

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, November 15, 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
November 15, 2007

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES – (October 2007)**
5. **WRITTEN COMMUNICATIONS**

No written communication from the public this month

6. **SECRETARY'S REPORT**

Staff approval of the following based on the Memos Provided in Packet:

- a) Amendment to COA #07-0027, To include Demolition of Buildings 592 and S34-02 on Mare Island
- b) COA #07-0041, Demolition of Buildings 749 and 761 on Mare Island
- c) COA #07-0042, Demolition of Building 657 on Mare Island
- d) COA #07-0043, Demolition of Building 559 on Mare Island

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) **Continued from October 18, 2007 Meeting - 1017 Azuar Drive, Mare Island, Reuse Area 6; Certificate of Appropriateness #07-0025**, Request to amend COA #05-0009 to allow the construction of a three-car garage and 2nd Residential Unit, where a two-car garage was approved, and to install landscaping on a site containing an historic home, Building 429, a Notable Contributing Resource to the Mare Island Historic District.

Recommendation: Approve Certificate of Appropriateness #07-0025 based on the findings and conditions provided in the staff report.

- b) **Mare Island Historic Core, Walnut Avenue, Oak Avenue, Rickover, 7th, and 8th Streets, Mare Island Reuse Areas 4 and 6; Certificate of Appropriateness #07-0034**, Request to widen streets, add parking lanes, and install sidewalks, curbs, gutters, and street lights within the Mare Island Historic Core. Portions of the project area are within the Mare Island National Historic Landmark District.

This project will be continued to the December 20, 2007 meeting.

- c) **Alden Park, 8th Street, Walnut Avenue and Railroad Avenue, Mare Island Reuse Area 4; Certificate of Appropriateness #07-0045**, Request to repair and replace an existing four to seven-foot asphalt walking path to accommodate an eight-foot multi-use path for bicyclists and pedestrians throughout the park. Portions of the path would be realigned, and two bomb shelters on the southern end would be demolished.

Recommendation: Approve Certificate of Appropriateness #07-0045 based on the findings and conditions provided in the staff report.

- d) **1001 Sutter Street, Mills Act #07-0002**, Request by the property owner to enter into an Historic Property Preservation Agreement (Mills Act Contract) (Continued from October 15, 2007 in order to meet with the Design Assistance Committee)

Recommendation – Approve a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owner (Mills Act #07-0002)

- e) **933 Georgia Street, Mills Act # 07-0003**, 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 #07-0003).

- f) **301 Kentucky Street, COA #07-0005**, Certificate of Appropriateness #07-0005. Request to construct a new single-family house on a vacant parcel at the corner of Kentucky and Branciforte Street in the St. Vincent's Historic District.

Recommendation – Approve Certificate of Appropriateness #07-0005 based on the findings and conditions provided in the staff report.

Architectural Heritage and Landmarks Commission Agenda
November 15, 2007

14. OTHER ITEMS

Discussion of Tentative Map #06-0004, Azuar Commons 4B and 4C, Mare Island Reuse Areas 4 and 6; Request to subdivide 24.5 acres of land to accommodate 79 Lots and 1 Parcel to accommodate existing historic homes and future development; Portions of the project area are within the National Historic Land District, Area A; Memo provided in packet.

15. ADJOURNMENT

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: Chairperson Naughton, Swanson, Kennedy, Laraque, Mandap, Quigley, Jones-Tranter.

4. APPROVAL OF MINUTES - We have the minutes of September 20, 2007. One correction was made in that on Page 12, Commissioner Swanson had to recuse himself from the vote. With that, it was recommended that the minutes be approved unanimously.

All in favor:

AYES: Naughton, Swanson, Kennedy, Laraque, Mandap, Quigley, Jones-Tranter.

NOS: None.

ABSENT: None.

The minutes are approved as noted, with that correction.

5. WRITTEN COMMUNICATIONS

Secretary Tuikka: None.

6. SECRETARY'S REPORT

Secretary Tuikka: Mr. Tuikka presented a draft agenda for the training on Mare Island on November 3. He noted that several knowledgeable people will be there to discuss the Secretary of Interior standards plus the Preservation of the Mare Island Plan.

Mr. Tuikka noted that tonight there is a Staff Approval of Certificate of Appropriateness 07-0027, which is a proposal to abolish buildings on 810, 804, 830, S33-05, S33-06, and S30-07 on Mare Island. Michelle will answer any questions.

Chairperson Naughton brought up the fact that he mentioned the idea of streamlining the minutes, and Secretary Tuikka commented that with this meeting, that shall be done from now on.

Michelle Hightower mentioned that there was an omission of two of the buildings in the list, and she will be preparing an additional memo that includes those two buildings and she will send that out e-mail, outlining these additions. The Historic Project Guidelines requires that notification. Chairperson Naughton suggested she add a plan that shows where these components are relative to the island. Ms. Hightower stated this shall be done.

Commissioner Swanson had a question regarding the buildings separated for demolition and he stated that he was confused with the building in the housing catalog. It states S33-07. On the component's list, the zero is not there. Ms. Hightower stated that that this is just another way of

numbering the buildings and that the zero was not consistent in these cases, but that it is the same one.

7. REPORT OF THE PRESIDING OFFICER AND COMMISSION MEMBERS

Chairperson Naughton was unable to make the Tour of Mare Island, however, Commissioner Quigley and Jones-Tranter reported that 7th Street, and 8th Street were described and they measured out the width of the streets that they proposed. The Commission reviewed the roadway configurations, and gave suggestions as to what they thought appropriate. Lennar was interested in keeping the character of this development.

Commissioner Mandap noted that this will be the last meeting under the current administration of the City Council and the current mayor.

Chairperson Naughton brought up the fact that there should be a protocol if Commissioners need to be absent for a meeting. He asked that Commissioners contact either Secretary Tuikka or himself if they cannot attend.

Naughton inquired if there had been any follow-up from the applicant concerning the Design Assistance meeting in which the applicants were considering the house on Branciforte and Kentucky. Secretary Tuikka stated he got an e-mail about two weeks ago from the applicant and she asked when the deadline was to turn in her material. Tuikka informed the applicant that it would be a good idea to install story poles as the neighborhood was very concerned about the height of this house and the effect on views. She agreed, but she has not acted on this.

8. REPORT OF THE CITY COUNCIL LIAISON

None.

9. COMMITTEE REPORT

- a) Design Assistance Committee (Commissioner Naughton, Commissioner Swanson and Commissioner Kennedy)

Chairperson Naughton suggested that he bring Commissioner Quigley into this Committee.

- b) Certified Local Government Committee (Commissioner Mandap)

Chairperson Naughton stated that he and Commissioner Mandap met to discuss the skills and interests of Commissioner Mandap concerning this Committee.

- c) Preservation Outreach (Commissioner Naughton and Commissioner Quigley)

None.

- d) Landmarks and Inventory Committee (Commissioner Naughton, Commissioner Laraque, Commissioner Jones-Tranter)

Chairperson Naughton stated he met with the VAHF (Vallejo Architectural Heritage Foundation) about a month ago to discuss the historic buildings and their inventory list. Present also was Commissioner Laraque, Jones-Tranter, and Secretary Tuikka. They were working to coordinate the information to an electronic format.

e) Trackers Committee ()

None.

10. MARE ISLAND UPDATE

Michelle Hightower informed us that Dina Tasini is on vacation this week but she mentioned a project that they would like to get scheduled for the Design Assistance Committee help, which is Alden Park. Lennar is planning to install multiuse paths within the park grounds, and it is a National Historic Landmark. She would like to get the Design Assistance Committee to come out and give input before the next meeting .

Commissioner Swanson suggested perhaps this could be done in the afternoon, maybe after the November 3rd special meeting.

11. COMMUNITY FORUM

No one addressed the Commission

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

The consent calendar and agenda were unanimously approved.

13. PUBLIC HEARINGS

- a) **1017 Azuar Drive, Mare Island, Reuse Area 6, Certificate of Appropriateness #07-0025.** Request to amend COA #05-0009 to allow the construction of a three-car garage and 2nd Residential nit, where a two-car garage was approved, and to install landscaping on a site containing an historic home, Building 429, a Notable Contributing Resource to the Mare Island Historic District.

This item will be continued until November 15, 2007.

- b) **1195 Azuar Drive, Mare Island, Reuse Area 6, Certificate of Appropriateness #07-0031,** request to install landscaping on a site containing an historic home, Quarters 6, a Notable Contributing Resource to the Mare Island Historic District.

Recommendation – Approve Certificate of Appropriateness #07-0031 based on the findings and conditions provided in the staff report.

The Commission held a discussion on this project which included the following:

Leslie Dill from Lennar Mare Island discussed the landscape proposal for the property. The landscape plan includes foundation planting, pathways all around the house, a boxwood hedge, and planting of some trees as well as the patio area in the rear. The property, in her opinion, meets the Secretary of Interior standards and also meets the Guidelines except for one recommendation in particular that the concrete for the new front walkway be broom-finished concrete as opposed to pavers. Other conditions of approval are also included. The possibility and recommendations that the applicant use a simpler concrete material in the front was also discussed. Location of the garage was also discussed. The disposition of the small driveway/parking lot in the back of the unit

was discussed. The retaining wall and raising of the garage was another topic of discussion. Materials that meet the Historic Guidelines must be used.

Jeremy Tibbits is the owner of 1195 Azuar Drive who gave a small presentation and asked a few questions about the appropriateness of using pavers instead of broom finish. He was instructed to talk to Michelle and Leslie after the meeting for specifics. Broom finish for the sidewalk in front is recommended. Stamping the concrete was also discussed.

Chairperson Naughton: A motion to approve Certificate of Appropriateness #07-0031, subject to the findings and conditions contained in this staff report with one notable exception that the final finish of the new front walkway be submitted to staff for staff approval.

AYES: Naughton, Swanson, Kennedy, Laraque, Mandap, Quigley, Jones-Tranter.

NOS: None.

ABSENT: None

- c) **Mare Island Historic Core, Walnut Avenue, Oak Avenue, Rickover, 7th and 8th Streets Certificate of Appropriateness #07-0034**, Request to widen streets, add parking lanes, and install sidewalks, curbs, gutters, and street lights within the Mare Island Historic Core. Portions of the project area are within the Mare Island National Historic Landmark District.

This project will be continued to November 15, 2007.

- d) **1001 Sutter Street, Mills Act #07-0002**, Request by the property owner to enter into an Historic Property Preservation Agreement (Mills Act Contract).

STAFF REPORT:

Secretary Tuikka reported that none of the owner was not able to be present at this meeting. In regards to 1001 Sutter Street, this is a two-story Queen Anne with a large proposed scope of work to do.

Chairperson Naughton noted that regarding Attachment 1 for proposed structure property improvements, he did not think it met the intent of the Mills Act as it was listed. Improvements needed to be listed on a year-to-year basis, and this one has them grouped in several years instead of spread out over 10 years. Commissioner Kennedy stated that there are many suggestions regarding improvements that could be given to the owner. Commissioner Swanson suggested also that the improvements need to be itemized and Commissioner Quigley inquired as to whether there was going to be an open porch or it would be closed in.

Chairperson Naughton stated he was going to recommend that this application be continued until next month and recommended that we contact the applicant and discuss with him or her, the organization of the elements on a year-by-year basis. If the applicant wants to discuss this, Chairperson Naughton stated he could as a Design Assistance item. He suggested we show this applicant the other application from the Georgia Street house that lists those items on a yearly basis, and thinks this will ensure that it is going to pass easier with the County Tax Assessor and City Council that should be reviewing this.

Secretary Tuikka stated he had a conversation with the owner who stated that they are under a Code Enforcement issue with the City of Vallejo.

Chair Naughton motioned that the project be continued to the next month in order that the applicant can amend the scope of work and discuss other improvements with the Design Assistance Committee.

AYES: Naughton, Swanson, Kennedy, Laraque, Mandap, Quigley, Jones-Tranter.

NOS: None.

ABSENT: None.

- e) **1015 Azuar Drive, Mills Act #07-0004**, 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 Contract).

STAFF REPORT: Secretary Tuikka reported that this was a Mare Island Mills Act home in Residential Area G, Building 429, classified as a Notable Contributor to the Historic Resource District. There is a 10-year scope of work, list of which is attached. There is various extensive works on the grounds and construction of a garage. The concept of the garage construction is already approved with a previous Certificate of Appropriateness, however the design of the garage needs a COA.

A discussion was held by the Commission, and Chairperson Naughton suggested that the applicant reorganize this application so that it identifies projects on a year-to-year basis, but he felt that they might consider approval of this tonight because the scope of work is appropriate.

Commissioner Kennedy moved to approve the reorganization by the applicant, working with the Secretary, to identify projects on a year-to-year basis over a 10-year period.

AYES: Naughton, Swanson, Kennedy, Laraque, Mandap, Quigley, Jones-Tranter.

NOS: None.

ABSENT: None.

- f) **723 & 729 Georgia Street, Mills Act #07-0005**, 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 Agreement with the property owner (Mills Act #07-0005).

STAFF REPORT: Secretary Tuikka stated that this has been placed on the City's list of Historic Resources Inventory. There is extensive work to be done and the owners are committed to this and living in these houses so we feel this is an appropriate application.

It was discussed that this meets the criteria for the Mills Act.

Commissioner Swanson moved to have the secretary work with the owner and to change the date from 2008, instead of 2007, moving forward and moved these properties be accepted.

Architectural Heritage and Landmarks Commission Minutes
October 18, 2007

AYES: Naughton, Kennedy, Laraque, Mandap, Quigley, Jones-Tranter.

NOS: None.

ABSENT: Swanson: Recused due to being a property owner within 500 feet of property.

14. OTHER ITEMS

None.

15. ADJOURNMENT

Motion was made to adjourn. Motion passes. Meeting adjourned 8:30 pm.

