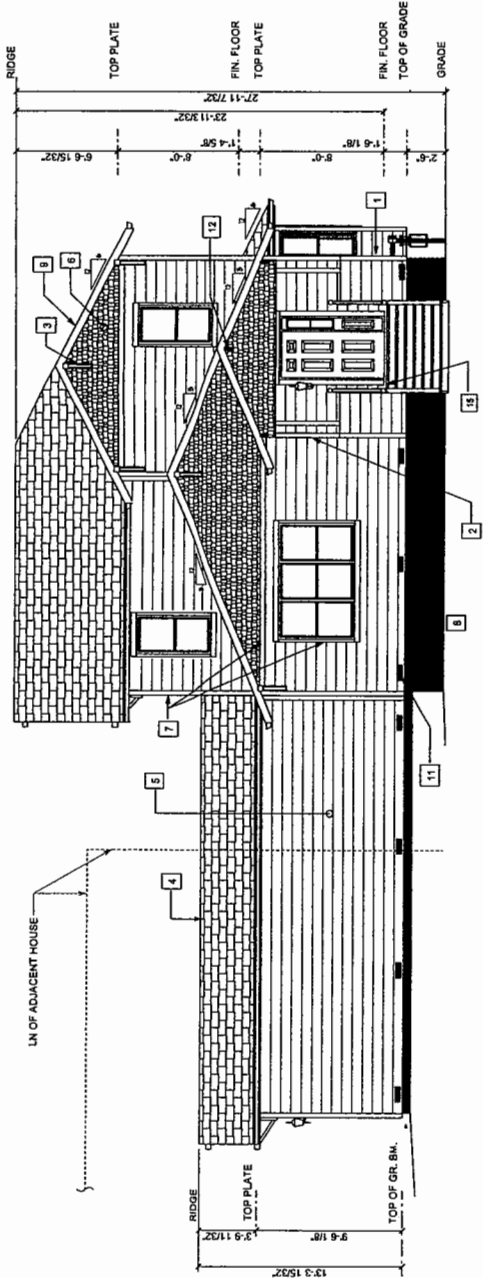
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 AND JOURNAL CODE

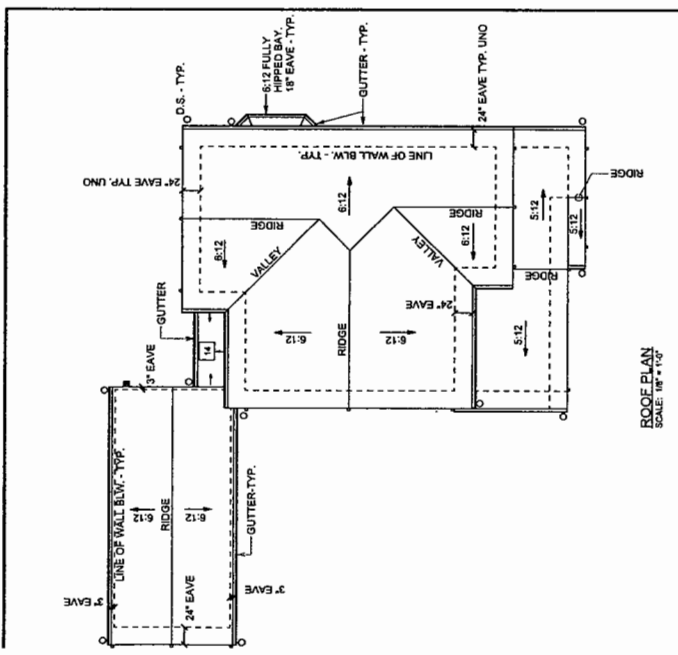
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**ELEVATION NOTES**

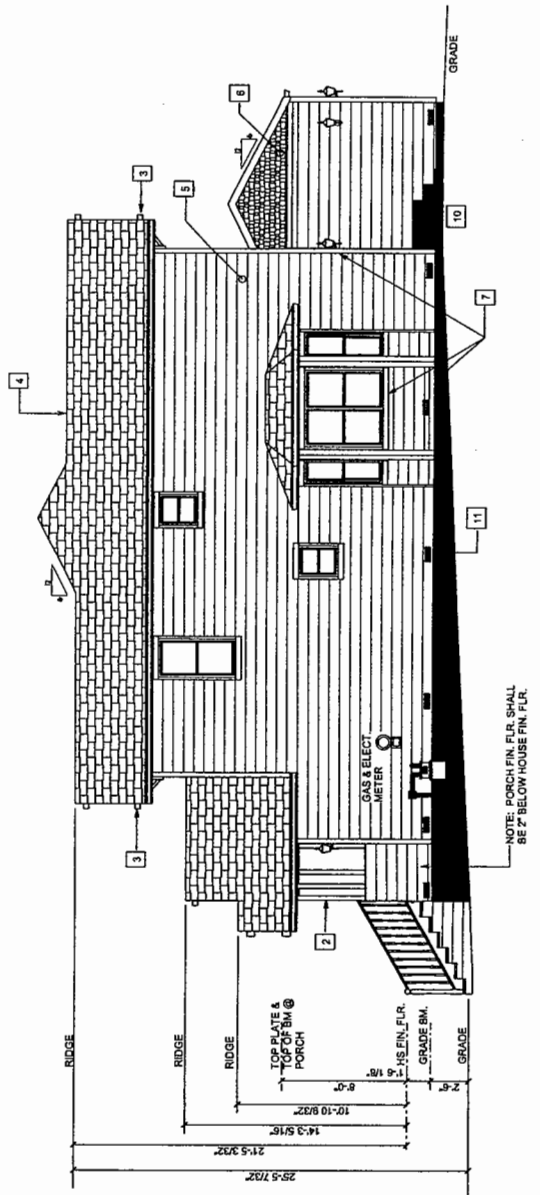
1. TYPICAL PORCH WALLS SHALL BE 3" X 24 STUDS 16" O.C. WE EXTENDS AND INTERIOR TO MATCH HOUSE. PORCH SOFFIT TO BE PAINTED MINIMUM 5' TAG TO MATCH HOUSE. PORCH FLOOR SHALL BE 2" X 4" JOISTS 16" O.C. TREATED FLOOR JOIST. EXTERIOR GRADE IN WOOD AND TILE MIN. 2" RISE RAILING EA. SIDE OF STAIRS. PORCH SHALL BE SLOPED MIN. 2% TO STAIRS.
2. (3) 1/4" POST PAINTED TO MATCH TRIM AT EA. CORNER.
3. DECORATIVE CORBEL BRACKET AT GABLE - TYP.
4. 2" X 4" SHIM CORBEL BRACKET AT GABLE - TYP.
5. 2" X 4" SHIM CORBEL BRACKET AT GABLE - TYP. 1/4" BEH. INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ASPHALT SHINGLE APPLICATION SHALL BE IN ACCORDANCE WITH CRC TABLE 154-1. VALLEY FLASHING SHALL BE IN ACCORDANCE WITH CRC 155B - TYP.
6. 1/2" X 1/2" TYP. GUTTER BRASS BRASS OVER BLDG. PAPER INSTALLED PER MANUFACTURER'S SPECIFICATIONS - TYP.
7. 4" TRIM AT CORNERS AND TRANSITION TO GABLE - TYP. 2" TRIM AT WINDOW SIDES AND 4" TRIM AT WINDOW TOP AND BOTTOM. PROVIDE MIN. 4" WINDOW SILL - TYP.
8. CONIC GRADE BEAM - TYP.
9. RAKE EAVES WITH 1/8" RAKE TRIM - TYP.
10. MIN. 3.50 FT. LANDING AND STEPS.
11. SUBFLOOR VENT - SEE SHEET "NY" FOR DETAILS.
12. 2x8 BEVELED CORBEL @ PORCH
13. SEE SHEET "NY" FOR EXTERIOR COLOR SCHEMES AND MATERIALS.
14. SLOPE COVERED PORCH FLOOR 2% AWAY FROM EXTERIOR WALLS.
15. NOKEL POST IN SPHERE, TOP AND BOTTOM OF STAIR EA. SIDE.



SOUTH (FRONT) ELEVATION



ROOF PLAN  
 SCALE: 1/4" = 1'-0"



NOTE: PORCH FIN. FLR. SHALL BE 2" BELOW HOUSE FIN. FLR.