Respectfully Submitted,

Bill Tuikka, Secretary

City of Vallejo
Architectural Heritage and Landmarks Commission

DATE: November 8, 2007

TO: Architectural Heritage and Landmarks Commission (AHLC)

FROM: Leslie Dill, Contract Planner for Mare Island

SUBJECT: Notification of Approval of An Amendment to Certificate of Appropriateness #07-0027 Reasonable Necessity Findings for Demolition/Dismantling Buildings 592 and S34-02 on Mare Island

SUMMARY

The applicant has submitted a request to demolish or dismantle two identified buildings on Mare Island. The buildings within the project area, Buildings 592 (Transformer House) and S34-02 (Bomb Shelter) are classified as "Component" resources. They are considered "repetitive" structures, and were identified within the Mare Island Specific Plan as candidates for demolition. Staff approved COA #07-0027 on October 11, 2007 and the AHLC was notified of the approval on October 18, 2007. Although Buildings 592 and S34-02 were included in the Reasonable Necessity Finding Report, they were not included in the approval. The request to amend COA #07-0027 would add Buildings 592 and S34-02 to the list of buildings for demolition as part of that COA permit.

The project site is located within the Mare Island Historic District, Historic Lumberyard Industrial Character Area, Reuse Area 3B, and subject to the Mare Island Historic District Project Guidelines, Appendix B.1 of the Mare Island Specific Plan.

A tentative map for the Town Center Area FM #07-0025, creating parcels for future commercial development, was approved by the Planning Commission on August 20, 2007; this tentative map included the potential demolition or dismantling of the subject buildings.

Per the Project Guidelines, the procedure for review of demolition applications for component resources is for staff to review and approve the application and notify the AHLC.

FINDINGS

On November 5, 2007, staff approved an Amendment to Certificate of Appropriateness #07-0027 to allow the dismantling or demolition of Buildings 592 and S34-02 on Mare Island.

Staff determined that the application meets the requirements of the Mare Island Specific Plan Project Guidelines, in that it meets the following criteria and findings: reasonable necessity analysis (see attached document)

1) Criteria for Reasonable Necessity Finding:

The reasonable necessity analysis provides information that adequately demonstrates that the proposed removal of Buildings 592 and S34-02 is reasonably necessary to implement the proposed Development Plan.

2) Findings:

- (a) Demolition of the Component Resources is reasonably necessary to implement the proposed Development Plan; and
- (b) Demolition of the resources will not cause a substantial adverse change in the eligibility of the District for the National and California Registers.

Staff has also determined that the project is consistent with the Preliminary Development Plan of the Mare Island Specific Plan, where the demolition of Buildings 592 and S34-02 was identified, and further determined that the project meets the Mitigation Monitoring Program requirements for providing adequate demolition/relocation analysis under the California Environmental Quality Act (CEQA).

CONCLUSION

Staff believes the applicant has complied with the Mare Island Specific Plan Historic Project Guidelines and, with this memorandum, has duly notified the AHLC of the approval to demolish or dismantle Buildings 592 and S34-02.

ATTACHMENT

Reasonable Necessity Finding Reports by BDE Architecture, dated September 10, 2007.

REASONABLE NECESSITY FINDING
MARE ISLAND

BUILDINGS:
592, 804, 810, 830

BOMB SHELTERS:
S33-5, S33-6, S33-7 & S34-2

Just as the Mare Island Shipyard broke new ground as the first naval station in the Pacific, the City of Vallejo expects to take a national leadership role in the reuse of historic military bases. (2.2.1)



BDE ARCHITECTURE
EDWARD G. DETMER, A.I.A., ARCHITECT
JONATHAN ENNIS, A.I.A., ARCHITECT
10 SEPTEMBER 2007

TABLE OF CONTENTS

SECTION 1: Introduction

- I. The Bagley Street Industrial Park Plan Area
- II. Building 1310: Location, Appearance, Condition, Future
- III. Future

SECTION 2: Reasonable Necessity Finding

- I. Building Information
 - A. Building 810
 - B. Building 804
 - C. Building 830
 - D. Building 592
 - E. Bomb Shelter S33-5
 - F. Bomb Shelter S33-6
 - G. Bomb Shelter S33-7
 - H. Bomb Shelter S34-2
- II. Finding

SECTION 3: Cost Analysis

- I. Options for Buildings
 - A. Deconstruction and Reuse of Materials
 - B. Relocation and Reuse of Building
- II. Price Comparison
 - A. Building 810
 - B. Building 804
 - C. Building 830
 - D. Building 592
 - E. Bomb Shelter S33-5
 - F. Bomb Shelter S33-6
 - G. Bomb Shelter S33-7
 - H. Bomb Shelter S34-2

ATTACHMENTS

- A. Vicinity Map
- B. Component Resources 810, 804, 830, 592, S33-5, S33-6, S33-7, S34-2
- C. Proposed Plan for Redevelopment
- D. Proposed Demolition Plan
- E. Murphy Burr Curry Letters
- F. Murphy Burr Curry Experience
- G. BDE Architecture, Inc. Experience

SECTION 1 INTRODUCTION

I. The Bagley Street Industrial Park Plan Area

This Reasonable Necessity Finding concerns a specific area of Mare Island. The Bagley Street Industrial Park Plan Area is located along the northwest edge of Reuse Area 5. (See Attachment A) It is bounded by Azuar Drive and Railroad Avenue, and is on either side of Bagley Street. The Plan Area contains two Notable Resources, eight Component Resources (four of which are Bomb Shelters), and four large industrial warehouses. This report concerns the Component Resources and their role in the area as a whole. Building 744 is not included in this report, because it is an unclassified building. It is attached to S33-6.

The buildings addressed in this report are Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7 and S34-2. The industrial warehouses (1310, 386/ 388/390) are all currently functioning, or have planned uses in the Specific Plan. Building 1310 is located at the corner of Railroad Avenue and Bagley Street, with structures 810, 804, 830, 592 and the Bomb Shelters behind it.

Buildings 810, 804, 830 and 592 are utilitarian in style, reflecting the prior life of Mare Island as a functional naval base. (See Attachment B) In the current state and orientation of these buildings and the Bomb Shelters, they serve as an interesting snapshot of a time past, but have long since become functionally obsolete at the expense of industrial warehouse 1310. The location of Component Resources 810, 804, 830, 592 and the Bomb Shelters make truck access to 1310 impossible, preventing its success as a fully functioning industrial building. They also prevent needed parking and laydown area for Building 1310.

The Bagley Street Industrial Park Plan Area is located in Reuse Area 5, which has been identified by the City of Vallejo and LMI in the Specific Plan as the "Waterfront Industrial Park." As the name implies, this area is defined by the industrial activities that occurred in the past and will continue on into the future. The Specific Plan program calls for continued and escalated industrial activities, including manufacturing and other heavy uses.

In order to fulfill the goals of the Specific Plan, buildings that interfere with the industrial aim of Reuse Area 5 must be carefully studied to determine their role in the future of the area. Currently, Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7 and S34-2 impede the goals of the Specific Plan by making a potentially useful resource difficult to use by blocking access, preventing laydown area, and obstructing needed space for visitor and employee parking to the buildings. This Reasonable Necessity Finding proposes that by demolishing Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7 and S34-2, Building 1310 can become a highly functional heavy industrial structure that will play an important role in the revitalization of Mare Island.

II. Building 1310: Location, Appearance, Condition, Future

Building 1310 is a heavy industrial structure located in Reuse Area 5. This area has been determined by the City of Vallejo to house “fabrication and other heavy industrial activities that are dependent upon direct water and rail access.” (3.5.9) As a structure that will be used for heavy industrial uses, this building works within the guidelines of the City and the plan that has been outlined by Vallejo and Lennar Mare Island.

Building 1310 is from a later time period on Mare Island. Built in 1972, it was originally a sheet metal shop. It is a one story steel framed structure on a formed concrete foundation, with an exterior finish of pre-cast concrete panels, metal siding, and a band of translucent plastic siding. The gabled roof has a shallow pitch, with two rows of evenly spaced skylights running the length of the building. The 105,600 SF building is in good condition, with the original doors and windows intact.

Building 1310 has been well maintained and does not need any major modifications to be used for heavy industrial purposes.

Building 1310 does not have a current tenant because access to the building is hindered by adjacent structures. Because of Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7 and S34-2 there is no parking, and no loading area, both of which are required for 1310 to be a heavy industrial building. Until space is provided, the owner of 1310 will not have a fully functioning industrial building. Once that space is available, the building can be used to its full capacity.

Of the buildings in the Bagley Street Industrial Park Plan Area, 1310 is one of the most likely candidates to become a successful building in the future. All buildings have been considered individually, and their value as a single component was weighed against the value of the space their removal could provide to the other buildings. In considering the best option for the Bagley Street Industrial Park Plan Area, maintaining 1310 and removing Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7 and S34-2 is the best option for the site. The proposal to demolish these structures to allow for the use and revitalization of 1310 helps the City of Vallejo achieve its goal of adaptive reuse of Reuse Area 5.

III. Future

The redevelopment of Mare Island provides an exciting opportunity to recall the past while creating a new opportunity for the island to flourish. It is the responsibility of those involved in this re-creation to respect and pay homage to the history of Mare Island while simultaneously providing the foundation for a community that will succeed. This transition will be done with sensitivity, with respect for the past and a focus on the future.

The Reasonable Necessity Finding proposal to demolish Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7 and S34-2 is not done out of disrespect for the buildings, nor out of disregard for the history of Mare Island. Rather, it is done with the desire that Building 1310, Reuse Area 5, and Mare Island as a whole realize their full potential.

SECTION 2: REASONABLE NECESSITY FINDING*
BULDINGS 810, 804, 830, 592, BOMB SHELTERS S33-5, S33-6, S33-7, S34-2

The Historic Resources: Disposition Map of Mare Island from June 28, 2006, indicates that Buildings 810, 804, 830 and Bomb Shelters S33-5, S33-6, S33-7 and S34-2 are "Component Resources –To Be Demolished." This Reasonable Necessity Finding explains why.

I. BUILDING INFORMATION

A. Building Number:	810
Name:	Paint/Rubber Factory
Class:	Component (Repetitive Type O)
Area:	5
Location:	Adjacent to Building 206, off Bagley Street
Era:	5
Building Type:	O –Metal-Clad Industrial Shops
Member of a Designated Cluster:	No
Square Feet:	3,525

Building 810: Section 7, Page 48 National Register Registration Form: Building 810, built in 1943, is a one-story rectangular building of corrugated metal siding mounted on a formed concrete foundation. Its roof is a shallow gable and its windows are industrial sash. The façade has double-hung aluminum windows. Doors include single or double three-panel wood with four lights or flat wood with one light, side hinged. The area of Building 810 is 3,535 sf.

The structure has previously been surveyed and categorized in the Mare Island Specific Plan as a "repetitive" structure and slated in the specific plan and draft settlement agreement as a component resource proposed for demolition.

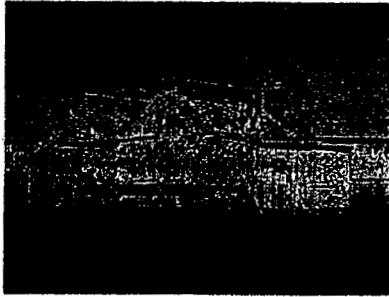


* From Appendix B.1 Historic Project Guidelines
5.3.3 REASONABLE NECESSITY FINDING

Criteria: City Staff may make an administrative determination that the proposed demolition is reasonably necessary to implement the proposed Development Plan, including but not limited to the provision of circulation, access, parking, laydown area, park space, housing or infrastructure, or hazardous materials remediation.

B. Building Number: 804
Name: Wire and Fuel Testing
Class: Component
Area: 5
Location: Behind Building 1310, adjacent to Buildings 206 and 830
Building Type: O—Metal-Clad Industrial Shops
Member of a Designated Cluster: No
Square Feet: 1,386

Building 804: Section 7, Page 48 National Register Registration Form: Built in 1943.



C. Building Number: 830
Name: Electrical Substation
Class: Component (Repetitive Resource Type E)
Area: 5
Location: Behind Building 1310, between Buildings 206 and 804
Building Type: E—Small Industrial garage/shed/Pumphouse/Electrical Facility
Member of a Designated Cluster: No
Square Feet: 1,155

Building 830: Section 7, Page 48 National Register Registration Form: Built in 1942. Utilitarian style.



D. Building Number: 592
Name: Transformer House
Class: Component (Repetitive Resource Type E)
Area: 5
Location: Behind Building 1310, across from Chapel Park
Building Type: E—Small Industrial garage/shed/Pumphouse/Electrical Facility
Member of a Designated Cluster: No
Square Feet: 144

Building 592: Section 7, Page 6 National Register Registration Form: Built in 1927. Utilitarian style.



E. Bomb Shelter Number: S33-5
Name: Bomb Shelter
Class: Component (Repetitive Resource Type F)
Area: 5
Location: Behind Building 1310, next to Bomb Shelter S33-7
Building Type: F—Bomb Shelter
Member of a Designated Cluster: No
Square Feet: 1,960

Bomb Shelter S33-5: Section 7, Page 48 National Register Registration Form: Built in 1942. Utilitarian style.



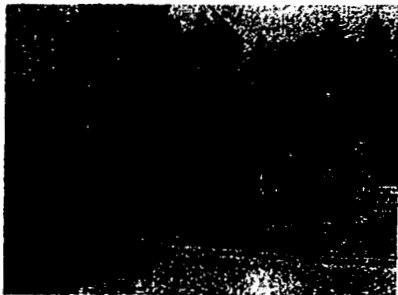
F. Bomb Shelter Number: S33-6
Name: Bomb Shelter
Class: Component (Repetitive Resource Type F)
Area: 5
Location: Behind Building 1310, attached to Building 744
Building Type: F—Bomb Shelter
Member of a Designated Cluster: No
Square Feet: 1,960

Bomb Shelter S33-5: Section 7, Page 48 National Register Registration Form:
Built in 1942. Utilitarian style.



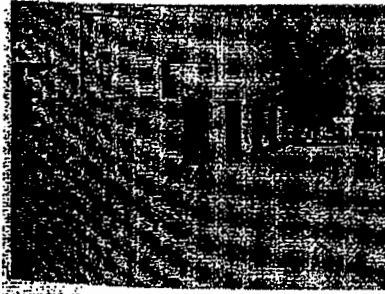
G. Bomb Shelter Number: S33-7
Name: Bomb Shelter
Class: Component (Repetitive Resource Type F)
Area: 5
Location: Behind Building 1310, next to Bomb Shelter S33-5
Building Type: F—Bomb Shelter
Member of a Designated Cluster: No
Square Feet: 1,635

Bomb Shelter S33-5: Section 7, Page 48 National Register Registration Form:
Built in 1942. Utilitarian style.



H. Bomb Shelter Number:	S34-2
Name:	Bomb Shelter
Class:	Component (Repetitive Resource Type F)
Area:	5
Location:	Near the junction of Azuar Drive and Chapel Park
Building Type:	F—Bomb Shelter
Member of a Designated Cluster:	No
Square Feet:	1,635

Bomb Shelter S33-5: Section 7, Page 19 National Register Registration Form:
Built in 1942. Utilitarian style.



II. FINDING

It is necessary to demolish the structures because they affect the ability of the owner to meet one or more other goals of the Specific Plan, such as the provision of circulation, access, parking, laydown area, park space, infrastructure, or hazardous materials remediation.

- parking—customer and delivery/truck
- access
- laydown area

PARKING

Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7, S34-2 hinder parking for adjacent buildings. (Specific Plan, Section 5.0) Parking was not a priority when Mare Island was a naval base. Workers entered the island via bus or ferry, and streets could be closed down temporarily as needed. Unlike today, workers on the military base did not have individual vehicles that had to be accounted for on the job site. Offsite parking is not an option according to the current requirements set forth by the City of Vallejo, nor is it functionally possible. As a development in the public sector, the City of Vallejo understands that the parking situation on Mare Island must be remedied, at times at the expense of existing buildings.

Specifically, The Mare Island Specific Plan addresses the parking in areas like the Bagley Street Industrial Park Plan Area: “parking typically will be provided in the industrial areas in the form of off-street surface parking lots.” (5.14.Parking) As outlined in the Bagley Street Industrial Park Plan Area Tentative Maps showing Proposed Demolition (Attachment D) and Proposed Plan for Redevelopment (Attachment C), the removal of Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7, S34-2 make such a parking lot possible.

ACCESS

Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7, S34-2 hinder access for adjacent buildings. Building 1310 is designated as an industrial. To function as such, it is essential that future tenants have access to the building. As the structures are currently situated, 810, 804, 830, 592, S33-5, S33-6, S33-7 and S34-2 inhibit required access to building 1310.

LAYDOWN AREA

Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7, S34-2 hinder laydown area for adjacent buildings and roads. The Specific Plan states that “in order to reuse some of the existing industrial buildings, additional lay down areas may be required” (4.10.8) and goes on to say that “site planning should provide for ample laydown space as well as for other requirements of industrial users, including demolition (in accordance with the Historic Guidelines) if necessary for reuse purposes.” (4.10.8.iii) Buildings 810, 804, 830, 592 and Bomb Shelters S33-5, S33-6, S33-7, S34-2 interfere with the laydown area that would allow for the reuse of Building 1310. An offsite laydown area is not in the Specific Plan, and would be an expensive, inconvenient, and temporary solution, and is therefore a nonviable proposition.

The Plan for Redevelopment (Attachment C) shows the parking, laydown and access envisioned for the block.

SECTION 3: COST ANALYSIS
BULDINGS 810, 804, 830, 592
BOMB SHELTERS S-33-5, S33-6, S33-7, S34-2

I. THERE ARE TWO OPTIONS FOR THE STRUCTURES

A. Deconstruction and reuse of materials:*

Deconstruction and reuse preserves many of the materials used. In some cases this would be the wood framing, in others (the Bomb Shelters) it would be the recycled concrete and rebar. Recent projects of a similar nature in the Bay Area have resulted in the high recovery of materials for reuse, with a relatively low output of waste.

This option would have to be performed by a company specializing in this type of work and familiar with historical buildings, and would demand much care and forethought. A conservative estimate for deconstruction and reuse before factoring in recycle credits is: \$9 per square foot for Building 810; \$8 per square foot for Building 830; \$10 per square foot for Building 804; and \$15 per square foot for the Bomb Shelters and 592. The variations are based on the size and materials of the structure.

a. Building 810 is 3,525 square feet:					
-Cost of deconstruction and reuse	3,525	x	\$9	=	\$31,725
b. Building 804 is 1,386 square feet:					
-Cost of deconstruction and reuse	1,386	x	\$10	=	\$13,860
c. Building 830 is 1,155 square feet:					
-Cost of deconstruction and reuse	1,155	x	\$8	=	\$9,240
d. Building 592 is 144 square feet:					
-Cost of deconstruction and reuse	144	x	\$15	=	\$2,160
e. Building S33-5 is 1,960 square feet:					
-Cost of deconstruction and reuse	1,960	x	\$15	=	\$29,400
f. Building S33-6 is 1,960 square feet:					
-Cost of deconstruction and reuse	1,960	x	\$15	=	\$29,400
g. Building S33-7 is 1,635 square feet:					
-Cost of deconstruction and reuse	1,635	x	\$15	=	\$24,525
h. Building S34-2 is 1,635 square feet:					
-Cost of deconstruction and reuse	1,635	x	\$15	=	\$24,525

B. Relocation and reuse of building:*

Relocation the buildings from their current locations to another site on Mare Island is the most costly option, and is not possible for some of the structures in this group. The cost and difficulty of relocating and reusing a building varies significantly depending on the construction, age, size, and location of the building. Due to their mass and the lack of use anywhere else on the site, the relocation of the Bomb Shelters is not a feasible option. Similarly, it is not feasible to relocate and reuse 830, which is essentially a CMU wall around mechanical equipment. To move Component Resources 810, 804, and 592 a new foundation will be required at the new site. The cost for a concrete foundation for these structures is estimated at \$10 per square foot:

a. Building 810 is 3,525 square feet: -Cost of foundation	3,525	x	\$10	=	\$35,250
b. Building 804 is 1,386 square feet: -Cost of foundation	1,386	x	\$10	=	\$13,860
c. Building 592 is 144 square feet -Cost of foundation	144	x	\$10	=	\$1,440
d.-h. Building 830 and Bomb Shelters S33-5, S33-6 and S33-7	Relocation and Reuse not advised				

In addition to the foundation, there are the costs associated with moving and updating the structure. Simply moving the buildings as they are currently would not be sensible, as the building would remain unusable. A structural engineering review by Murphy Burr Curry Inc. found that building code standards and life/safety standards are not met. To bring the building up to current standards, roof and floor diaphragms would be upgraded; shear walls or steel lateral resisting frames added; shear connectors, collectors, and chords required. (Please see Attachment E for Murphy Burr Curry's full analysis)

On top of those changes, further updates would have to be made. Mechanical and plumbing, doors, and other additional systems would be necessary to make these fully usable buildings. The estimate to move and update Buildings 810, 804 and 592 is \$125-\$165 per square foot:

a. Building 810:	3,525	x \$125	= \$440,625 to
-Cost to move and update	3,525	x \$165	= \$581,625
-Combined cost to build a new foundation, move and update the building is:	\$35,250 +	\$440,625	= \$475,875 to
	\$35,250 +	\$581,625	= \$616,875

b. Building 804:	1,386	x \$125	= \$173,250 to
-Cost to move and update	1,386	x \$165	= \$228,690
-Combined cost to build a new foundation, move and update the building is:	\$13,860 +	\$173,250	= \$187,110 to
	\$13,860 +	\$228,690	= \$242,550

c. Building 592:	144	x \$125	= \$18,000 to
-Cost to move and update	144	x \$165	= \$23,760
-Combined cost to build a new foundation, move and update the building is:	\$1,440 +	\$18,000	= \$19,440 to
	\$1,440 +	\$23,760	= \$25,200

d.-h. Building 830, Bomb Shelters S33-5, S33-6, S33-7, S34-2	Relocation and Reuse not advised
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* Many of these old buildings contain high lead counts in the paint. The presence of hazardous materials coupled with the large size of the structure could result in unknown additional costs.

II. PRICE COMPARISON

A. Building 810:

Cost of Deconstruction and Material Reuse	=	\$31,725
Cost to Move, Update and Reuse Building	=	\$475,875 to \$616,875

B. Building 804:

Cost of Deconstruction and Material Reuse	=	\$13,860
Cost to Move, Update and Reuse Building	=	\$187,110 to \$242,550

C. Building 830:

Cost of Deconstruction and Material Reuse	=	\$9,240
Cost to Move, Update and Reuse Building	=	not feasible

D. Building 592:

Cost of Deconstruction and Material Reuse	=	\$2,160
Cost to Move, Update and Reuse Building	=	\$19,440 to \$25,200

E. Bomb Shelter S33-5:

Cost of Deconstruction and Material Reuse	=	\$29,400
Cost to Move, Update and Reuse Building	=	not feasible

F. Bomb Shelter S33-6:

Cost of Deconstruction and Material Reuse	=	\$29,400
Cost to Move, Update and Reuse Building	=	not feasible

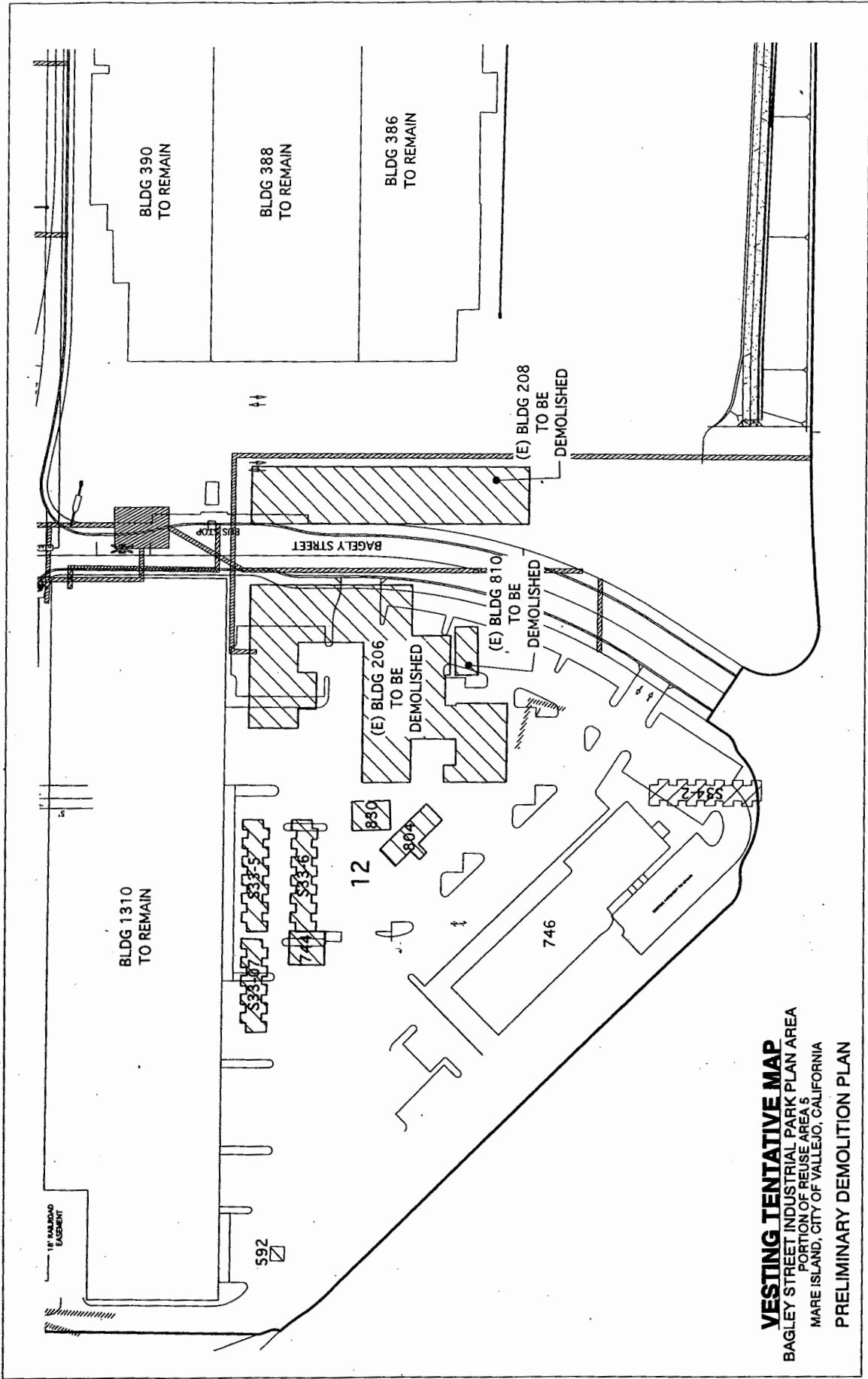
G. Bomb Shelter S33-7:

Cost of Deconstruction and Material Reuse	=	\$24,525
Cost to Move, Update and Reuse Building	=	not feasible

H. Bomb Shelter S34-2:

Cost of Deconstruction and Material Reuse	=	\$24,525
Cost to Move, Update and Reuse Building	=	not feasible

Given the status of the buildings as Component Resources – To Be Demolished, the historic value of the buildings do not rise to a level that the relocation and upgrade scenario is the right decision. The demolition of the buildings in question would remove the difficult and costly process to move and update the structure.



VESTING TENTATIVE MAP
 BAGLEY STREET INDUSTRIAL PARK PLAN AREA
 PORTION OF REUSE AREA 5
 MARE ISLAND, CITY OF VALLEJO, CALIFORNIA
PRELIMINARY DEMOLITION PLAN

City of Vallejo
Architectural Heritage and Landmarks Commission

DATE: November 8, 2007

TO: Architectural Heritage and Landmarks Commission (AHLC)

FROM: Leslie Dill, Contract Planner for Mare Island

SUBJECT: Notification of Approval of Certificate of Appropriateness #07-0041
Reasonable Necessity Findings for Demolition/Dismantling
Buildings 749 and 761 on Mare Island

SUMMARY

The applicant has submitted a request to demolish or dismantle two identified buildings on Mare Island. The buildings within the project area, Buildings 749 (Post Office) and 761 (Stores) are classified as "Component" resources. They were identified within the Mare Island Specific Plan as candidates for demolition.