DATE	REVISION	SYM

**ANTHONY**  
**HOME DESIGN, LLC**  
 1870 PACKARD COURT  
 CONCORD, CA 94521  
 (925) 301-0013

PLANS FOR:  
**CLARENCE CAULDE**  
 729 SANTA CLARA STREET  
 VALLEJO, CA 94590  
 510-919-3006

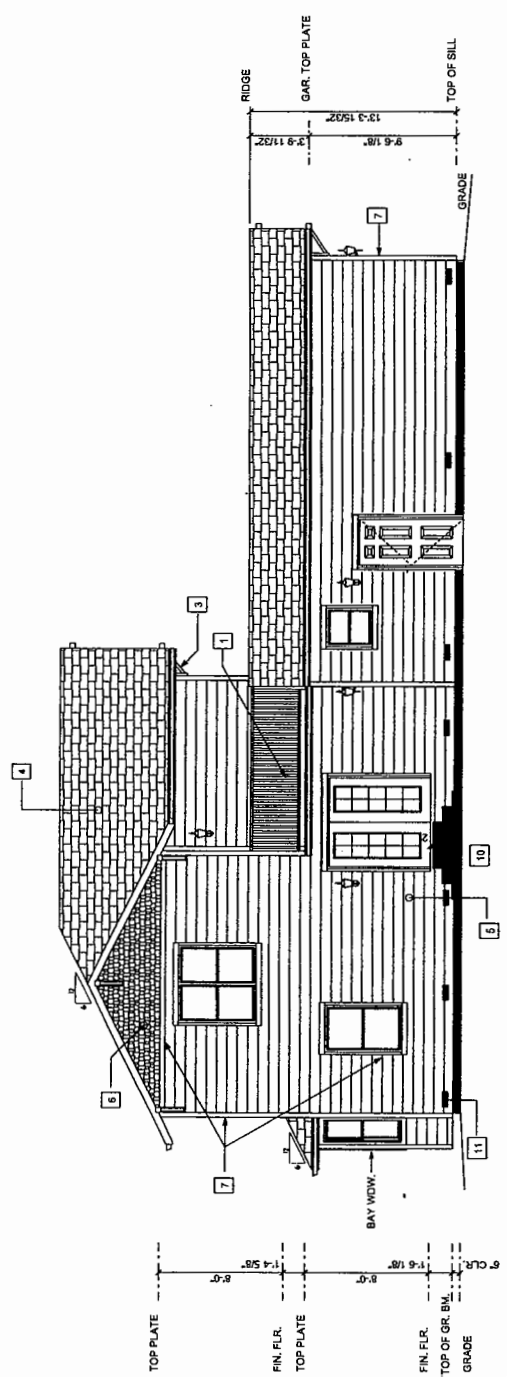
ELEVATION PLAN

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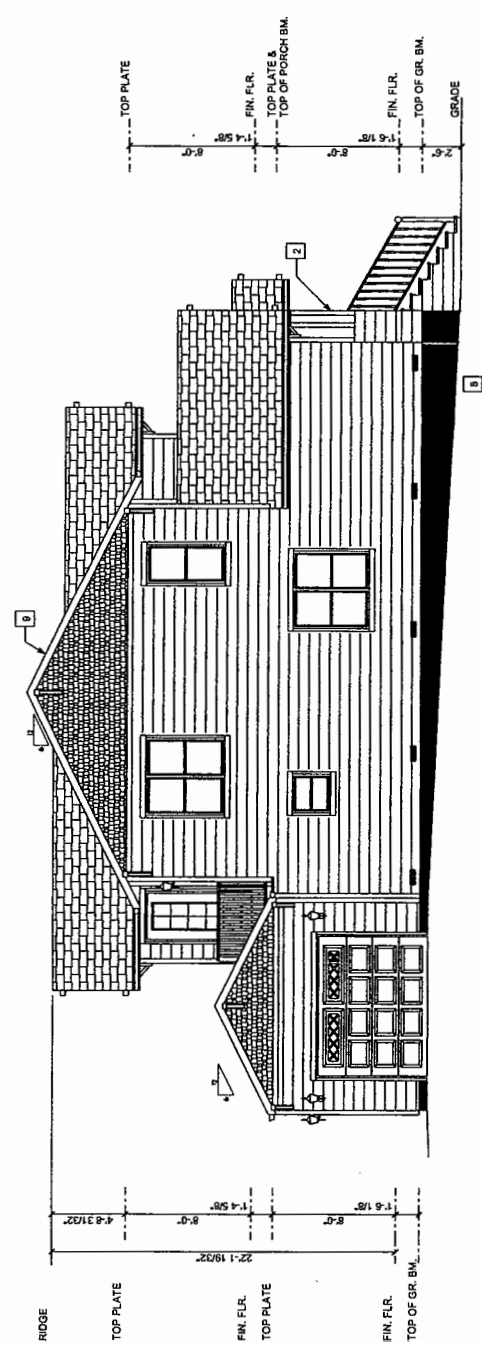
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 SCALE: 1/4" = 1'-0"  
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 SHEET

**ELEVATION NOTES**

1. TYPICAL DECK RAILING SHALL BE MIN. 36" HIGH. DECK SURFACE TO BE EXTERIOR GRADE. FIN. WOOD AND WATERPROOF TRAFFIC MEMBRANE. DECK SHALL BE SLOPED MIN. 2% FROM HOUSE EA. WAY.
2. (1) 4x4 POSTS EA. CORNER PAINTED TO MATCH TRIM.
3. DECORATIVE CORBEL "BRACKET" AT GABLE - TYP. NOTE: GARAGE CORSEL SHALL BE 25% SMALLER IN HEIGHT.
4. 30-YR ASPHALT SHINGLE ROOF BY TAMPED OVER MIN. 15 LB. FELT INSTALLED PER MANUFACTURER'S SPECIFICATIONS - TYP. VALLEY FLASHING SHALL BE IN ACCORDANCE WITH CSC TABLE 18.6.1. VALLEY FLASHING SHALL BE IN ACCORDANCE WITH CSC 18.6.3 - TYP.
5. MIN. 8 INCH HAND-PLANK CEMENT FIBER SIDING OVER BK.DD. PAPER INSTALLED PER MANUFACTURER'S SPECIFICATIONS - TYP.
6. HANDSHINGLE CEMENT FIBER BRINKLES OVER BLDG. PAPER INSTALLED PER MANUFACTURER'S SPECIFICATIONS - TYP.
7. WINDOW SILL AND TOP OF TRIM AT WINDOW TOP AND BOTTOM. PROVIDE MIN. 4" WINDOW SILL - TYP.
8. CONC. GRADE BEAM - TYP.
9. RAKE EAVES W/ MIN. 1/4" RAKE TRIM - TYP.
10. MIN. 3/8" CONC. LANDING AND STEPS.
11. SUBFLOOR VENTILATION TYPICAL. SEE SHEET 'A11' FOR DETAILS.
12. SEE SHEET 'A11' FOR EXTERIOR COLOR SCHEMES.



NORTH (BACK) ELEVATION



WEST SIDE ELEVATION



DATE	REVISION	BY

**ANTHONY**  
**RHD**  
**HOME DESIGN, LLC.**

1930 PACKARD COURT  
 CONCORD, CA 94521  
 (925) 381-0013

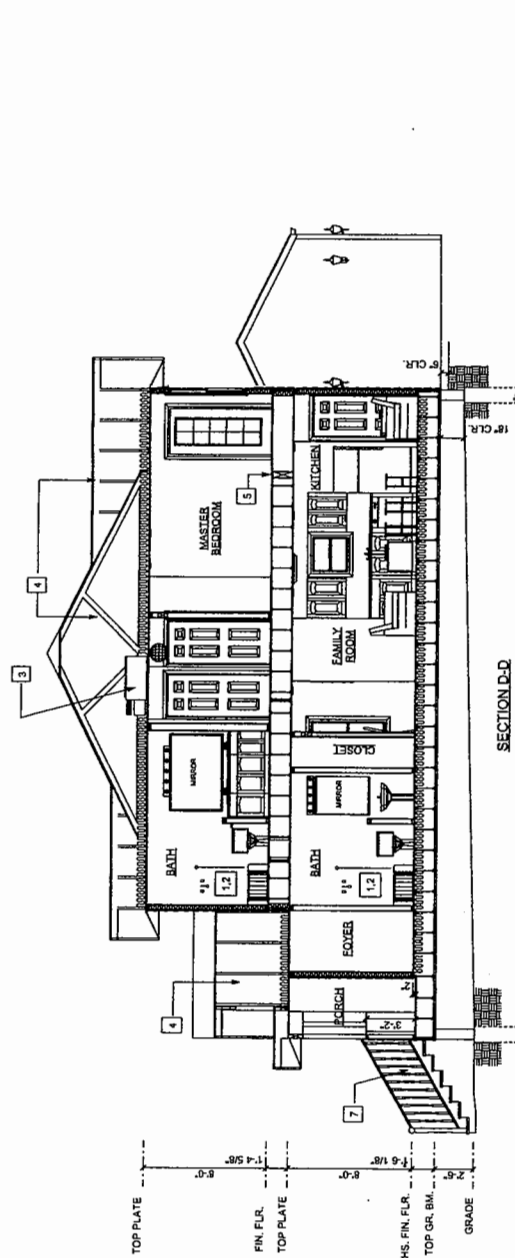
PLANS FOR:  
 CLARENCE CAULDE  
 729 SANTA CLARA STREET  
 VALLEJO, CA 94590  
 510-919-3006

SECTION PLAN

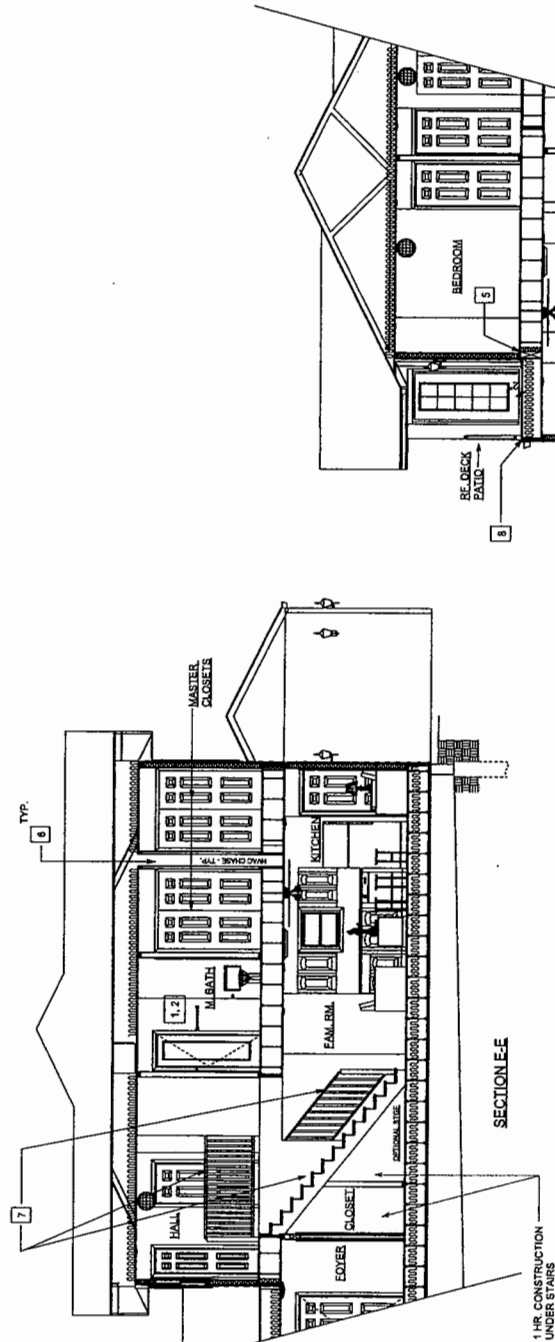
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DESIGNER: A08	DATE: 17 JULY 2017
SCALE: 1/4" = 1'-0"	PROJECT: 17-0000
SHEET	

- SECTION NOTES**  
 (SEE SHEETS J-5 AND L-12 FOR ADDITIONAL NOTES)
- WHEN OYPREUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB OR SHOWER, WATER-RESISTANT BACKING BOARD SHALL BE USED. WATER-RESISTANT OYPREUM BOARD SHALL NOT BE USED ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C.
  - SPYERS SHALL BE FINISHED TO A MIN. HEIGHT OF 20 INCHES A.B.V. THE DRAIN INLET. ALL WALLS SHALL NOT BE ADVERSELY AFFECTED BY MASTURE. WATER-RESISTANT OYPREUM BOARD SHALL BE USED. PROCEED AND REPAIR WOOD AT ALL DISBURSED TYP.
  - ATTC FURNACE: COORDINATE SIZE & LOCATION W/ ROOF TRUSS W/F.
  - PRE-MANUFACTURED ROOF TRUSSES BY OTHERS - TYP.
  - BEAM AT UPPER ROOF DECK PANTO.
  - SHAFT ENCLOSURES SHALL CONFORM TO CBC SECT. 711.
  - STAIRWAYS, HANDRAILS AND GUARDRAILS - SEE DETAIL "HAND".
  - UPPER BALCONY:
  - GUARDRAILS SHALL BE DESIGNED TO RESIST 20 LBS. OF LATERAL FORCE PER LINEAL FOOT WHEN APPLIED HORIZONTAL AT RIGHT ANGLES TO THE TOP RAIL.
  - GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.
  - OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
  - ROOF DECK PANTO WATERPROOFING SHALL BE ACCOMPLISHED UTILIZING TORQUEX ULTRA TRAFFIC MEMBRANE W/ 10-YR WARRANTY OR EQUIVALENT. THE SYSTEM CONSISTS OF TWO LAYERS OF TORQUEX ULTRA TRAFFIC MEMBRANE WITH 1/2" POLYSTYRENE INSULATION WITH HEAT-WELEDED SEAMS AND PERIMETER ATTACHMENT. INSTALL 5/8" X 2" X 6" EXTERIOR GRADE PLYWOOD ROOF DECK.
  - PREPARE SURFACE AND INSTALL TRAFFIC MEMBRANE PER MANUFACTURER'S SPECIFICATIONS SEE 11A01, 12A01, 13A01, 14A01 AND MANUFACTURER CUT SHEETS FOR DETAILS.
  - CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER WATERPROOFING OF THE BALCONY. CONTRACTOR SHALL VERIFY ALL MANUFACTURER'S SPECIFICATIONS AND SHALL BE ACCEPTABLE WHEN INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