The project site is located within the Mare Island Historic District, Historic Lumberyard Industrial Character Area, Reuse Area 3B, and subject to the Mare Island Historic District Project Guidelines, Appendix B.1 of the Mare Island Specific Plan.

A tentative map for the Town Center Area TM #07-0025, creating parcels for future commercial development, was approved by the Planning Commission on August 20, 2007; this tentative map included the potential demolition or dismantling of the subject buildings.

Per the Project Guidelines, the procedure for review of demolition applications for component resources is for staff to review and approve the application and notify the AHLC.

FINDINGS

On November 5, 2007, Certificate of Appropriateness #07-0041, to allow the dismantling or demolition of Buildings 749 and 761 on Mare Island, was approved by staff.

Staff determined that the application meets the requirements of the Mare Island Specific Plan Project Guidelines, in that it meets the following criteria and findings: reasonable necessity analysis (see attached document)

1) Criteria for Reasonable Necessity Finding:

The reasonable necessity analysis provides information that adequately demonstrates that the proposed removal of Buildings 749 and 761 is reasonably necessary to implement the proposed Development Plan.

2) Findings:

- (a) Demolition of the Component Resources is reasonably necessary to implement the proposed Development Plan; and
- (b) Demolition of the resources will not cause a substantial adverse change in the eligibility of the District for the National and California Registers.

Staff has also determined that the project is consistent with the Preliminary Development Plan of the Mare Island Specific Plan, where the demolition of Buildings 749 and 761 was identified, and further determined that the project meets the Mitigation Monitoring Program requirements for providing adequate demolition/relocation analysis under the California Environmental Quality Act (CEQA).

CONCLUSION

Staff believes the applicant has complied with the Mare Island Specific Plan Historic Project Guidelines and, with this memorandum, has duly notified the AHLC of the approval to demolish or dismantle Buildings 749 and 761.

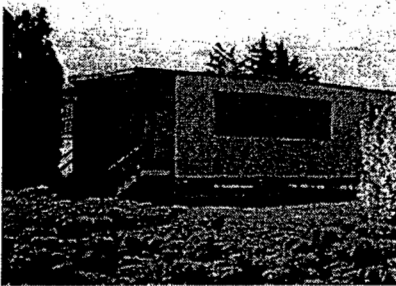
ATTACHMENT

- A. Reasonable Necessity Finding Reports by BDE Architecture, dated October 19, 2007.

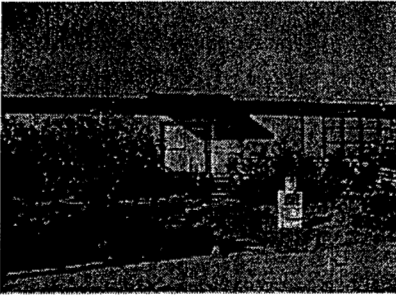
REASONABLE NECESSITY FINDING

MARE ISLAND

BUILDINGS 749, 761



749



761

Just as the Mare Island Shipyard broke new ground as the first naval station in the Pacific, the City of Vallejo expects to take a national leadership role in the reuse of historic military bases. (2.2.1)



BDE ARCHITECTURE
EDWARD G. DETMER, A.I.A., ARCHITECT
JONATHAN ENNIS, A.I.A., ARCHITECT
19 OCTOBER 2007

TABLE OF CONTENTS

SECTION 1: Introduction

- I. The New Town Center
- II. Reuse Areas 2A, 2B, 3B
- III. Future

SECTION 2: Reasonable Necessity Finding

- I. Building Information
 - A. Building 749
 - B. Building 761
- II. Finding

SECTION 3: Cost Analysis

- I. Options for Buildings
 - A. Deconstruction and Reuse of Materials
 - B. Relocation and Reuse of Building
- II. Price Comparison
 - A. Building 749
 - B. Building 761

ATTACHMENTS

- A. Vicinity Map
- B. Component Resources 77A, 213, 373, 409, 489, 559, 657, 749, 761
- C. Proposed Plan for Redevelopment
- D. Proposed Demolition Plan
- E. Murphy Burr Curry Letters
- F. Murphy Burr Curry Experience
- G. BDE Architecture, Inc. Experience

SECTION 1 INTRODUCTION

I. The New Town Center Plan Area

This Reasonable Necessity Finding concerns a specific area of Mare Island. The New Town Center, which will be developed according to a unit plan set forth by Lennar Mare Island and the City of Vallejo, is located in portions of Reuse Areas 2A, 2B and 3B. The New Town Center is bounded by Railroad Avenue and Azuar Drive to the East and West, with Connolly Street and G Street to the North and South. Walnut Avenue runs through the middle of the New Town Center Plan Area. (See Attachment A) The Plan Area contains two Notable Resources and nine Component Resources that are identified to be demolished, as well as an assortment of military structures including the Pacific Sports Center, Army Barracks, and the Rodman Naval Center Recreation Facility that are to remain. This report concerns two of the nine Component Resources and their role in the area as a whole.

The buildings addressed in this report are 749 and 761. They are located behind the Rodman Center, at the junction of G street and Azuar Drive. They are utilitarian in style, reflecting the prior life of Mare Island as a functional naval base. (See Attachment B) In the current state and orientation of these buildings, they serve as an interesting snapshot of a time past, but have long since become functionally obsolete at the expense of the area as a whole.

The structures straddle proposed Parcels 20 and 21, making development of a cohesive infrastructure impossible. They also make parking requirements for use of the Rodman Center unachievable, as they are located on the proposed parking lot for the center. Buildings 749 and 761 make any future parking, laydown, access and circulation needs of the proposed Parcels 20 and 21 and the use of the Rodman Center impossible to achieve, thus rendering the parcels, and the development plan for the New Town Center, unachievable.

II. Reuse Areas 2A, 2B, 3B

The portions of Reuse Areas 2A, 2B and 3B in the New Town Center unit plan are critical to the development of Mare Island. Reuse Area 2A “historically was a center of activity on the Island” (3.5.4) and it is the goal of Vallejo and LMI that this area continues as a nucleus of activity.

The revitalization of this area emphasizes, maintains and celebrates the most significant structures, namely the Officers Mansions and Rodman Center (both on Walnut Avenue) as well as a select few additional military structures that exemplify the height of their

type of construction and historical period. In order to fulfill the goals of the Specific Plan while maintaining as many original structures as possible, only the best and most well-preserved original structures will remain in the New Town Center development area and continue to be used into the future of Mare Island.

In addition to the maintenance of historic character, the Specific Plan aims to reinforce the existing street grid and emphasize a pedestrian-oriented "Main Street" in the New Town Center. To allow for necessary development in the New Town Center, Reuse Areas 2A, 2B and 3B must be broken down into manageable parcels that can be sold and owned. Buildings 749 and 761 sit on the proposed parcels that are meant to be developed in the future.

In order to fulfill the goals of the Specific Plan, buildings that interfere with the developmental aim of Reuse Areas 2A, 2B and 3B and the New Town Center must be carefully studied to determine their role in the future of the area. Currently, Buildings 749 and 761 impede plans for an infrastructure and the future parking, circulation, access and laydown needs that are needed to help realize the goals of the Specific Plan. This Reasonable Necessity Finding proposes that by demolishing Buildings 749 and 761 and clearing space on the site, Parcels 20 and 21, and the Rodman Center, can be planned and developed and will play an important role in the revitalization of Mare Island.

III. Future

The redevelopment of Mare Island provides an exciting opportunity to recall the past while creating a new opportunity for the island to flourish. It is the responsibility of those involved in this re-creation to respect and pay homage to the history of Mare Island while simultaneously providing the foundation for a community that will succeed. This transition will be done with sensitivity, with respect for the past and a focus on the future.

The Reasonable Necessity Finding proposal to demolish Buildings 749 and 761 is not done out of disrespect for the buildings, nor out of disregard for the history of Mare Island. Rather, it is done with the desire that the New Town Center, Reuse Area 3B, and Mare Island as a whole realize their full potential.

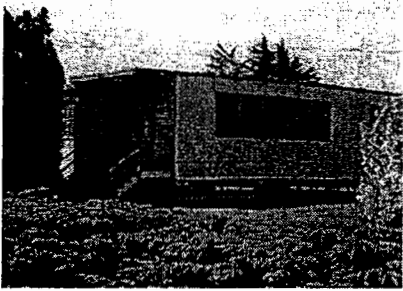
SECTION 2: REASONABLE NECESSITY FINDING*
BULDINGS 749, 761

The Historic Resources: Disposition Map of Mare Island from June 28, 2006, indicates that Buildings 749, 761 are “Component Resources –To Be Demolished.” This Reasonable Necessity Finding explains why.

I. BUILDING INFORMATION

A. Building Number:	749
Name:	Post Office
Class:	Component
Area:	2A
Location:	Behind Building 545
Building Type:	Q – Wooden Administrative, Institutional, or Commercial
Member of a Designated Cluster:	No
Square Feet:	2,706

Building 749: Section 7, Page 58 National Register Registration Form: In 1944, Building 749 opened as the Fleet Post Office. It is a woodframe building with horizontal board drop siding, it is supported by timber posts and features 1/1 double hung wooden windows. Total floor area is 2706 sf.

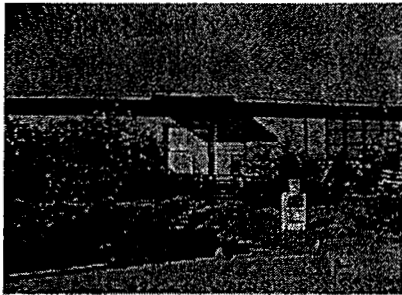


* From Appendix B.1 Historic Project Guidelines
5.3.3 REASONABLE NECESSITY FINDING

Criteria: City Staff may make an administrative determination that the proposed demolition is reasonably necessary to implement the proposed Development Plan, including but not limited to the provision of circulation, access, parking, laydown area, park space, housing or infrastructure, or hazardous materials remediation.

B. Building Number: 761
Name: Stores
Class: Component
Area: 2A
Location: Behind Building 545
Building Type: Q – Wooden Administrative, Institutional, or Commercial
Member of a Designated Cluster: No
Square Feet: 6,025

Building 761: Section 7, Page 58 National Register Registration Form: Built in 1944. Utilitarian in style.



II. FINDING

It is necessary to demolish the structures because they affect the ability of the owner to meet one or more other goals of the Specific Plan, such as the provision of circulation, access, parking, laydown area, park space, infrastructure, or hazardous materials remediation.

- Housing or infrastructure
- Parking

HOUSING OR INFRASTRUCTURE

Buildings 749 and 761 hinder the provision of infrastructure on the Island. Mare Island must be broken down into parcels, one of the building blocks of the infrastructure of the Island. A major challenge in developing Mare Island is the creation of an infrastructure that works in a modern civilian development. This requires the transformation of a single, enormous, complex, heavily used parcel of land into multiple, sellable parcels. The original infrastructure of Mare Island did not necessitate an orderly division of land when it was a navel base, because buildings and roads were placed as they were needed and functionality was the primary goal.

Now, however, civilian development demands a differently structured system with divided, sellable units of land. Property owners, developers and investors today expect to own the land they develop. The creation of parcels on Mare Island provides defined areas that can be purchased and developed. To create a system of organized parcels, some of the structures that were placed by the military will have to be moved or removed from the island.

Buildings 749 and 761 straddle designated Parcels 20 and 21 (See Attachment C). In order to fulfill the goals of the Town Center Development Area, the parcels must be cleared of buildings that hinder the future development of the parcels. Once Buildings 749 and 761 are removed from the site, the New Town Center will be able to develop sellable units in a Mixed-Use area.

In the long term, Buildings 749 and 761 hinder the Mare Island Specific Plan from being fully realized. They are located within proposed Parcels 20 and 21(See Attachment D), making the implementation of the proposed plan, and the sale of the parcels, impossible.

PARKING

Buildings 749 and 761 are located in the proposed parking lot for the Rodman Center. To operate to its full capacity, the building has to meet certain parking requirements. Because of their close proximity to the Rodman Center, Buildings 749 and 761 keep these parking needs from being met.

When it is sold, developed, and designed, the Parcels 20 and 21 in the New Town Center will need on-site parking. Though an exact site plans have not been specified for all of the parcels, it can be assumed that with additional structures, Buildings 749 and 761 will hinder the future parking for the area (Specific Plan, Section 5.0), making the site undevelopable and thus impeding the Specific Plan.

Parking was not a priority when Mare Island was a naval base. Workers entered the island via bus or ferry, and streets could be closed down temporarily as needed. Unlike today, workers on the military base did not have individual vehicles that had to be accounted for on the job site.

Offsite parking is not an option according to the current requirements set forth by the City of Vallejo, nor is it functionally possible. As a development in the public sector, the City of Vallejo understands that the parking situation on Mare Island must be remedied, at times at the expense of existing buildings.

SECTION 3: COST ANALYSIS
Buildings 749 and 761

I. THERE ARE TWO OPTIONS FOR THE STRUCTURES

A. Deconstruction and reuse of materials:*

Deconstruction and reuse preserves many of the materials used. In some cases this would be the wood framing, in others it would be the recycled concrete and rebar. Recent projects of a similar nature in the Bay Area have resulted in the high recovery of materials for reuse, with a relatively low output of waste.