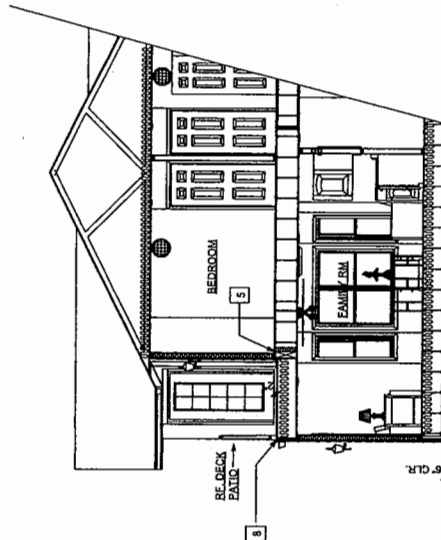


SECTION D-D

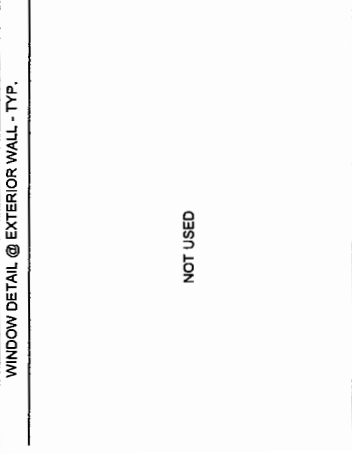
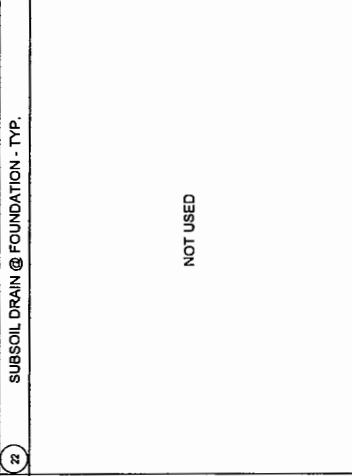
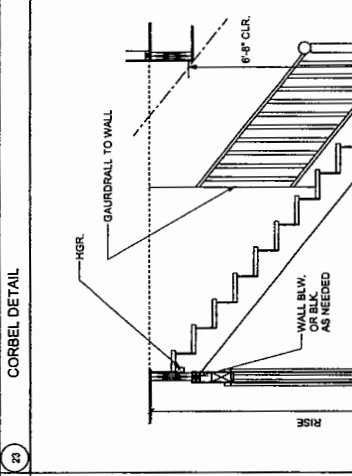
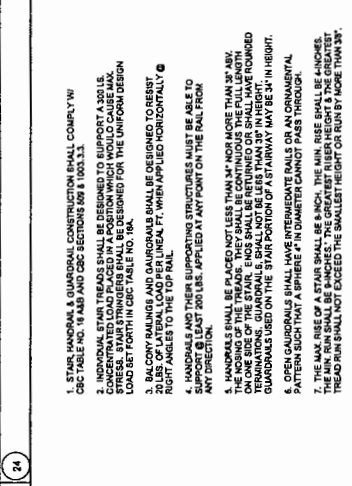
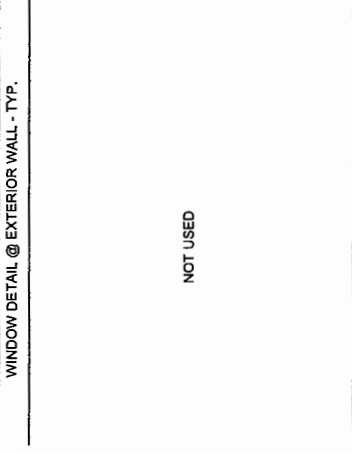
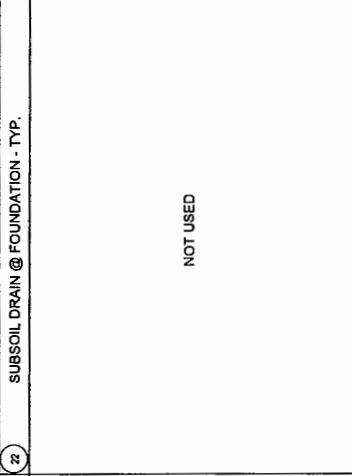
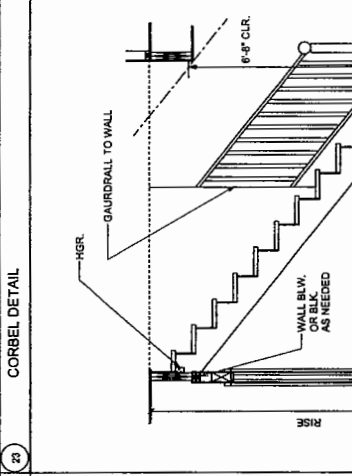
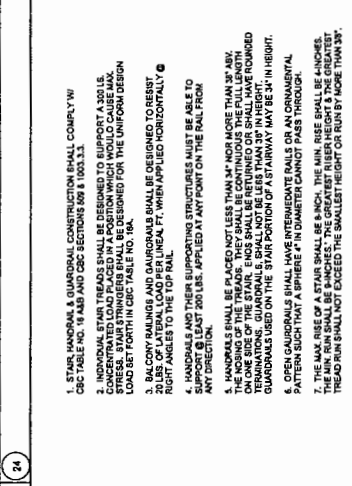
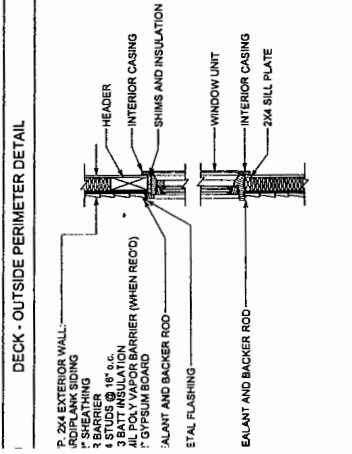
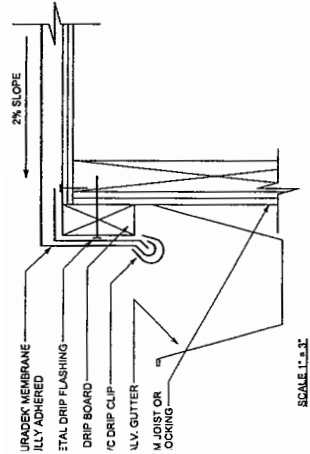
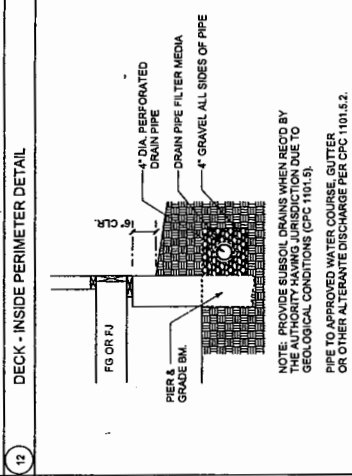
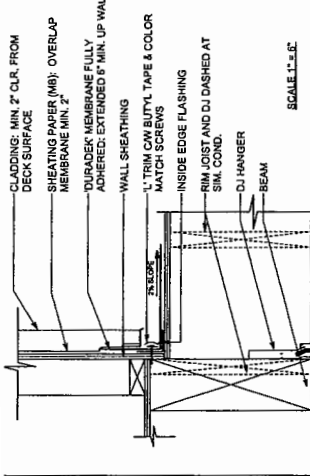
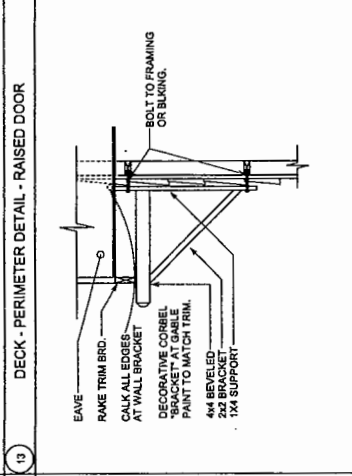
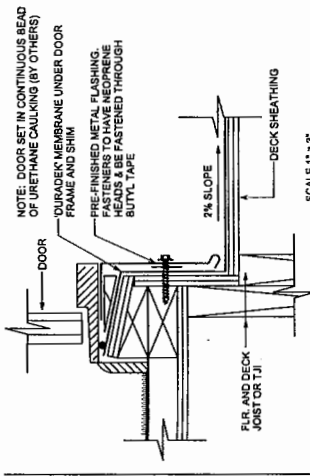
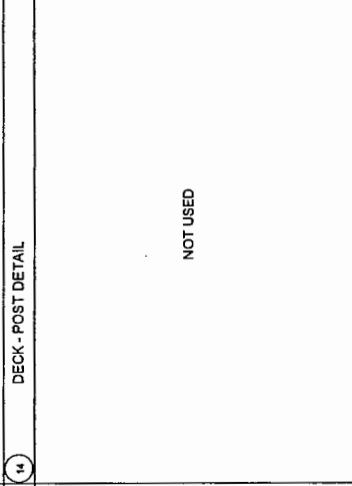
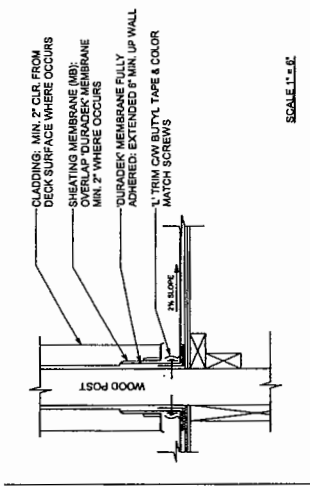


SECTION E-E

1-HR. CONSTRUCTION UNDER STAIRS



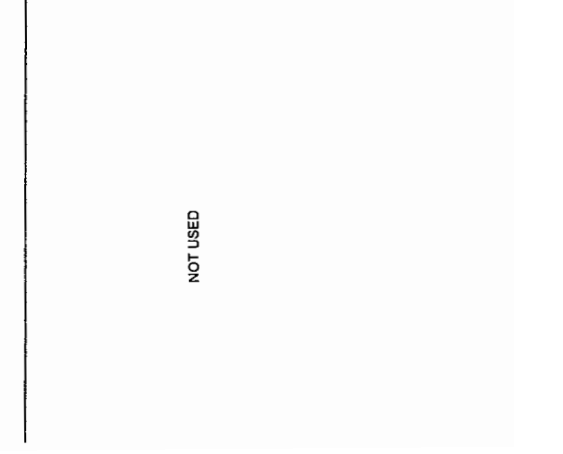
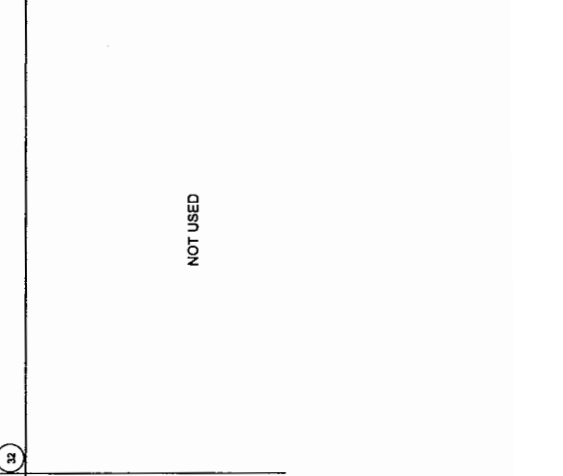
SECTION F-F



1. PER HANDRAILS & HANDRAILS CONSTRUCTION SHALL COMPLY WITH ONE TABLE ENCL. M AND ONE SECTION ENCL. D AND ENCL. 11.
2. HANDRAILS SHALL BE PLACED NOT LESS THAN 34" HIGHER THAN ANY OF THE NOBLES OF THE STAIR. ENDS SHALL BE CONTINUOUS TO THE PULL LENGTH ON ONE SIDE OF THE STAIR. ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED GUARDRAILS USED ON THE STAIR PORTION OF A STAIRWAY MAY BE 3" IN HEIGHT.
3. HANDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
4. THE MAX. RISE OF A STAIR SHALL BE 8" INCH. THE MIN. RISE SHALL BE 4" INCHES. THE MAX. RUN SHALL BE 11" INCHES. THE GREATEST RISE HEIGHT & THE GREATEST RUN SHALL NOT EXCEED THE SHALLEST HEIGHT OR RUN OF THOSE THAT SURROUND THE STAIRWAY. HEAD RISING TO THE RIGHT AND LEFT OF THE STAIRWAY SHALL BE VERTICALLY FROM THE STAIRWAY HEAD RISING TO THE RIGHT AND LEFT OF THE STAIRWAY.
5. THE HANDRAIL PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1 1/2" HIGHER THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT SMOOTH SURFACE. THE HANDRAIL PORTION SHALL HAVE A SMOOTH FINISH. THE HANDRAIL SHALL BE FASTENED TO THE WALL AND HANDRAIL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN WALL AND HANDRAIL.
6. ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE OF 1-HR FIRE RATED CONSTR.
7. THESE PLANS AND SECTIONS ARE DRAWN AS A DESIGN TOOL TO ASSIST THE CONTRACTOR OR SUB-CONTRACTOR IN THE PREPARATION OF THEIR SHOP DRAWINGS. THESE SHOP DRAWINGS ARE TO BE APPROVED BY THE OWNER AND LOCAL BUILDING OFFICIALS.
8. CONTRACTORS TO FIELD VERIFY ALL CONDITIONS PRIOR TO THE FABRICATION OF STAIRS, HANDRAILS AND GUARDRAILS.

STAIR DESIGN - TYP. (UNO)

COMPONENT	RISE	LOWER TO UPPER	POSITION
RISE	8"-0"		7/11 UP
RUN	11'-0"		6'-0" MAX
WIDTH	36"-0"		48"
NO. OF RISERS	11		7
HANDS HEIGHT	6'		6'4"







# ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

## STAFF REPORT

**Date of Hearing:** August 16, 2007

**Agenda Item:** 13c

---

**Application:** Certificate of Appropriateness #07-0023 as governed by Chapter 16.38, Architectural Heritage and Historic Preservation, Vallejo Municipal Code

**Recommendation:** **Approve** Certificate of Appropriateness #07-0023 subject to the findings and conditions contained in this staff report.

---

1. **LOCATION:** 1185 Azuar Drive, northwest of Sundance Avenue and across from Chapel Park; Mare Island Reuse Area 6; Development Area 6C (See Attachment B.)
2. **APPLICANT:** Stephen David  
963 Jefferson Court  
Benicia, CA 94510
3. **PROPERTY OWNER:** Same as above
4. **PROJECT DESCRIPTION SUMMARY:**

The application is a request to provide new landscaping for the property surrounding Building IT, including the installation of walkways, fences, plantings and a parking area at the rear of the property between Buildings "6E" and "UB", two residential accessory buildings. The proposed project is part of an Island-wide project involving the reuse of Mare Island, a former U.S. Naval base, as a civilian community. The proposed improvements presented in this application are detailed in Attachment C.

The subject area is bounded by Azuar Drive and Chapel Park to the northeast, and existing single-family residential properties to the northwest, southwest and southeast. Madrone Circle and Madrone Court (alleys) touch the rear two corners of the property.

5. **RELATION TO CEQA:**

As conditioned, this project has been determined to be exempt from the requirements of the California Environmental Quality Act per Section 15331 (Class 31) of Title 14 of the California Code of Regulations because it consists of

the preservation of an historic resource in a manner consistent with the Secretary of the Interior's Standards.

## **6. NOTICING AND PUBLIC COMMENTS**

Notice of a public hearing was sent to property owners within 500 feet of the subject property, federal agencies on the Island and other interested parties on August 6, 2007.

## **7. STAFF ANALYSIS:**

### **Architectural Heritage and Landmarks Commission (AHLC) Jurisdiction**

The main building on the property is classified as a "Notable" historic resource within the Mare Island Historic District (Historic District). Per the Mare Island Specific Plan Historic Project Guidelines - Appendix B (Guidelines), a Notable resource is considered a building, structure, or site identified as a contributing resource in the National Register Nomination Form that is not listed as a City Landmark, but has noteworthy historical or architectural significance.

Section 8.2.1 of the Guidelines requires a Certificate of Appropriateness (COA) from the Architectural Heritage and Landmarks Commission (AHLC) for the construction or addition to an existing building or structure within the Project Site of a contributing resource; alteration of a contributing resource in any manner which affects the exterior architectural appearance of a building or structure including installation or alteration of any exterior sign; and construction or alteration within the Project Site of a contributing resource of site features including but not limited to landscaping, fencing walls paving and grading. The subject project involves the construction and alteration of site features of a contributing resource in the Historic District; therefore, the project requires a COA approval from the AHLC.

### **Significance Documentation**

The following identified contributing resources are within the project area and/or directly affected by the project in some manner:

- Building I-T – Officers' Quarters
- Building U-B – Garage for Quarters U
- Building 6E – Storage

As mentioned, the main Building I-T within the project area is a "Notable" contributor to the Historic District; the garage Building U-B is also a Notable and the storage Building 6E is a "Component" contributor.

The following descriptions of the resources are provided from the 1996 Mare Island National Register Nomination Form:

Building I-T: *"Building I-T is an H-shaped three-story woodframe building with hip roofs. The central portion of the second and third stories is recessed creating porch-like areas. The first story protrudes at the center to form a porch whose cover is supported by six fluted Doric columns. Apparently built to house bachelor officers, Building I-T now contains two sizable family apartments. It is yet another example of Hollyday's Classical Revival style. Bordering the Marine compound, its appearance is reminiscent of some of the Marine officers quarters. The original construction took place in 1900."* (MINR Nomination)

Building U-B: No description was found in the MINR Nomination, but the garage is listed as a contributor with a noted build date of 1924.

Building 6E: No description was found in the MINR Nomination, but the storage unit is listed as a contributor with a noted build date of 1938.

The following description of the resource is provided from the 1994-1995 Historical Survey of Mare Island Naval Complex (MINC-HS):

Building I-T—Quarters, 1900: *"Description: Building I-T is an H-shaped three story wood frame building with hip roofs. The central portion is recessed at the second and third floors and extended eaves create porch-like areas. The first story protrudes at the center and six fluted Doric columns carrying an entablature with a triglyph and metope frieze forms a porch with entrances at its ends. Above the porch cornice is a railing with triple panels divided by diagonal, vertical and horizontal rails between piers. Narrow vee grooved wood siding covers the walls. Double hung windows are surrounded by wood architraves. A watertable divides the wall at the third floor window sill level and a simple classic cornice with dentils ornaments the eaves. The building, apparently originally built to house bachelor officers, is now divided into two living units."*

*"Significance: Building I-T is another element of the Classic Revival structures constructed under the direction of R.C. Hollyday, C.E. It marks the extension of the residential quarter into a new section but at the time of its construction it bordered on the Marine Compound and its residential quarters. It is a good example of Classic Revival design for a multiple housing unit. It is set on an ample site and its well planted grounds extend the landscape of St. Peter's Chapel and its park site.."* (MINC-HS 01/95)

Building U-B—Garage at Quarters U, 1915: *"Description: Building U-B a 572 square foot rectangular one story garage located off the west side of Cedar Avenue [now Azuar Drive] and west of Building U. The building is clad in vertical corrugated steel siding over wood frame. It is built upon a raised poured concrete slab foundation which extends at the North side of*

*the building. The extended concrete foundation is bermed and a drain hole within, of unknown use. There is a heavy beam open vine porch over the North door. The roof is a moderate pitch, and gable with a slight overhang, exposed eaves, fascia board, and side gutters and drains. There are five asymmetrical window bands of 6/6 double hung, and one 6/6s6/6 band west in wood board frame with heavy sills. There are two single side hinged doors, a single panel with a 4 lite sash above and a singled panel with a single fixed pane above five panel, three panel and two panel East/West. There is one larger aluminum roll-up door at the South side façade and a small double side hinged corrugated panel swinging doors above. Records indicate this structure was built in 1924, however no plans are available to confirm this date. The overall condition of Building U-B is fair.” There is no BSO record, so there is no significance statement. (MINC-HS 08/94)*

*Building 6E—Storage Shed (at Quarters 6), 1938: “Description: Building 6E is a 70 square foot rectangular one story structure. Located on the West side of Cedar Avenue [now Azuar Drive], near the junction of Cedar and Walnut, West of Building 6. The building is clad in vertical corrugated steel siding. It is built upon a concrete slab foundation. The roof is a Shed style roof with a slight overhang extending west to a lean-to which is open on the South side and is supported by heavy beam support structure. There are large pan fixed wood frame windows on the North, West, and East sides and 1 vertical 4 panel single side hinged door on the South side. Built in 1938 as a storage unit, it is still used in this manner. Overall condition is fair.” There is no BSO record, so there is no significance statement. (MINC-HS 08/94)*

### **Related Projects**

Certificate of Appropriateness #04-0005 and #04-0006 were approved on March 4, 2004 for the Vesting Tentative Map and Planned Development Unit Plan for Farragut Village - Unit No. 3, which outlined the development of the Azuar Drive historic quarters primarily as two-single-family homes, and established a new surrounding single-family residential development. The applicant has also applied for a Major Conditional Use Permit (UP#07-0011) to allow the existing structure to be used as a Bed and Breakfast facility. The Use Permit requires approval from the Planning Commission.