This option would have to be performed by a company specializing in this type of work and familiar with historical buildings, and would demand much care and forethought. A conservative estimate for deconstruction and reuse before factoring in recycle credits is \$12 per square foot for Buildings 749 and 761:

a. Building 749 is 2,706 square feet:

$$\text{-Cost of deconstruction and reuse} \quad 2,706 \quad \times \quad \$12 \quad = \quad \$32,472$$

b. Building 761 is 6,025 square feet:

$$\text{-Cost of deconstruction and reuse} \quad 6,025 \quad \times \quad \$12 \quad = \quad \$72,300$$

B. Relocation and reuse of building:*

Relocation the buildings from their current locations to another site on Mare Island is the most costly option, and is not possible for some of the structures in this group. The cost and difficulty of relocating and reusing a building varies significantly depending on the construction, age, size, and location of the building. To move Component Resources 749 and 761 a new foundation will be required at the new site. The cost for a concrete foundation is estimated at \$15 per square foot for 749, 761:

a. Building 749 is 2,706 square feet:

$$\text{-Cost of foundation} \quad 2,706 \quad \times \quad \$15 \quad = \quad \$40,590$$

b. Building 761 is 6,025 square feet:

$$\text{-Cost of foundation} \quad 6,025 \quad \times \quad \$15 \quad = \quad \$90,375$$

In addition to the foundation, there are the costs associated with moving and updating the structure. Simply moving the buildings as they are currently would not be sensible, as the building would remain unusable. A structural engineering review by Murphy Burr Curry Inc. found that building code standards and life/safety standards are not met. To bring the building up to current standards, roof and floor diaphragms would be upgraded; shear walls or steel lateral resisting frames added; shear connectors, collectors, and chords required. (Please see Attachment E for Murphy Burr Curry's full analysis)

On top of those changes, further updates would have to be made. Mechanical and plumbing, doors, and other additional systems would be necessary to make these fully usable buildings. The estimate to move and update Buildings 749 and 761 is \$125-\$165 per square foot:

a. Building 749:	2,706	x \$125	=	\$338,250 to
-Cost to move and update	2,706	x \$165	=	\$446,490
-Combined cost to build a new foundation, move and update the building is:	\$40,590 +	\$338,250	=	\$378,840 to
	\$40,590 +	\$446,490	=	\$487,080
b. Building 761:	6,025	x \$125	=	\$753,125 to
-Cost to move and update	6,025	x \$165	=	\$994,125
-Combined cost to build a new foundation, move and update the building is:	\$90,375+	\$753,125	=	\$843,500 to
	\$90,375+	\$994,125	=	\$1,084,500

* Many of these old buildings contain high lead counts in the paint. The presence of hazardous materials coupled with the large size of the structure could result in unknown additional costs.

II. PRICE COMPARISON

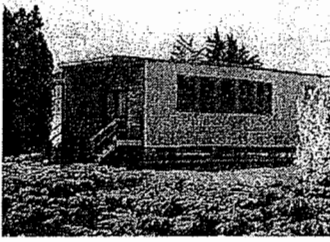
A. Building 749:

Cost of Deconstruction and Material Reuse	=	\$32,472
Cost to Move, Update and Reuse Building	=	\$378,840 to \$487,080

B. Building 761:

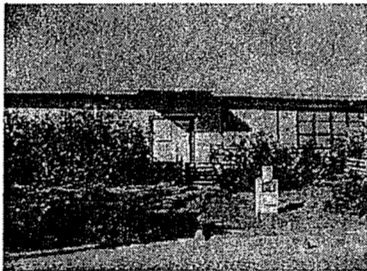
Cost of Deconstruction and Material Reuse	=	\$72,300
Cost to Move, Update and Reuse Building	=	\$843,500 to \$1,084,500

Given the status of the buildings as Component Resources – To Be Demolished, the historic value of the buildings do not rise to a level that the relocation and upgrade scenario is the right decision. The demolition of the buildings in question would remove the difficult and costly process to move and update the structure.



Area 2A Resource number 0749
Resource name Post Office
Classification Component Repetitive resource
Type Q - Wooden Administrative, Institutional, or Commercial
Architectural style Utilitarian Stories 1
Construction date 1944 Square feet 2,706
DPR form yes no Era 5

Section 7, Page 58 National Register Registration Form: In 1944, Building 749 opened as the Fleet Post Office. It is a woodframe building with horizontal board drop siding. It is supported by timber posts and features 1/1 double hung wooden windows. Total floor area is 2706 sf.



Area 2A Resource number 0761
Resource name Stores
Classification Component Repetitive resource
Type Q - Wooden Administrative, Institutional, or Commercial
Architectural style Utilitarian Stories 1
Construction date 1944 Square feet 6,025
DPR form yes no Era 5

City of Vallejo

Architectural Heritage and Landmarks Commission

DATE: November 8, 2007

TO: Architectural Heritage and Landmarks Commission (AHLC)

FROM: Leslie Dill, Contract Planner for Mare Island

SUBJECT: Notification of Approval of Certificate of Appropriateness #07-0042
Reasonable Necessity Findings for Demolition/Dismantling
Building 657 on Mare Island

SUMMARY

The applicant has submitted a request to demolish or dismantle one identified building on Mare Island. The building within the project area, Building 657 (Submarine Attack Teacher Building) is classified as a "Component" resource. It is considered a "repetitive" structure, and was identified within the Mare Island Specific Plan as a candidate for demolition.

The project site is located within the Mare Island Historic District, Historic Lumberyard Industrial Character Area, Reuse Area 2A, and subject to the Mare Island Historic District Project Guidelines, Appendix B.1 of the Mare Island Specific Plan.

A tentative map for the Town Center Area TM #07-0025, creating parcels for future commercial development, was approved by the Planning Commission on August 20, 2007; this tentative map included the potential demolition or dismantling of the subject building.

Per the Project Guidelines, the procedure for review of demolition applications for component resources is for staff to review and approve the application and notify the AHLC.

FINDINGS

On November 5, 2007, Certificate of Appropriateness #07-0042, to allow the dismantling or demolition of Building 657 on Mare Island, was approved by staff.

Staff determined that the application meets the requirements of the Mare Island Specific Plan Project Guidelines, in that it meets the following criteria and findings: reasonable necessity analysis (see attached document)

1) Criteria for Reasonable Necessity Finding:

The reasonable necessity analysis provides information that adequately demonstrates that the proposed removal of Building 657 is reasonably necessary to implement the proposed Development Plan.

2) Findings:

- (a) Demolition of the Component Resource is reasonably necessary to implement the proposed Development Plan; and
- (b) Demolition of the resource will not cause a substantial adverse change in the eligibility of the District for the National and California Registers.

Staff has also determined that the project is consistent with the Preliminary Development Plan of the Mare Island Specific Plan, where the demolition of Building 657 was identified, and further determined that the project meets the Mitigation Monitoring Program requirements for providing adequate demolition/relocation analysis under the California Environmental Quality Act (CEQA).

CONCLUSION

Staff believes the applicant has complied with the Mare Island Specific Plan Historic Project Guidelines and, with this memorandum, has duly notified the AHLC of the approval to demolish or dismantle Building 657.

ATTACHMENT

Reasonable Necessity Finding Report by BDE Architecture, dated October 19, 2007.

REASONABLE NECESSITY FINDING

MARE ISLAND

BUILDING 657



Just as the Mare Island Shipyard broke new ground as the first naval station in the Pacific, the City of Vallejo expects to take a national leadership role in the reuse of historic military bases. (2.2.1)



BDE ARCHITECTURE
EDWARD G. DETMER, A.I.A., ARCHITECT
JONATHAN ENNIS, A.I.A., ARCHITECT
19 OCTOBER 2007

TABLE OF CONTENTS

SECTION 1: Introduction

- I. The New Town Center
- II. Reuse Areas 2A, 2B, 3B
- III. Future

SECTION 2: Reasonable Necessity Finding

- I. Building Information
 - A. Building 657
- II. Finding

SECTION 3: Cost Analysis

- I. Options for Building
 - A. Deconstruction and Reuse of Materials
 - B. Relocation and Reuse of Building
- II. Conclusion
 - A. Building 657

ATTACHMENTS

- A. Vicinity Map
- B. Component Resources 77A, 213, 373, 409, 489, 559, 657, 749, 761
- C. Proposed Plan for Redevelopment
- D. Proposed Demolition Plan
- E. Murphy Burr Curry Letters
- F. Murphy Burr Curry Experience
- G. BDE Architecture, Inc. Experience

SECTION I INTRODUCTION

I. The New Town Center Plan Area

This Reasonable Necessity Finding concerns a specific area of Mare Island. The New Town Center, which will be developed according to a unit plan set forth by Lennar Mare Island and the City of Vallejo, is located in portions of Reuse Areas 2A, 2B and 3B. The New Town Center is bounded by Railroad Avenue and Azuar Drive to the East and West, with Connolly Street and G Street to the North and South. Walnut Avenue runs through the middle of the New Town Center Plan Area. (See Attachment A) The Plan Area contains two Notable Resources and nine Component Resources that are identified to be demolished, as well as an assortment of military structures including the Pacific Sports Center, Army Barracks, and the Rodman Naval Center Recreation Facility that are to remain. This report concerns one of the nine Component Resources and its role in the area as a whole.

The building addressed in this report is 657. It is located between Walnut and Railroad Avenue, and Wyoming and Dick Bass Street. It is utilitarian in style, reflecting the prior life of Mare Island as a functional naval base. (See Attachment B) In the current state and orientation of the building, it serves as an interesting snapshot of a time past, but has long since become functionally obsolete at the expense of the area as a whole.

The structure is currently located within proposed Parcel 19, making development of the parcel impossible. Any future parking, laydown, access and circulation needs of the proposed Parcel 19 is impossible to achieve, thus rendering the parcel, and the development plan for the New Town Center and the existing buildings in the vicinity of 657, unachievable.

II. Reuse Areas 2A, 2B, 3B

The portions of Reuse Areas 2A, 2B and 3B in the New Town Center unit plan are critical to the development of Mare Island. Reuse Area 2A "historically was a center of activity on the Island" (3.5.4) and it is the goal of Vallejo and LMI that this area continues as a nucleus of activity.

The revitalization of this area emphasizes, maintains and celebrates the most significant structures, namely the Officers Mansions and Rodman Center (both on Walnut Avenue) as well as a select few additional military structures that exemplify the height of their type of construction and historical period. In order to fulfill the goals of the Specific Plan while maintaining as many original structures as possible, only the best and most well-

preserved original structures will remain in the New Town Center development area and continue to be used into the future of Mare Island.

In addition to the maintenance of historic character, the Specific Plan aims to reinforce the existing street grid and emphasize a pedestrian-oriented "Main Street" in the New Town Center. To allow for necessary development in the New Town Center, Reuse Areas 2A, 2B and 3B must be broken down into manageable parcels that can be sold and owned. Building 657 sits on proposed Parcel 19, which is to be developed in the future.

In order to fulfill the goals of the Specific Plan, buildings that interfere with the developmental aim of Reuse Areas 2A, 2B and 3B and the New Town Center must be carefully studied to determine their role in the future of the area. Currently, Building 657 impedes plans for an infrastructure and the future parking, circulation, access and laydown needs that are needed to help realize the goals of the Specific Plan. This Reasonable Necessity Finding proposes that by demolishing Building 657 and clearing space on the site, Parcel 19 can be planned and developed and will play an important role in the revitalization of Mare Island.

III. Future

The redevelopment of Mare Island provides an exciting opportunity to recall the past while creating a new opportunity for the island to flourish. It is the responsibility of those involved in this re-creation to respect and pay homage to the history of Mare Island while simultaneously providing the foundation for a community that will succeed. This transition will be done with sensitivity, with respect for the past and a focus on the future.

The Reasonable Necessity Finding proposal to demolish Building 657 is not done out of disrespect for the buildings, nor out of disregard for the history of Mare Island. Rather, it is done with the desire that the New Town Center, Reuse Area 3B, and Mare Island as a whole realize their full potential.

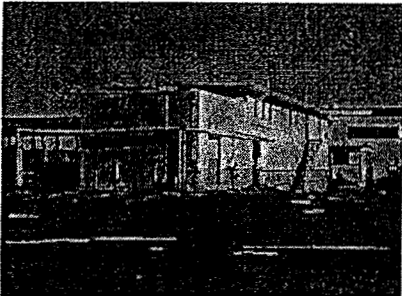
**SECTION 2: REASONABLE NECESSITY FINDING*
BUILDING 657**

The Historic Resources: Disposition Map of Mare Island from June 28, 2006, indicates that Building 657 is a “Component Resource –To Be Demolished.” This Reasonable Necessity Finding explains why.

I. BUILDING INFORMATION

A. Building Number:	657
Name:	Submarine Attack Teacher building
Class:	Component
Area:	2A
Location:	On Walnut Avenue, across from Building 543
Building Type:	P – Masonry Administrative, Institutional, or Commercial
Member of a Designated Cluster:	No
Square Feet:	7,165

Building 657: Section 7, Page 58 National Register Registration Form: A 1944 two-story structure, Building 657 was built to house a submarine attack school. It is of reinforced concrete construction on a formed concrete foundation. The flat roof has a wide boxed overhand and is covered with asphalt and gravel. Windows are industrial steel sash, generally awning type. Doors throughout the building are steel, single or double side hinged. The area of Building 657 is 7261 sf. In 1945 an extension was added to the building tripling the original floor area.



* From Appendix B.1 Historic Project Guidelines
5.3.3 REASONABLE NECESSITY FINDING
Criteria: City Staff may make an administrative determination that the proposed demolition is reasonably necessary to implement the proposed Development Plan, including but not limited to the provision of circulation, access, parking, laydown area, park space, housing or infrastructure, or hazardous materials remediation.

II. FINDING

It is necessary to demolish the structure because it affects the ability of the owner to meet one or more other goals of the Specific Plan, such as the provision of circulation, access, parking, laydown area, park space, infrastructure, or hazardous materials remediation.

- Housing or infrastructure
- Parking

HOUSING OR INFRASTRUCTURE

Building 657 hinders the provision of infrastructure on the Island. Mare Island must be broken down into parcels, one of the building blocks of the infrastructure of the Island. A major challenge in developing Mare Island is the creation of an infrastructure that works in a modern civilian development. This requires the transformation of a single, enormous, complex, heavily used parcel of land into multiple, sellable parcels. The original infrastructure of Mare Island did not necessitate an orderly division of land when it was a naval base, because buildings and roads were placed as they were needed and functionality was the primary goal.

Now, however, civilian development demands a differently structured system with divided, sellable units of land. Property owners, developers and investors today expect to own the land they develop. The creation of parcels on Mare Island provides defined areas that can be purchased and developed. To create a system of organized parcels, some of the structures that were placed by the military will have to be moved or removed from the island.