### **Project Impact on Historic Resources**

The project proposes to rehabilitate the property with three buildings for reuse as a Bed and Breakfast facility with one main house and two detached accessory structures, according to the criteria established by the City of Vallejo. To achieve this goal, it must reinforce historic spatial characteristics, materials, and forms, be visually compatible with the character of the original historic building and of

the historic district in general. (See Secretary Standard's Review and Design Guidelines Review for more detailed analysis.)

### **Secretary of the Interior's Standards Review**

As required by Section 16.38.290 "Certificate of Appropriateness – Process" of the Zoning Ordinance, the proposed project must be reviewed for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). The treatment that would apply to this project is Rehabilitation, as this is the only treatment that allows alterations to historic properties. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." Rehabilitation standards for a cultural landscape acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character.

The project meets the Standards as per the following analysis:

1. *A property would be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project use is compatible with the building design. The project is also generally compatible with the overall use and character of this area of the historic district.

2. *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

As conditioned, the overall historic character of the building and the historic district are preserved in this proposed project. The current landscaping includes primarily open lawns, hedges that define the property lines, and some concrete pathways.

Given that the original front walkway has been removed, it is recommended that the replacement walkway be broom-finish concrete rather than faux slate.

3. *Each property would be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, would not be undertaken.*

The project does not involve changes that would create a false sense of historical development. The proposed changes are differentiated from the original building by their conceptual design and construction.

4. *“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”*

No changes to the property have been identified as having acquired historic significance in their own right.

5. *“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”*

As conditioned, all distinctive historic materials, features, finishes and examples of craftsmanship are proposed for preservation in this project.

6. *“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”*

As conditioned, no deteriorated historic features are proposed for rehabilitation in this project.

7. *“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”*

No chemical or physical treatments are proposed for this project.

8. *“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”*

Archeological resources have not been previously identified in the subject area. Should any archeological resources be discovered in the course of project implementation, the practices prescribed under the Mare Island Archeological Treatment Plan shall be followed.

9. *New additions, exterior alterations, or related new construction would not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and would be compatible with the*

*historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The plantings are in keeping with the palette of materials being used throughout Mare Island. The tall fences are limited to rear side property-line fences, and open, lower fences and plantings are used to demark the side yards. However, based on an historic photograph of the site and the Vesting Tentative Map approved for the area, trees were part of the front yard landscape. (See Attachment E.) As a condition of approval, it is recommended that at least one 24-inch evergreen tree be planted in the front yard.

The driveway/parking area as proposed would be compatible with the character of the historic district, in that it is located behind the main building, in line with and connecting the alleys, and protected on the ends by historic structures. It is recommended that the lawn area immediately adjacent to the parking be enlarged slightly to allow for more visual separation between the building and the pavement. It is also recommended that informal plantings be installed along the border between the driveway and the rear lawn area to provide additional visual separation between the building and the parking area.

10. *New additions and adjacent or related new construction would 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.*

The addition and removal of any of the proposed project components would not impair the essential form and integrity of the building and surrounding historic district.

### **Mare Island Historic District Design Guidelines Review**

As required by Section 16.38.290 "Certificate of Appropriateness – Process" of the Zoning Ordinance, the proposed project must be reviewed for compliance with the Design Guidelines (Guidelines) prepared for the Mare Island Historic District by Winter & Company.

Guidelines for rehabilitation projects are found in the Introduction (which lays out the process and identifies the pertinent chapters within the guidelines. According to the chart on page I-6, Chapters 1, 2, 3, 7, and 12 should be applied to this project.

Chapter 1 describes the overall history and character of the District. There are no specific guidelines in this chapter, but it provides a framework for the remaining analysis.

Chapter 2 identifies architectural styles and key features of buildings on Mare Island. Building I-T is an example of a Classical Revival Single-Family

Residential resource. Buildings U-B, and 6E are examples of early twentieth-century Vernacular/Utilitarian Residential Garages and Sheds.

Chapter 3 references the Secretary of the Interior's Standards. For this analysis, see above.

Chapter 7 includes the bulk of the guidelines for building and landscape rehabilitation. Only some guidelines apply to this landscaping project, and the proposal, as conditioned, complies with all of them, including, but not limited to: items 7.1, 7.2, and 7.5.

Chapter 12, Residential Character Areas: The project is generally in keeping with the Guidelines regarding the specific Character Area G, The Residential Character area, including location of parking and landscape elements such as providing lawns, preserving established residential setbacks, maintaining street canopies, and locating garages in the rear of the parcels. Some specific guidelines apply to this project, and the proposal, as conditioned, complies with all of them, including, but not limited to: items 12.13, 12.14, 12.15, 12.16, 12.17, 12.18 (as conditioned), and 12.19.

### **Conclusion**

As conditioned, the proposed project would not affect the historic nature of the building or district.

### **8. STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** Certificate of Appropriateness #07-0023 subject to the following:

#### **Findings**

1. The proposed project, as conditioned, is consistent with the Secretary of Interior Standards.
2. The proposed project, as conditioned, shall not adversely affect the relationship and congruity between the subject property and its surroundings, including the existing landscaping on the property and other structures in the area per Section 7 of this report.
3. The proposed project, as conditioned, would not adversely affect the special character of the District per Section 7 of this report.

### **9. CONDITIONS OF APPROVAL**

1. The front replacement walkway shall be a broom-finish concrete.



2. Additional informal plantings shall be installed along the border between the driveway and the rear lawn area to provide additional visual separation between the building and the parking area.
3. At least one 24-inch evergreen tree shall be planted within the front yard.
4. The 6-foot fences shall be limited to the side yard property lines to the rear of the side picket fences shown. No fences shall be used on the side yard property lines to the front of the side picket fences; instead, the plantings shown (low hedges) shall provide the property separation.

## **10. PROJECT REQUIREMENTS**

1. The practices for protecting archeological resources detailed in the Mare Island Archeological Treatment Plan shall be applied.
2. Applicant shall submit 3 sets of construction plans to the Department of Public Works for review and approval.
3. All contractors and subcontractors on the project shall obtain City of Vallejo business licenses.
4. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
5. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
6. The applicant shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, at its discretion, to participate in the defense of any action.

## **11. EXPIRATION**

Approval of the Certificate of Appropriateness shall expire automatically eighteen months after the date of approval by the Architectural Heritage and Landmarks Commission unless authorized construction has commenced prior to the expiration date, except that upon written request prior to expiration, the Secretary may extend the approval for an additional twelve months. If the Secretary denies the application for extension, the applicant may appeal to the Commission within ten days after the secretary has denied the extension.

The applicant or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Architectural Heritage and Landmarks Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

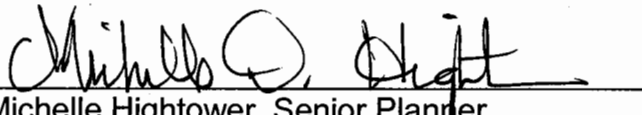
Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

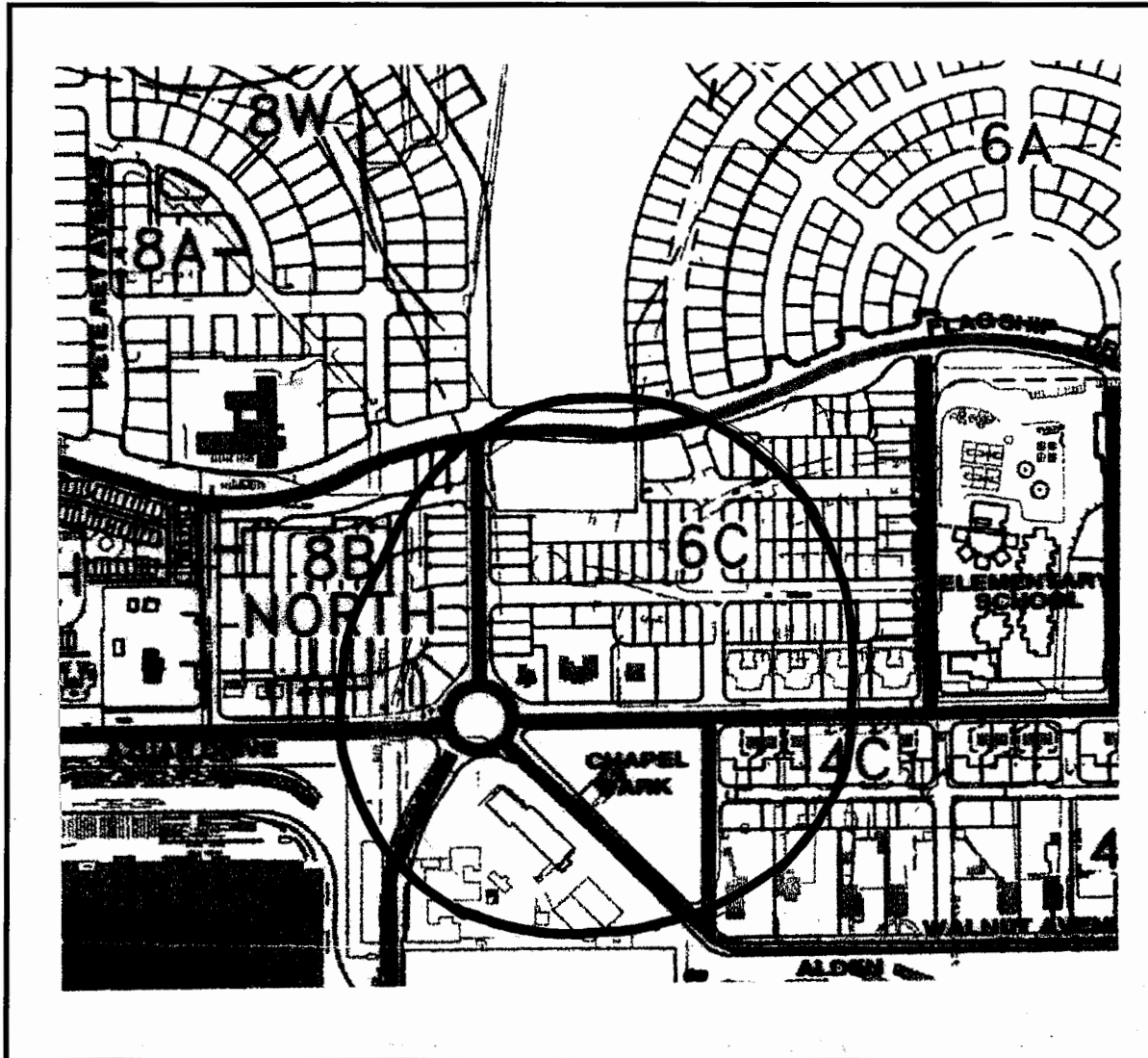
The Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission, which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

**ATTACHMENTS:**

- A. Conflict of Interest Map
- B. Site Location/Vesting Tentative Map, Sheet 4A of 6 prepared Chaudary & Associates, March 2004
- C. Site Plan prepared by Mid City Nursery, Inc.
- D. Photographs of the current site
- E. Historic Photo and Portion of Landscape Improvement Plans Identifying Existing Trees, August 2004

Prepared by:   
Leslie Dill, Contract Planner

Reviewed by:   
Michelle Hightower, Senior Planner

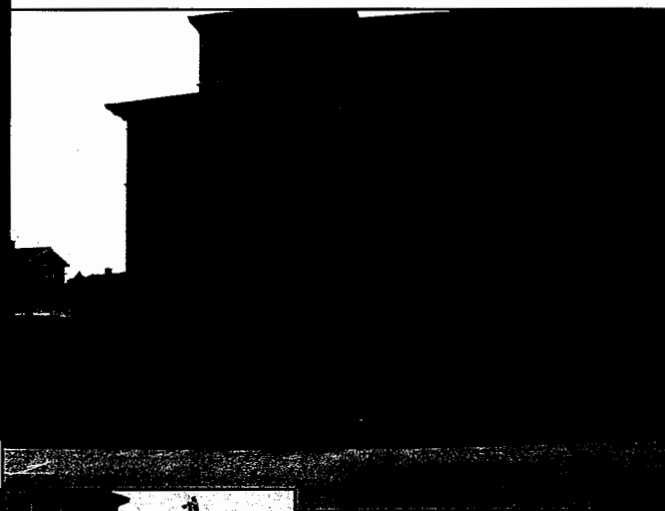
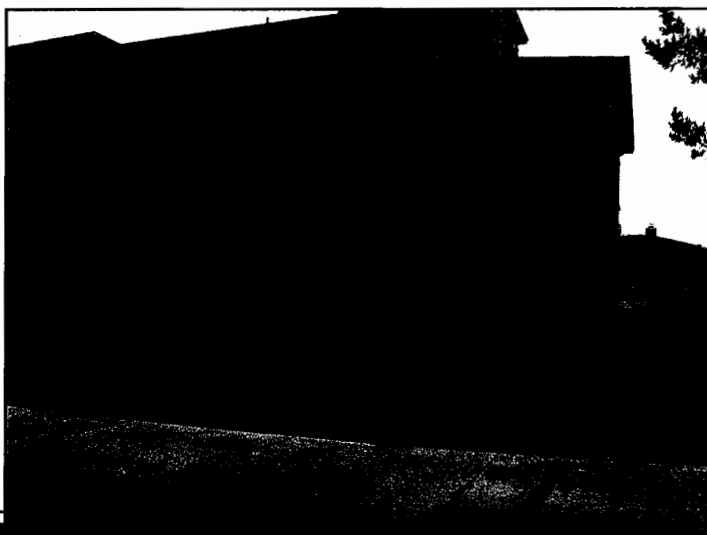


**CERTIFICATE OF APPROPRIATENESS #07-0023**

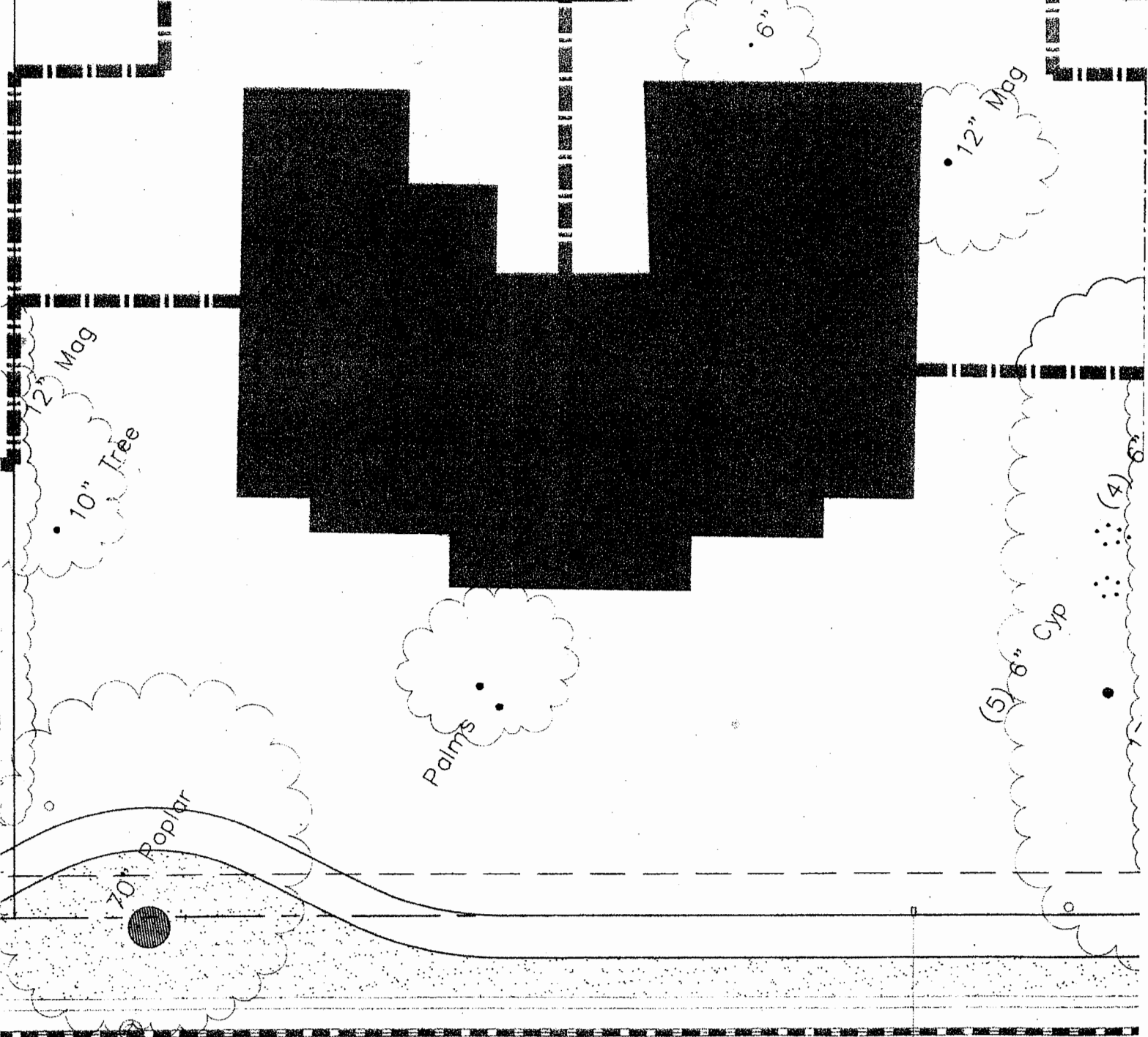
**1185 Azuar Drive**

**CONFLICT OF INTEREST MAP**

**500' RADIUS**



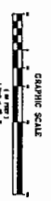
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**1185 Azuar Drive**



AZUAR DRIVE

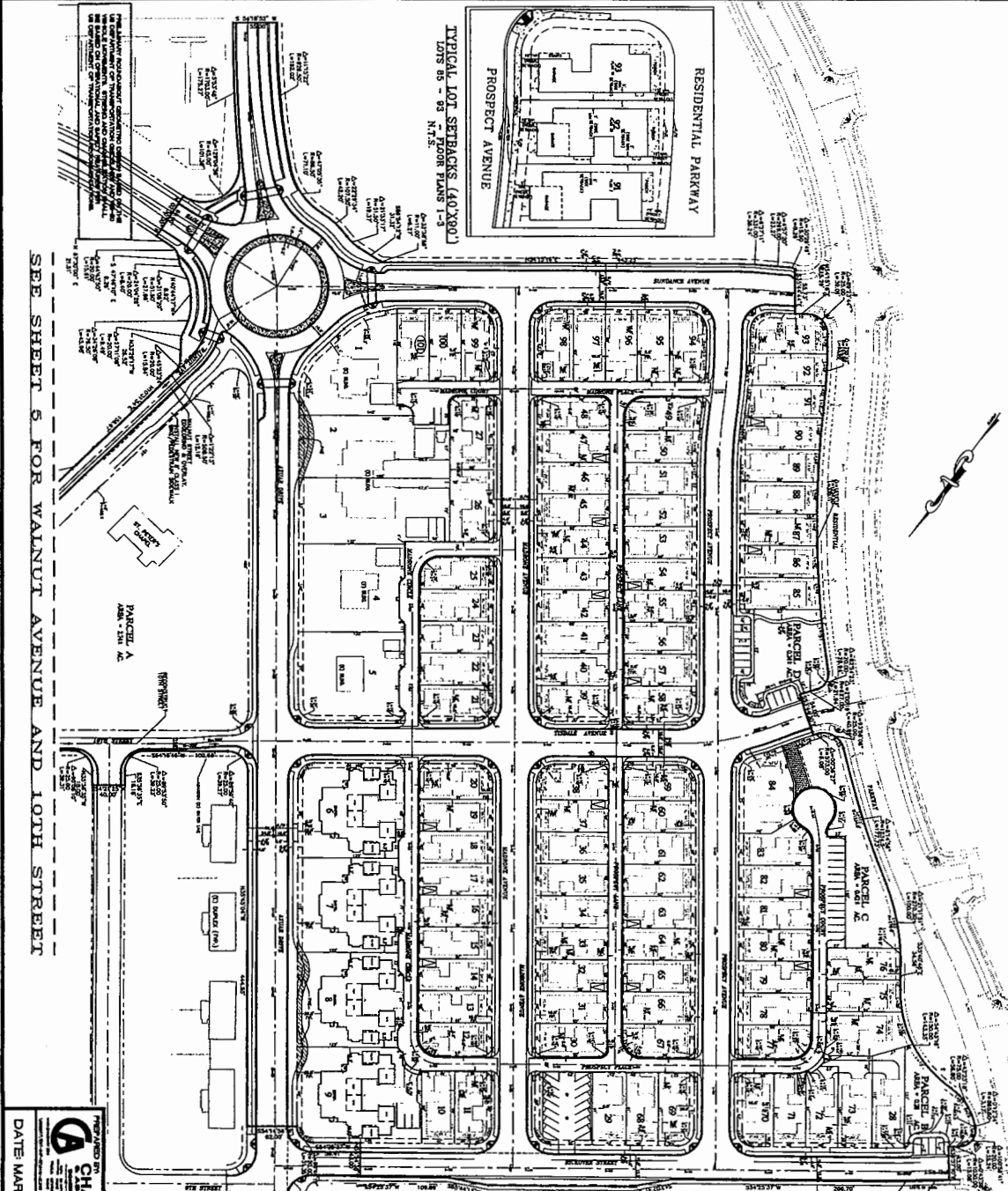
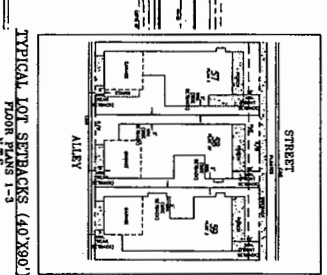
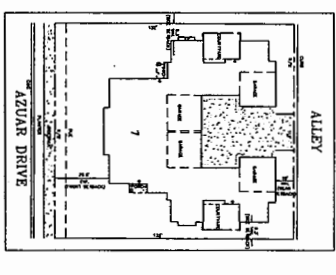
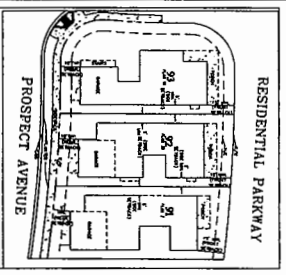
**VESTING TENTATIVE MAP**  
**FARGUT VILLAGE - UNIT NO. 3**  
**DEVELOPMENT AREA - 6C**  
 MARIE ISLAND, CITY OF VALLEJO, CALIFORNIA