Building 657 is located on designated Parcel 19 (See Attachment C). In order to fulfill the goals of the Town Center Development Area, the parcel must be cleared of buildings that hinder the future development of the parcel. Once Building 657 is removed from the site, the New Town Center will be able to develop sellable units in a Mixed-Use area.

In the long term, Building 657 hinders the Mare Island Specific Plan from being fully realized. It is located within proposed Parcel 19 (See Attachment D), making the implementation of the proposed plan, and the sale of the parcel, impossible.

PARKING

When it is sold, developed, and designed, the Parcel 19 in the New Town Center will need on-site parking. Though an exact site plans have not been specified, it can be assumed that with additional structures, Building 657 will hinder the future parking for the area (Specific Plan, Section 5.0), making the site un-developable and thus impeding the Specific Plan.

Parking was not a priority when Mare Island was a naval base. Workers entered the island via bus or ferry, and streets could be closed down temporarily as needed. Unlike today, workers on the military base did not have individual vehicles that had to be accounted for on the job site.

Offsite parking is not an option according to the current requirements set forth by the City of Vallejo, nor is it functionally possible. As a development in the public sector, the City of Vallejo understands that the parking situation on Mare Island must be remedied, at times at the expense of existing buildings.

SECTION 3: COST ANALYSIS
Building 657

I. THERE IS ONE OPTION FOR THE STRUCTURE

A. Deconstruction and reuse of materials:*

Deconstruction and reuse preserves many of the materials used. In some cases this would be the wood framing, in others it would be the recycled concrete and rebar. Recent projects of a similar nature in the Bay Area have resulted in the high recovery of materials for reuse, with a relatively low output of waste.

This option would have to be performed by a company specializing in this type of work and familiar with historical buildings, and would demand much care and forethought. A conservative estimate for deconstruction and reuse before factoring in recycle credits is \$15 per square foot for Building 657:

a. Building 657 is 7,165 square feet:

$$\text{-Cost of deconstruction and reuse} \quad 7,165 \quad \times \quad \$15 \quad = \quad \$107,475$$

B. Relocation and reuse of building:

It is not feasible to relocate and reuse 657, which is essentially a concrete box.

II. CONCLUSION

A. Building 657:

Cost of Deconstruction and Material Reuse	=	\$107,475
Cost to Move, Update and Reuse Building	=	not feasible

Given the status of the building as a Component Resource – To Be Demolished, the historic value of the building do not rise to a level that retaining the building is the right decision. The demolition of the building in question would remove the hindrance to the development of Mare Island as a whole.



Area 2A Resource number 0657
Resource name Submarine Attack Teacher building
Classification Component Repetitive resource
Type P - Masonry Administrative, Institutional, or Commercial
Architectural style Utilitarian Stories 1
Construction date 1944 Square feet 7,165
DPR form yes no Era 5

Section 7, Page 58 National Register Registration Form: A 1944 two-story structure, Building 657 was built to house a submarine attack school. It is of reinforced concrete construction on a formed concrete foundation. The flat roof has a wide boxed overhand and is covered with asphalt and gravel. Windows are industrial steel sash, generally awning type. Doors throughout the building are steel, single or double side hinged. The area of Building 657 is 7261 sf. In 1945 an extension was added to the building tripling the original floor area.

City of Vallejo
Architectural Heritage and Landmarks Commission

DATE: November 8, 2007

TO: Architectural Heritage and Landmarks Commission (AHLC)

FROM: Leslie Dill, Contract Planner for Mare Island

SUBJECT: Notification of Approval of Certificate of Appropriateness 07-0043
Reasonable Necessity Findings for Demolition/Dismantling
Building 559 on Mare Island

SUMMARY

The applicant has submitted a request to demolish or dismantle one identified building on Mare Island. The building within the project area, Building 559 (Hobby Shop) is classified as a "Component" resource. It is considered a "repetitive" structure, and was identified within the Mare Island Specific Plan as a candidate for demolition.

The project site is located within the Mare Island Historic District, Historic Lumberyard Industrial Character Area, Reuse Area 2A and subject to the Mare Island Historic District Project Guidelines, Appendix B.1 of the Mare Island Specific Plan.

A tentative map for the Town Center Area TM #07-0025, creating parcels for future commercial development, was approved by the Planning Commission on August 20, 2007; this tentative map included the potential demolition or dismantling of the subject building.

Per the Project Guidelines, the procedure for review of demolition applications for component resources is for staff to review and approve the application and notify the AHLC.

FINDINGS

On November 5, 2007, Certificate of Appropriateness #07-0043, to allow the dismantling or demolition of Building 559 on Mare Island, was approved by staff.

Staff determined that the application meets the requirements of the Mare Island Specific Plan Project Guidelines, in that it meets the following criteria and findings: reasonable necessity analysis (see attached document)

1) Criteria for Reasonable Necessity Finding:

The reasonable necessity analysis provides information that adequately demonstrates that the proposed removal of Building 559 is reasonably necessary to implement the proposed Development Plan.

2) Findings:

- (a) Demolition of the Component Resource is reasonably necessary to implement the proposed Development Plan; and
- (b) Demolition of the resource will not cause a substantial adverse change in the eligibility of the District for the National and California Registers.

Staff has also determined that the project is consistent with the Preliminary Development Plan of the Mare Island Specific Plan, where the demolition of 559 was identified, and further determined that the project meets the Mitigation Monitoring Program requirements for providing adequate demolition/relocation analysis under the California Environmental Quality Act (CEQA).

CONCLUSION

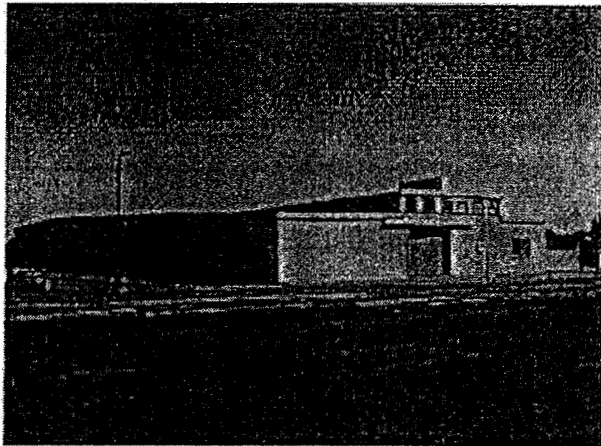
Staff believes the applicant has complied with the Mare Island Specific Plan Historic Project Guidelines and, with this memorandum, has duly notified the AHLC of the approval to demolish or dismantle Building 559.

ATTACHMENT

Reasonable Necessity Finding Report by BDE Architecture, dated October 19, 2007.

REASONABLE NECESSITY FINDING
MARE ISLAND

BUILDING 559



Just as the Mare Island Shipyard broke new ground as the first naval station in the Pacific, the City of Vallejo expects to take a national leadership role in the reuse of historic military bases. (2.2.1)



BDE ARCHITECTURE
EDWARD G. DETMER, A.I.A., ARCHITECT
JONATHAN ENNIS, A.I.A., ARCHITECT
19 OCTOBER 2007

TABLE OF CONTENTS

SECTION 1: Introduction

- I. The New Town Center
- II. Reuse Areas 2A, 2B, 3B
- III. Future

SECTION 2: Reasonable Necessity Finding

- I. Building Information
 - A. Building 559
- II. Finding

SECTION 3: Cost Analysis

- I. Options for Building
 - A. Deconstruction and Reuse of Materials
 - B. Relocation and Reuse of Building
- II. Price Comparison
 - A. Building 559

ATTACHMENTS

- A. Vicinity Map
- B. Component Resources 77A, 213, 373, 409, 489, 559, 657, 749, 761
- C. Proposed Plan for Redevelopment
- D. Proposed Demolition Plan
- E. Murphy Burr Curry Letters
- F. Murphy Burr Curry Experience
- G. BDE Architecture, Inc. Experience

SECTION 1 INTRODUCTION

I. The New Town Center Plan Area

This Reasonable Necessity Finding concerns a specific area of Mare Island. The New Town Center, which will be developed according to a unit plan set forth by Lennar Mare Island and the City of Vallejo, is located in portions of Reuse Areas 2A, 2B and 3B. The New Town Center is bounded by Railroad Avenue and Azuar Drive to the East and West, with Connolly Street and G Street to the North and South. Walnut Avenue runs through the middle of the New Town Center Plan Area. (See Attachment A) The Plan Area contains two Notable Resources and nine Component Resources that are identified to be demolished, as well as an assortment of military structures including the Pacific Sports Center, Army Barracks, and the Rodman Naval Center Recreation Facility that are to remain. This report concerns one of the nine Component Resources and its role in the area as a whole.

The building addressed in this report is 559. It is located at the junction of A Street and Azuar Drive, behind the Pacific Sports Center. It is utilitarian in style, reflecting the prior life of Mare Island as a functional naval base. (See Attachment B) In the current state and orientation of the building, it serves as an interesting snapshot of a time past, but has long since become functionally obsolete at the expense of the area as a whole.

The structure currently straddles the proposed Parcel 11, making development of a cohesive infrastructure impossible. It also juts into Azuar Street, an obstruction to the flow of traffic and a hindrance to the creation of the desired city block structure on the Island. Furthermore, it makes future parking, laydown, access and circulation needs of the proposed Parcel 11 and parking at the Pacific Sports Center impossible to achieve, thus rendering the parcel, the Pacific Sports Center and the development plan for the New Town Center, unachievable.

II. Reuse Areas 2A, 2B, 3B

The portions of Reuse Areas 2A, 2B and 3B in the New Town Center unit plan are critical to the development of Mare Island. Reuse Area 2A "historically was a center of activity on the Island" (3.5.4) and it is the goal of Vallejo and LMI that this area continues as a nucleus of activity.

The revitalization of this area emphasizes, maintains and celebrates the most significant structures, namely the Officers Mansions and Rodman Center (both on Walnut Avenue) as well as a select few additional military structures that exemplify the height of their

type of construction and historical period. In order to fulfill the goals of the Specific Plan while maintaining as many original structures as possible, only the best and most well-preserved original structures will remain in the New Town Center development area and continue to be used into the future of Mare Island.

In addition to the maintenance of historic character, the Specific Plan aims to reinforce the existing street grid and emphasize a pedestrian-oriented "Main Street" in the New Town Center. To allow for necessary development in the New Town Center, Reuse Areas 2A, 2B and 3B must be broken down into manageable parcels that can be sold and owned. Building 559 sits on a proposed parcel that is meant to be developed in the future.

In order to fulfill the goals of the Specific Plan, buildings that interfere with the developmental aim of Reuse Areas 2A, 2B and 3B and the New Town Center must be carefully studied to determine their role in the future of the area. Currently, Building 559 impedes plans for an infrastructure and the future parking, circulation, access and laydown needs that are needed to help realize the goals of the Specific Plan. This Reasonable Necessity Finding proposes that by demolishing Building 559 and clearing space on the site, Parcel 11 and the Pacific Sports Center can be planned and developed and used to its full capacity, and will play an important role in the revitalization of Mare Island.

III. Future

The redevelopment of Mare Island provides an exciting opportunity to recall the past while creating a new opportunity for the island to flourish. It is the responsibility of those involved in this re-creation to respect and pay homage to the history of Mare Island while simultaneously providing the foundation for a community that will succeed. This transition will be done with sensitivity, with respect for the past and a focus on the future.

The Reasonable Necessity Finding proposal to demolish Building 559 is not done out of disrespect for the buildings, nor out of disregard for the history of Mare Island. Rather, it is done with the desire that the New Town Center, Reuse Area 3B, and Mare Island as a whole realize their full potential.

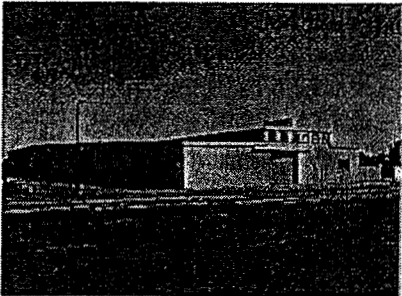
SECTION 2: REASONABLE NECESSITY FINDING*
BULDING 559

The Historic Resources: Disposition Map of Mare Island from June 28, 2006, indicates that Building 559 is a “Component Resource –To Be Demolished.” This Reasonable Necessity Finding explains why.

I. BUILDING INFORMATION

A. Building Number:	559
Name:	Hobby Shop
Class:	Component (Repetitive Resource Type O)
Area:	2A
Location:	Along Azuar Drive and A Street, behind the Pacific Sports Center
Building Type:	O – Metal-Clad Industrial Shops
Member of a Designated Cluster:	No
Square Feet:	21,120

Building 559: Section 7, Page 57 National Register Registration Form: A large rectangular woodframe structure of about 21,000sf, Building 559 was erected in 1941 as a metal storage facility. Built on a concrete slab foundation, the exterior is sheathed in galvanized building panels except on the southwest side where 12 foot vertical wood siding is employed. The roof is a low pitched gable with a gabled monitor mounted over the tall central bay. Windows are 1/1 double-hung wood sash. Doors are industrial steel roll-up and single steel with side hinges.



* From Appendix B.I Historic Project Guidelines
5.3.3 REASONABLE NECESSITY FINDING
Criteria: City Staff may make an administrative determination that the proposed demolition is reasonably necessary to implement the proposed Development Plan, including but not limited to the provision of circulation, access, parking, laydown area, park space, housing or infrastructure, or hazardous materials remediation.

II. FINDING

It is necessary to demolish the structure because it affects the ability of the owner to meet one or more other goals of the Specific Plan, such as the provision of circulation, access, parking, laydown area, park space, infrastructure, or hazardous materials remediation.

- Housing or infrastructure
- Parking

HOUSING OR INFRASTRUCTURE

Building 559 hinders the provision of infrastructure on the Island. Mare Island must be broken down into parcels, one of the building blocks of the infrastructure of the Island. A major challenge in developing Mare Island is the creation of an infrastructure that works in a modern civilian development. This requires the transformation of a single, enormous, complex, heavily used parcel of land into multiple, sellable parcels. The original infrastructure of Mare Island did not necessitate an orderly division of land when it was a navel base, because buildings and roads were placed as they were needed and functionality was the primary goal.

Now, however, civilian development demands a differently structured system with divided, sellable units of land. Property owners, developers and investors today expect to own the land they develop. The creation of parcels on Mare Island provides defined areas that can be purchased and developed. To create a system of organized parcels, some of the structures that were placed by the military will have to be moved or removed from the island.

Building 559 straddles designated Parcel 11 (See Attachment C). A portion of Building 559 is in Parcel 11, and the remainder of the building is in Azuar Drive. This is a conflict both for the creation of a parcel, as well as the realization of a regular, ordered transportation infrastructure. In order to fulfill the goals of the Town Center Development Area, the parcel must be cleared of buildings that hinder the future development of the parcels. Once Building 559 is removed from the site, the New Town Center will be able to develop sellable units in a Mixed-Use area.

In the long term, Building 559 hinders the Mare Island Specific Plan from being fully realized. It is located within proposed Parcel 11, and on Azuar Drive (See Attachment D), making the implementation of the proposed plan, the sale of the parcels, and the use of Azuar Drive, impossible. It is not acceptable to have a building jutting into the space of the road, making the removal of Building 559 necessary.

PARKING

Building 559 hinders parking for the Pacific Sports Center. The Pacific Sports Center is on Walnut Avenue and A Street. In order to maintain the line of Walnut Avenue and provide the necessary parking for the Center, parking should go behind the large Sports Center structure. The fact that Building 559 hinders the parking for the area (Specific Plan, Section 5.0), impedes the Specific Plan.

Parking was not a priority when Mare Island was a naval base. Workers entered the island via bus or ferry, and streets could be closed down temporarily as needed. Unlike today, workers on the military base did not have individual vehicles that had to be accounted for on the job site.

Offsite parking is not an option according to the current requirements set forth by the City of Vallejo, nor is it functionally possible. As a development in the public sector, the City of Vallejo understands that the parking situation on Mare Island must be remedied, at times at the expense of existing buildings.

SECTION 3: COST ANALYSIS
Building 559

I. THERE ARE TWO OPTIONS FOR THE STRUCTURE

A. Deconstruction and reuse of materials:*

Deconstruction and reuse preserves many of the materials used. In some cases this would be the wood framing, in others it would be the recycled concrete and rebar. Recent projects of a similar nature in the Bay Area have resulted in the high recovery of materials for reuse, with a relatively low output of waste.

This option would have to be performed by a company specializing in this type of work and familiar with historical buildings, and would demand much care and forethought. A conservative estimate for deconstruction and reuse before factoring in recycle credits is \$10 per square foot for Building 559:

a. Building 559 is 21,120 square feet:

$$\text{-Cost of deconstruction and reuse} \quad 21,120 \quad \times \quad \$10 \quad = \quad \$211,200$$

B. Relocation and reuse of building:*

Relocating the building from its current location to another site on Mare Island is the most costly option. The cost and difficulty of relocating and reusing a building varies significantly depending on the construction, age, size, and location of the building. To move Component Resource 559, a new foundation will be required at the new site. The cost for a concrete foundation is estimated at \$10 per square foot :

a. Building 559 is 21,120 square feet:

$$\text{-Cost of foundation} \quad 21,120 \quad \times \quad \$10 \quad = \quad \$211,200$$

In addition to the foundation, there are the costs associated with moving and updating the structure. Simply moving the building as it is currently would not be sensible, as the building would remain unusable. A structural engineering review by Murphy Burr Curry Inc. found that building code standards and life/safety standards are not met. To bring the building up to current standards, roof and floor diaphragms would be upgraded; shear walls or steel lateral resisting frames added; shear connectors, collectors, and chords required. (Please see Attachment E for Murphy Burr Curry's full analysis)

On top of those changes, further updates would have to be made. Mechanical and plumbing, doors, and other additional systems would be necessary to make these fully usable buildings. The estimate to move and update Building 559 is \$125-\$165 per square foot:

a. Building 559:	21,120 x \$125	=	\$2,640,000 to
-Cost to move and update	21,120 x \$165	=	\$3,484,800
-Combined cost to build a new			
foundation, move and	\$211,200 + \$2,640,000	=	\$2,851,200 to
update the building is:	\$211,200 + \$3,484,800	=	\$3,696,000

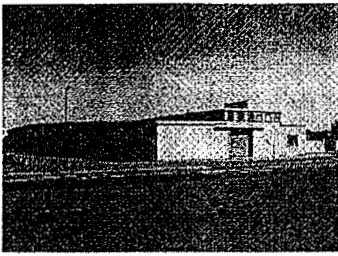
* Many of these old buildings contain high lead counts in the paint. The presence of hazardous materials coupled with the large size of the structure could result in unknown additional costs.

II. PRICE COMPARISON

A. Building 559:

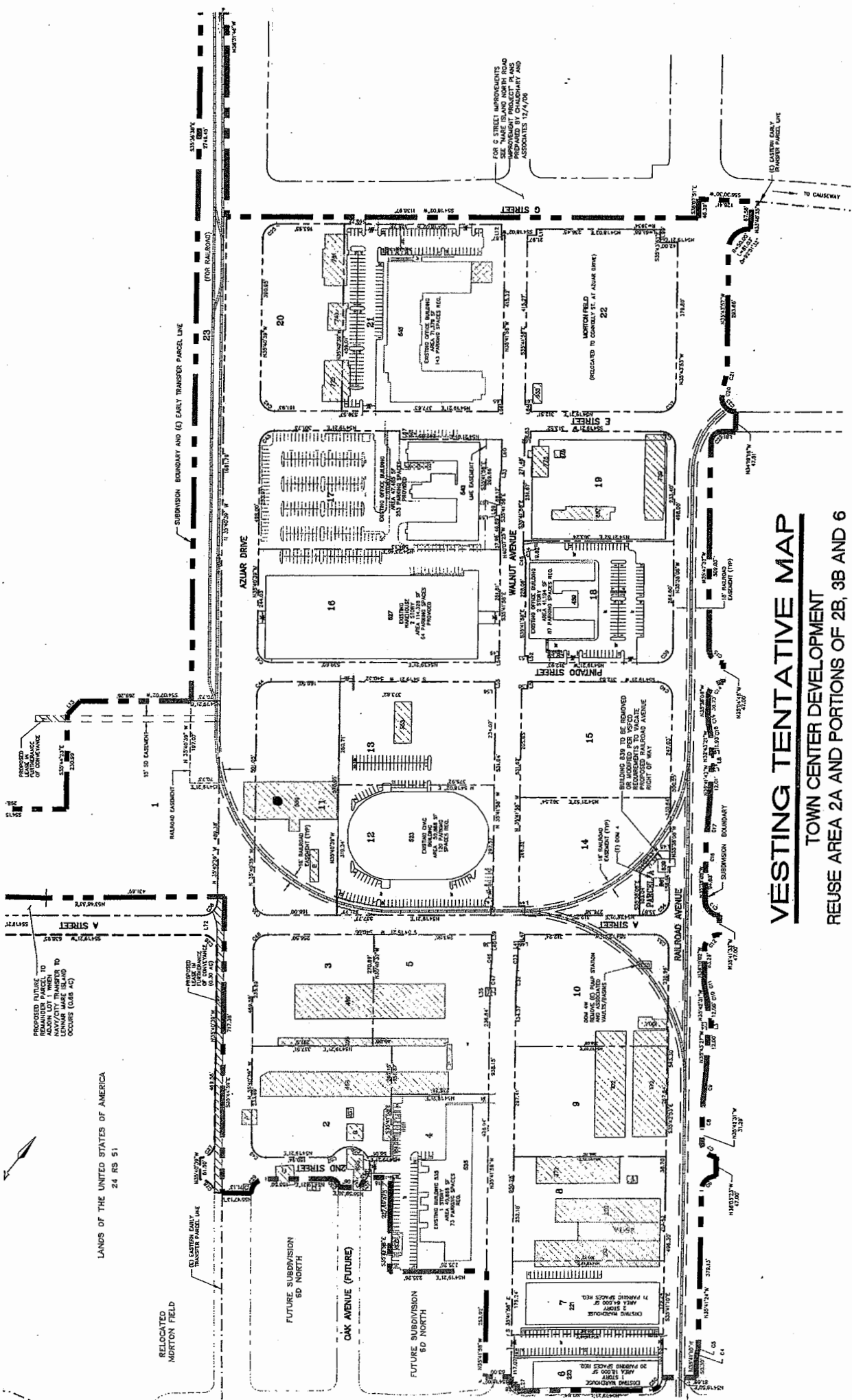
Cost of Deconstruction and Material Reuse	=	\$211,200
Cost to Move, Update and Reuse Building	=	\$2,851,200 to \$3,696,000

Given the status of the building as a Component Resource – To Be Demolished, the historic value of the building does not rise to a level that the relocation and upgrade scenario is the right decision. The demolition of the building in question would remove the difficult and costly process to move and update the structure.



Area 2A Resource number 0559
Resource name Hobby shop
Classification Component Repetitive resource 0
Type O - Metal-Clad Industrial Shops
Architectural style Utilitarian Stories 1
Construction date 1941 Square feet 21,120
DPR form yes no Era 5

Section 7, Page 57 National Register Registration Form: A large rectangular woodframe structure of about 21,000 sf, Building 559 was erected in 1941 as a metal storage facility. Built on a concrete slab foundation, the exterior is sheathed in galvanized building panels except on the southwest side where 12 foot vertical wood siding is employed. The roof is a low pitched gable with a gabled monitor mounted over the tall central bay. Windows are 1/1 double-hung wood sash. Doors are industrial steel roll-up and single steel with side hinges.



LANDS OF THE UNITED STATES OF AMERICA
24 RS 51

VESTING TENTATIVE MAP
TOWN CENTER DEVELOPMENT
REUSE AREA 2A AND PORTIONS OF 2B, 3B AND 6

PROPOSED FUTURE TO ADJOIN LOT 1 WHEN LAY/OUT TRANSFER TO OCCURS (0.65 AC)

PROPOSED LOCK IN PLACE OF CONFORMANCE

15' 50' EASEMENT

RAILROAD EASEMENT

RAILROAD EASEMENT

RAILROAD EASEMENT

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RAILROAD EASEMENT

RAILROAD EASEMENT

RELOCATED MORTON FIELD

FUTURE SUBDIVISION 5D NORTH

OAK AVENUE (FUTURE)

FUTURE SUBDIVISION 5D NORTH

FUTURE SUBDIVISION 5D NORTH

FUTURE SUBDIVISION 5D NORTH

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FUTURE SUBDIVISION 5D NORTH

FOR 6 STREET IMPROVEMENTS SEE SEPARATE PROJECT PLANS PREPARED BY CHAUNDRY AND ASSOCIATES 12/1/78

(D) EASTERN EARLY TRANSFER PARCEL LINE

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ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

STAFF REPORT

Date of Hearing: November 15, 2007

Agenda Item: 13a

Application: Certificate of Appropriateness #07-0025 as governed by Chapter 16.38, Architectural Heritage and Historic Preservation, Vallejo Municipal Code

Recommendation: **Approve** Certificate of Appropriateness #07-0025 subject to the findings contained in this staff report.

1. **PROJECT** Request to amend COA #05-0009 (For a Planned Development Unit Plan) to allow proposed minor alterations of Building 420, a single-family residence, and construction of a new 3-car garage and Secondary unit on the property.
2. **LOCATION:** 1017 Azuar Drive, Mare Island Reuse Area 6
3. **APPLICANT/OWNER:** Joseph J. Railla, AIA, Architect
1017 Azuar Drive
Vallejo, CA 94592

4. **PROJECT DESCRIPTION SUMMARY:**

The application is a request for the minor alteration of an existing historic resource and the construction of a new accessory building and parking. The project site is located on the west side of Azuar Drive, north of 7th Street and south of Flagship Drive. Residential parcels/development is located to the north and south, and an alley is to the rear. (See Attachment B.)

The proposed improvements presented in this application are detailed in Attachments B and include the following:

- Alterations to the original historic residence, including modifying the front porch, replacing non-original aluminum windows with wood, replacing some windows with doors, and blocking up windows to accommodate interior plan changes.
- Construction of a new detached three-car garage with a second-story residential unit and covered fourth parking space under a deck.

- Installation of new landscaping, including lawn areas, a courtyard between the original house and proposed accessory building, and new trees.

5. RELATION TO CEQA:

This project, as conditioned, 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 the project preserves the historic resources in a manner consistent with the Secretary of the Interior's.

6. NOTICING AND PUBLIC COMMENTS

Notice of a public hearing was sent to property owners within 500 feet of the subject property, to federal agencies on the Island and other interested parties on September 10, 2007. The project was continued from the September 20, 2007 and October 18, 2007 meetings.

7. STAFF ANALYSIS:

Architectural Heritage and Landmarks Commission (AHLC) Jurisdiction

The project site is located within the Mare Island Historic District, in the Residential Character Area, and subject to the Mare Island Historic District Project Guidelines, Appendix B.1 of the Mare Island Specific Plan.

The building within the project area, Building 420, is classified as a "Notable" resource and listed as a contributor to the Mare Island Historic District.

Per Section 8.2.1 of the Historic Project Guidelines, all new construction within the Historic District requires COA approval by the AHLC. Because the subject project involves minor alterations of a historic resource and proposes the construction of a new building within the Historic District, the application requires review and approval from the AHLC.