**PRELIMINARY DEVELOPMENT PLAN**  
 ORIGINAL SCALE 1" = 40'



**SUMMARY OF PRODUCT TYPE**

LOT #	LOT AREA (SQ FT)	NO. OF UNITS	APPROX. TOTAL SQ FT
1	10,000	10	100,000
2	10,000	10	100,000
3	10,000	10	100,000
4	10,000	10	100,000
5	10,000	10	100,000
6	10,000	10	100,000
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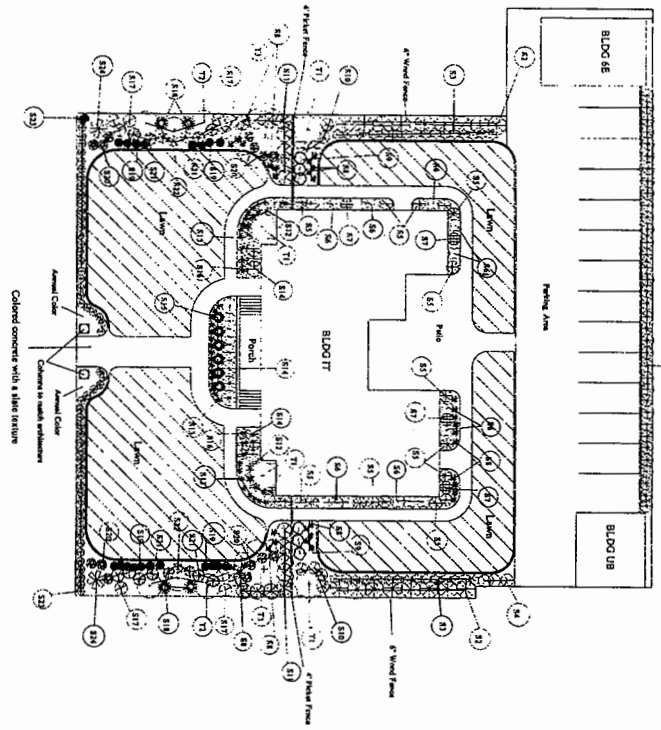
SEE SHEET 5 FOR WAINUT AVENUE AND 10TH STREET

DATE: MARCH 29, 2004

**CHAUDHARY**  
 CIVIL ENGINEER  
 1100 W. 10TH STREET, SUITE 100  
 VALLEJO, CA 94592  
 TEL: (707) 426-1100  
 FAX: (707) 426-1101  
 WWW.CHAUDHARYENGINEERS.COM

**PREPARED FOR:**  
**MINNAR MANG ISLAND**

SHEET 44 OF 6



**Legend**

Key	Common Botanical Plant Name	Qty.	Size
T1	Japanese Maple/ Acer palmatum	4	12 gal
T2	Cherry Blossom/ Prunus	5	12 gal
T3	Cherry Magnolia/ Magnolia p. Little Gem	5	12 gal
T4	Thunberg Holly/ Ilex	35	3 gal
T5	Thunberg Holly/ Ilex	17	3 gal
T6	Camellia Laurel/ Prunus s. Tricolor-Tiger	12	3 gal
T7	Camellia Laurel/ Prunus s. Tricolor-Tiger	3	3 gal
T8	Philadelphus/ Philadelphus p. Compact	12	3 gal
T9	Philadelphus/ Philadelphus p. Compact	3	3 gal
T10	Philadelphus/ Philadelphus p. Compact	21	3 gal
T11	Philadelphus/ Philadelphus p. Compact	12	3 gal
T12	Philadelphus/ Philadelphus p. Compact	4	3 gal
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T77	Philadelphus/ Philadelphus p. Compact	2	3 gal
T78	Philadelphus/ Philadelphus p. Compact	2	3 gal
T79	Philadelphus/ Philadelphus p. Compact	2	3 gal
T80	Philadelphus/ Philadelphus p. Compact	2	3 gal
T81	Philadelphus/ Philadelphus p. Compact	2	3 gal
T82	Philadelphus/ Philadelphus p. Compact	2	3 gal
T83	Philadelphus/ Philadelphus p. Compact	2	3 gal
T84	Philadelphus/ Philadelphus p. Compact	2	3 gal
T85	Philadelphus/ Philadelphus p. Compact	2	3 gal
T86	Philadelphus/ Philadelphus p. Compact	2	3 gal
T87	Philadelphus/ Philadelphus p. Compact	2	3 gal
T88	Philadelphus/ Philadelphus p. Compact	2	3 gal
T89	Philadelphus/ Philadelphus p. Compact	2	3 gal
T90	Philadelphus/ Philadelphus p. Compact	2	3 gal
T91	Philadelphus/ Philadelphus p. Compact	2	3 gal
T92	Philadelphus/ Philadelphus p. Compact	2	3 gal
T93	Philadelphus/ Philadelphus p. Compact	2	3 gal
T94	Philadelphus/ Philadelphus p. Compact	2	3 gal
T95	Philadelphus/ Philadelphus p. Compact	2	3 gal
T96	Philadelphus/ Philadelphus p. Compact	2	3 gal
T97	Philadelphus/ Philadelphus p. Compact	2	3 gal
T98	Philadelphus/ Philadelphus p. Compact	2	3 gal
T99	Philadelphus/ Philadelphus p. Compact	2	3 gal
T100	Philadelphus/ Philadelphus p. Compact	2	3 gal

Scale: 1" = 16'

Design Prepared For:  
 David  
 1185 Azuar Dr.  
 Vallejo, 746-5503

Design Prepared By:  
 Mild City Nursery, Inc.  
 3635 Broadway  
 American Canyon, Ca. 94503

**VESTING TENTATIVE MAP**

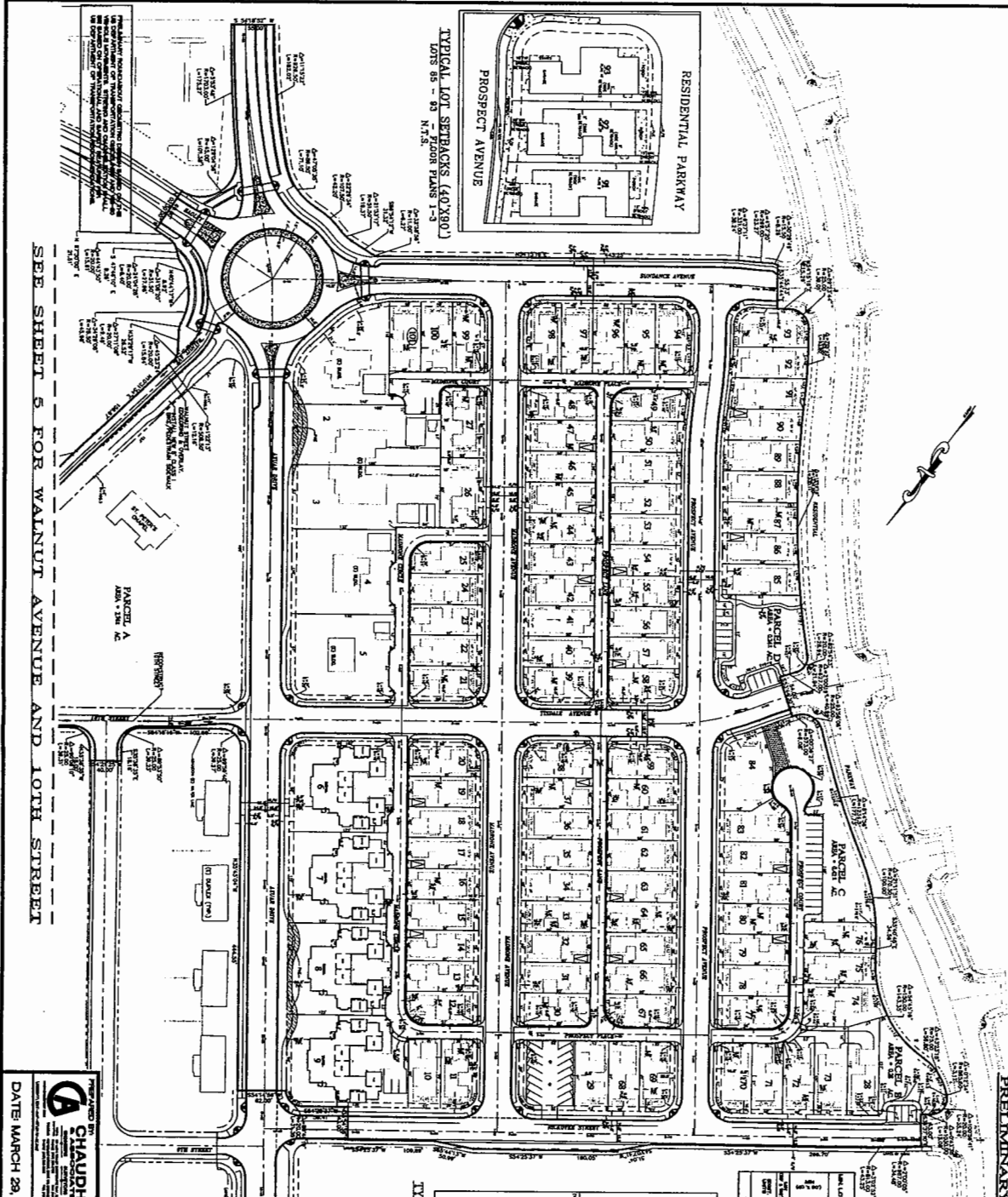
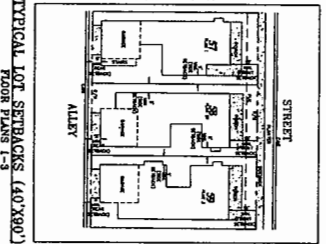
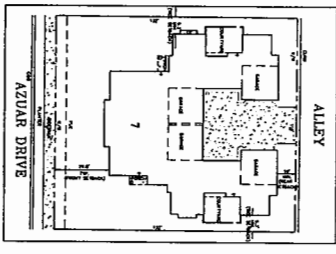
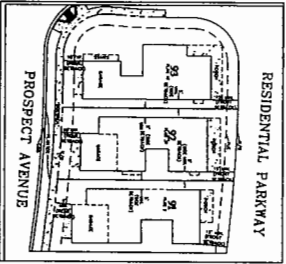
FARGUT VILLAGE - UNIT NO. 3  
 DEVELOPMENT AREA 8C  
 MARB ISLAND, CITY OF VALLEJO, CALIFORNIA

**PRELIMINARY DEVELOPMENT PLAN**  
 ORIGINAL SCALE 1" = 40'



**SUMMARY OF PRODUCT TYPE**

LOT #	PLANT TYPE	NO. OF UNITS	TOTAL BLDG. AREA	TOTAL GARAGE AREA	TOTAL LOT AREA
1	Residential	1	1,000	1,000	10,000
2	Residential	2	2,000	2,000	20,000
3	Residential	3	3,000	3,000	30,000
4	Residential	4	4,000	4,000	40,000
5	Residential	5	5,000	5,000	50,000
6	Residential	6	6,000	6,000	60,000
7	Residential	7	7,000	7,000	70,000
8	Residential	8	8,000	8,000	80,000
9	Residential	9	9,000	9,000	90,000
10	Residential	10	10,000	10,000	100,000
11	Residential	11	11,000	11,000	110,000
12	Residential	12	12,000	12,000	120,000
13	Residential	13	13,000	13,000	130,000
14	Residential	14	14,000	14,000	140,000
15	Residential	15	15,000	15,000	150,000
16	Residential	16	16,000	16,000	160,000
17	Residential	17	17,000	17,000	170,000
18	Residential	18	18,000	18,000	180,000
19	Residential	19	19,000	19,000	190,000
20	Residential	20	20,000	20,000	200,000
21	Residential	21	21,000	21,000	210,000
22	Residential	22	22,000	22,000	220,000
23	Residential	23	23,000	23,000	230,000
24	Residential	24	24,000	24,000	240,000
25	Residential	25	25,000	25,000	250,000
26	Residential	26	26,000	26,000	260,000
27	Residential	27	27,000	27,000	270,000
28	Residential	28	28,000	28,000	280,000
29	Residential	29	29,000	29,000	290,000
30	Residential	30	30,000	30,000	300,000
31	Residential	31	31,000	31,000	310,000
32	Residential	32	32,000	32,000	320,000
33	Residential	33	33,000	33,000	330,000
34	Residential	34	34,000	34,000	340,000
35	Residential	35	35,000	35,000	350,000
36	Residential	36	36,000	36,000	360,000
37	Residential	37	37,000	37,000	370,000
38	Residential	38	38,000	38,000	380,000
39	Residential	39	39,000	39,000	390,000
40	Residential	40	40,000	40,000	400,000
41	Residential	41	41,000	41,000	410,000
42	Residential	42	42,000	42,000	420,000
43	Residential	43	43,000	43,000	430,000
44	Residential	44	44,000	44,000	440,000
45	Residential	45	45,000	45,000	450,000
46	Residential	46	46,000	46,000	460,000
47	Residential	47	47,000	47,000	470,000
48	Residential	48	48,000	48,000	480,000
49	Residential	49	49,000	49,000	490,000
50	Residential	50	50,000	50,000	500,000
51	Residential	51	51,000	51,000	510,000
52	Residential	52	52,000	52,000	520,000
53	Residential	53	53,000	53,000	530,000
54	Residential	54	54,000	54,000	540,000
55	Residential	55	55,000	55,000	550,000
56	Residential	56	56,000	56,000	560,000
57	Residential	57	57,000	57,000	570,000
58	Residential	58	58,000	58,000	580,000
59	Residential	59	59,000	59,000	590,000
60	Residential	60	60,000	60,000	600,000
61	Residential	61	61,000	61,000	610,000
62	Residential	62	62,000	62,000	620,000
63	Residential	63	63,000	63,000	630,000
64	Residential	64	64,000	64,000	640,000
65	Residential	65	65,000	65,000	650,000
66	Residential	66	66,000	66,000	660,000
67	Residential	67	67,000	67,000	670,000
68	Residential	68	68,000	68,000	680,000
69	Residential	69	69,000	69,000	690,000
70	Residential	70	70,000	70,000	700,000
71	Residential	71	71,000	71,000	710,000
72	Residential	72	72,000	72,000	720,000
73	Residential	73	73,000	73,000	730,000
74	Residential	74	74,000	74,000	740,000
75	Residential	75	75,000	75,000	750,000
76	Residential	76	76,000	76,000	760,000
77	Residential	77	77,000	77,000	770,000
78	Residential	78	78,000	78,000	780,000
79	Residential	79	79,000	79,000	790,000
80	Residential	80	80,000	80,000	800,000
81	Residential	81	81,000	81,000	810,000
82	Residential	82	82,000	82,000	820,000
83	Residential	83	83,000	83,000	830,000
84	Residential	84	84,000	84,000	840,000
85	Residential	85	85,000	85,000	850,000
86	Residential	86	86,000	86,000	860,000
87	Residential	87	87,000	87,000	870,000
88	Residential	88	88,000	88,000	880,000
89	Residential	89	89,000	89,000	890,000
90	Residential	90	90,000	90,000	900,000
91	Residential	91	91,000	91,000	910,000
92	Residential	92	92,000	92,000	920,000
93	Residential	93	93,000	93,000	930,000
94	Residential	94	94,000	94,000	940,000
95	Residential	95	95,000	95,000	950,000
96	Residential	96	96,000	96,000	960,000
97	Residential	97	97,000	97,000	970,000
98	Residential	98	98,000	98,000	980,000
99	Residential	99	99,000	99,000	990,000
100	Residential	100	100,000	100,000	1,000,000



SEE SHEET 6 FOR WANTU AVENUE AND 10TH STREET

DATE MARCH 29, 2004

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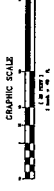
SHEET 4A of 8



**VESTING TENTATIVE MAP**

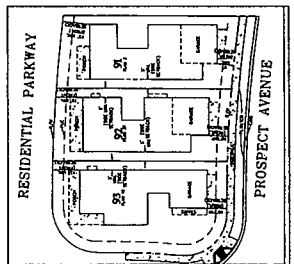
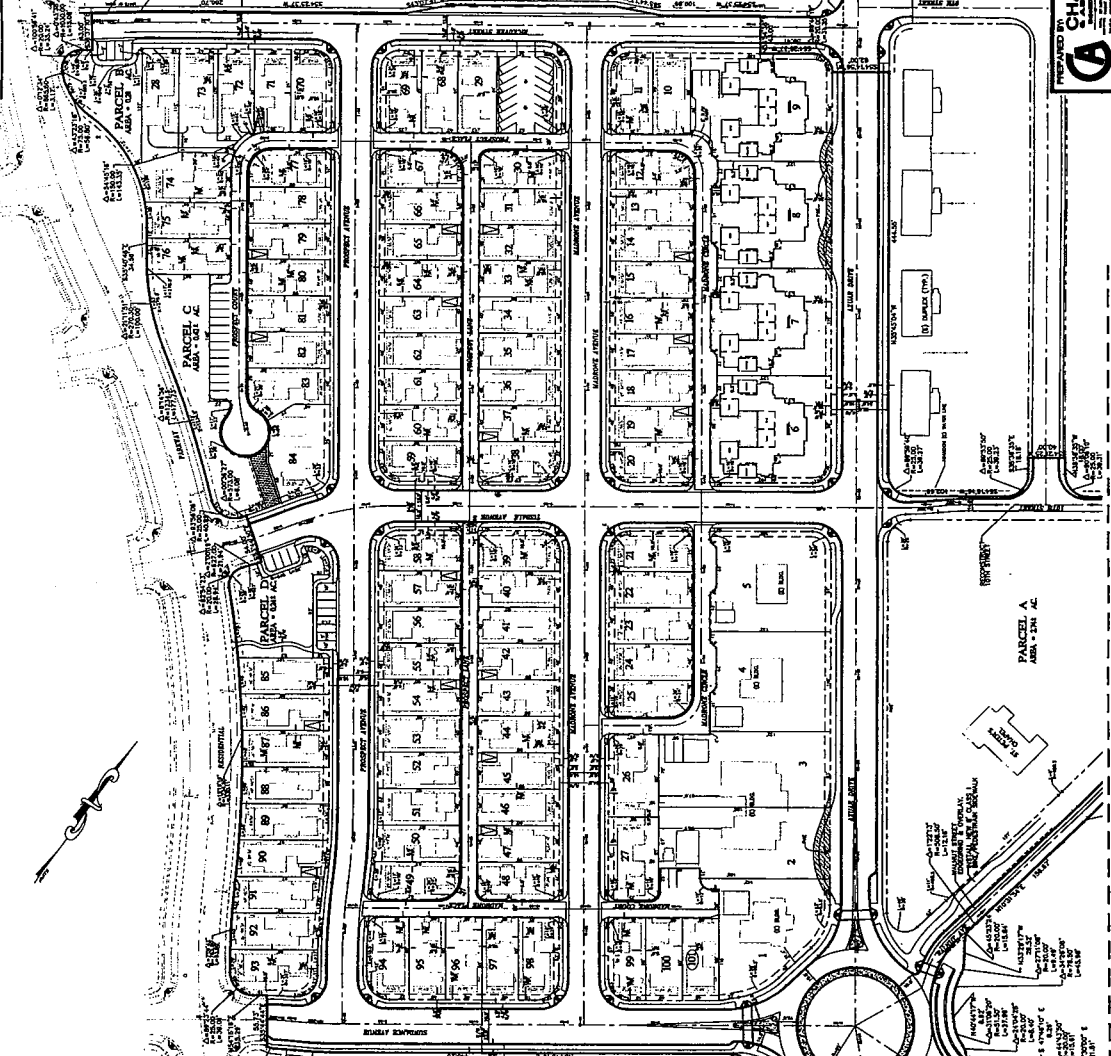
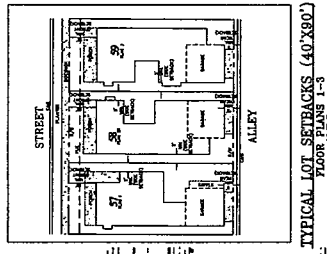
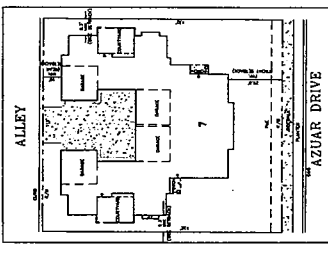
FARRAGUT VILLAGE - UNIT NO. 3  
DEVELOPMENT AREA - 6C  
MARIE ISLAND, CITY OF VALLEJO, CALIFORNIA

PRELIMINARY DEVELOPMENT PLAN  
ORIGINAL SCALE 1" = 40'



**SUMMARY OF PRODUCT TYPE**

MINIMUM SETBACKS	NO. OF UNITS	MINIMUM SETBACKS
FRONT	10'	FRONT
REAR	10'	REAR
SIDE	5'	SIDE
TOP	5'	TOP
BOTTOM	5'	BOTTOM
MIN. LOT PLAN TYPE		
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
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82	82	82
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84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100



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1000 W. 10TH STREET  
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DATE: MARCH 28, 2004

PREPARED FOR  
**LENNAR MARIE ISLAND**

SHEET 4A OF 6

SEE SHEET 5 FOR WALNUT AVENUE AND 10TH STREET