Significance Documentation

The following descriptions of the resources are provided from the 1996 Mare Island National Register Nomination Form:

Mare Island Historic District National Register District: *"The dominant characteristic of the historic district is its diversity... Because the district is so varied, the resources included therein can only be appreciated in the context in which they were built. That context is defined by two variables: the function with which a resource is associated...and the period in which*

the resource was built.” (from Summary Description of the MINR Nomination)

Buildings 411, 420, 429, and 431: “These one-story woodframe residences with low pitched asphalt and gravel roofs were built in 1921 as quarters for married officers stationed at the Naval Radio Station. The wood-sided exterior walls are divided into a base of wide horizontal clapboard siding up to the sills of paired double-hung windows. Each residence is outfitted with a square-columned, screened porch. Although the communications facilities no longer exist at Mare Island, the remaining residential quarters serve as a reminder of the importance of this activity.” (MINR Nomination)

The following descriptions of the resources are provided from the 1994-1995 Historical Survey of Mare Island Naval Complex (MINC-HS):

Buildings 411, 420, 429, 431 -- Quarters, 1921: “Description: Buildings 411, 420, 429, 431 are one story wood framed residences with low pitched tar and gravel roofs. They are set low to the grade and the wood clad walls are divided into a base of wide horizontal siding with vee grooving up to the sills of paired double hung windows with six [lite] over one sash. Narrow bullnosed bevel siding bands windows [are] trimmed with flat casings. The wall is finished with an architrave of surfaced wood. A substantial eave overhang has a wood soffit ending against a flat wood fascia capped with a metal gravel stop. The doorways enter from a square-columned screened porch.”

“Significance: Buildings 411, 420, 429, 431 are a portion of the housing built to accommodate personnel active in the widespread Pacific Basin communications network of post World War I. They are modest examples of Prairie Style architecture, subdued and transformed with restrained classic motifs. For a good number of years, radio communication was a major activity of the base.” (MINC-HS 10/84)

Related Projects

On May 5 2005, the AHLC approved COA #05-0009 for the Planned Development Unit Plan and Tentative Map of the Farragut Village - Unit 4, 6B residential subdivision, establishing the subject parcel to include the subject building and surrounding Project Site. The COA approved the development of the parcel, including the demolition of a small accessory structure (Building 420A) and the construction of a new two-car detached garage.

Project Impact on Historic Resources

The project proposes to rehabilitate the property, according to the criteria established by the City of Vallejo, for continued use as a residence with one main house and a proposed secondary unit and garage in a detached accessory structure. To achieve this goal, the project 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 residential project use is generally compatible with the original building design and use; few changes to the original building envelope are proposed to meet the project goals. The project is also generally compatible with the overall use and character of this area of the Historic District although the amount of proposed parking for the multi-family use will require some changes to the open space and setting of the immediate property. See Standard 9 for further analysis.

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 would be preserved in this project, as the form, size and location of the proposed accessory structure would not generally impact the setting of the original house and character of the Historic District, and the proposed house modifications would not remove features that characterize the property although

one of the proposed modification would alter a feature; see Standard 5 for analysis.

The drawings indicate, in project notes on the cover sheet A-1, that the main house "will remain the same", including color and roof. The following changes to the exterior of the building are listed: remodel interior, replace metal windows with wood double-hung windows, replace window with French door in Master Bedroom, replace exterior doors with French doors. The Proposed Floor Plan on Sheet A-1.2 shows that three exterior windows will be filled in with siding although the elevations have notes that there are four and photos illustrate four as well; revised drawings addressing this discrepancy shall be submitted to the Secretary of the AHLC to be prior to building permit approval.

It is recommended that the accessory structure be made slightly smaller to achieve a site design that provides larger, linked open spaces around and between the original residence and the proposed new unit; the open spaces in this immediate neighborhood are large and free-flowing, and this character must be preserved. See Standard 9 for further analysis of the size and massing of the new building in relation to the parcel.

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 details (see also Standard 9, below).

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 determined to have 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."*

In general the distinctive historic materials, features, finishes and examples of craftsmanship are proposed for preservation in this project; however, the front porch alterations do not fully preserve the original character of the house.

The front porch was originally open and has been previously enclosed as a screen porch at the front with glazed sash to the east side. The enclosure does not appear to have achieved significance in its own right, so the exterior design

of the house includes the interior face of the recessed porch in addition to the posts and railings. Currently two doors open from the porch into the house. The proposed design indicates that the front porch size and configuration would be modified to create a new enclosed foyer, modifying both doorways. These changes include blocking up two side windows that flank the primary front door and permanently glazing one section of the front of the porch between the posts. This proposed partial enclosure of the porch is not in keeping with the original character of the overall house design. It is recommended that either the front porch be enclosed in its entirety with glazing and a new front door that is consistent with the house design, allowing the porch to continue to be viewed as a whole feature, or that the original, recessed features be retained and preserved, preserving the original recessed porch as a single, understandable unit.

The window replacement and blocking up of windows on the side and rear are in keeping with the Standards. The two window designs of the house that are characteristic of the house must be preserved include the original tripartite windows on the front and south side, and the ribbon window at the northwest corner of the rear of the house. The side and rear windows are repetitive without having a pattern that would be lost by blocking up some of them. With regard to the corner ribbon window, the proposed design, although blocking one of the corner windows and replacing one window with a door, leaves adequate original building fabric for this design to be understood. The window sash at the sides and rear of the house have been replaced in the past with aluminum, and reinserting wood windows into these openings is consistent with the Standards.

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.”*

The project plans do not specifically address the replacement of deteriorated features, nor do they include a general note that addresses this project as a Historic Preservation Project. It is recommended that language referring to this Standard shall be included on all permit drawings, and that specific repairs be identified prior to submittal of the building permit drawing set.

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 currently proposed garage and residential building is just under 75 percent of the size of the original house. Appropriate massing, scale, and placement on the parcel are critical to make the accessory structure appear subordinate to the main house. It is recommended that the proposed building be reduced in size slightly and modified in design to provide a more historically compatible hierarchy and balance in massing between the original and new buildings, and to provide additional open space between the original house and the new garage. There are two-story buildings in the immediate area and a two-story accessory building would be consistent with this development pattern.

The proposed materials and scale of the exterior elevations of the new design are in keeping with the residential neighborhood where it is proposed. The use of a Prairie-style high first floor provides visual compatibility with the original house style, and the ribbons of casement windows are in keeping with the proportions and scale of the original house fenestration without copying.

The simple two-story rectangular mass is in keeping with the vernacular qualities of the original house, but the overall size and massing is heavy and overpowering to the original house. It is recommended that the main mass of the detached structure be modified to be a cube, with extended narrower, shorter wings to the sides. If the two-car/living room portion of the detached structure were the main mass, and the one-car/bedroom portion were made smaller, the overall massing would “read” as a smaller building. The ribbon of windows facing the rear of the original house would in this case be broken into two sections, also reducing the scale of the new building with respect to the neighborhood and property. Setting a portion of the wall back approximately two feet would create a larger rear yard or courtyard between the two structures, also a critical consideration in that area of the Historic District.

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 (Design 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 Historic 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 420 is an example of Prairie School single-family residential design. The typical architectural features of this style include that the primary volume is a simple rectangle or square with a low-pitched hipped roof and deep eaves, base of horizontal siding, paired double-hung windows and screen porch entries.

Chapter 3 references the Secretary of the Interior's Standards. For this analysis, see above.

Chapter 7 includes the bulk of the guidelines for rehabilitation. Several of the guidelines apply to this project, and the proposal, as conditioned, complies with all of those that apply, including, but not limited to: items 7.5, 7.7, 7.8, 7.9, 7.10, 7.11, 7.12 (as conditioned), 7.21, 7.22, 7.23, 7.29, 7.30, 7.31, 7.33, 7.36, 7.39 (as conditioned), 7.40, 7.41, 7.55 (as conditioned), 7.59, 7.60 (as conditioned), 7.61 (as conditioned), 7.62 (as conditioned), 7.63, 7.65 (as conditioned), 7.66, 7.67 (as conditioned), 7.70 (as conditioned), 7.71, 7.72, 7.73, 7.74, 7.75, and 7.76.

Chapter 12, Residential Character Areas: As conditioned, the project is in keeping with the Design Guidelines regarding the specific Character Area G. The Residential Character area guidelines address primarily site elements, including

location of parking, preserving established residential setbacks, and locating garages in the rear of the parcels, and landscape elements, such as providing lawns, general fence guidelines, and maintaining street canopies. Several of the guidelines apply specifically to this project, and the proposal complies with the following applicable guidelines, including: 12.11 (as conditioned), 12.13, 12.14, 12.15-12.19, 12.20, 12.21 (as conditioned), 12.22, 12.24, 12.25, 12.26, 12.27, and 12.28.

Conclusion

As conditioned, the proposed project would not adversely affect the historic nature of the original main house, the project site and Historic District.

8. STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** Certificate of Appropriateness #07-0025 subject to the following:

Findings

1. The proposed project, as conditioned would not adversely affect the historic resource, the relationship and congruity between the subject property and its surroundings, per Section 7 of this report.
2. The proposed project, as conditioned, would not adversely affect the special character of the Historic District per Section 7 of this report.
3. The proposed project, as conditioned, is consistent with the Secretary of Interior Standards.

Conditions of Approval

1. Modify the design of the recessed front porch; resubmit for the review and approval by the AHLC.
2. Confirm the number of windows to be blocked up, particularly on the west elevation, at the laundry area. Submit for review by the Secretary of the AHLC prior to building permit submittal.
3. The construction documents for this project shall include a general note that conveys the overall intent of Secretary of Interior Standard 6. Character-defining features shall be preserved; repaired if necessary, and only replaced in kind only where the severity of deterioration requires it.
4. Change the size and massing of the detached accessory structure to have a more compact visual main massing and to provide additional open space. Resubmit for the review and approval of the AHLC.

9. PROJECT REQUIREMENTS

1. The practices for protecting archeological resources detailed in the Mare Island Archeological Treatment Plan shall be applied.
2. Set back for garages that open to alleys shall be a minimum of five feet from the rear property line and a minimum of 25 feet from the face of curb on the opposite side of the alley.
3. The existing curb cut, which will no longer be used, shall be replaced per City Standards.
4. On-site improvements plans may be required. Applicant shall submit 3 sets of construction plans to the Department of Public Works for review and approval.
5. All contractors and subcontractors on the project shall obtain City of Vallejo business licenses.
6. 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.
7. 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.
8. 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.

10. 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.

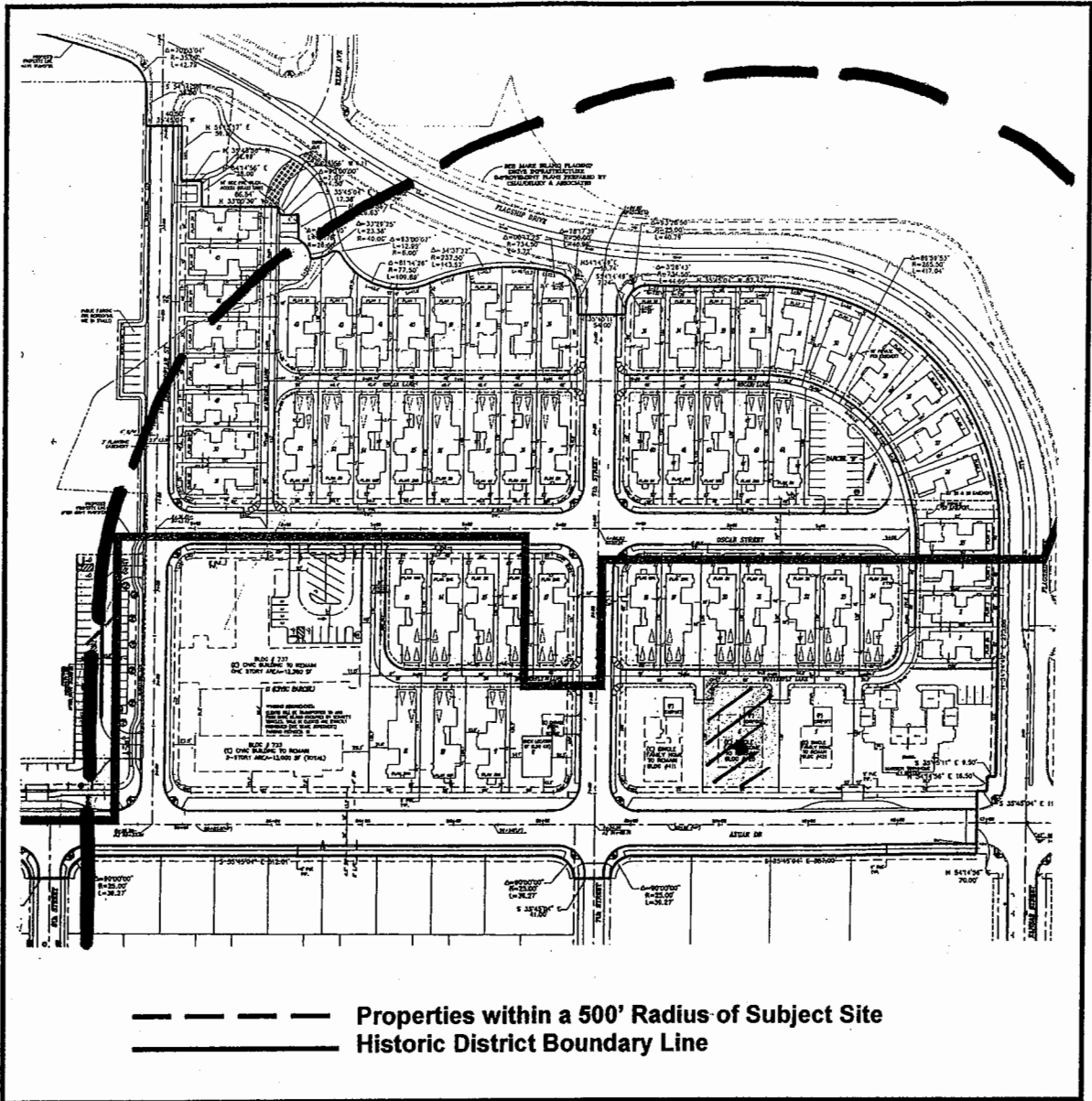
The Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission, which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

ATTACHMENTS:

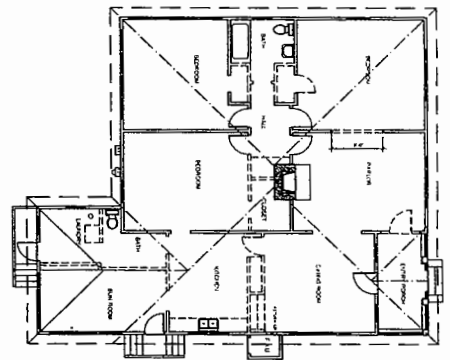
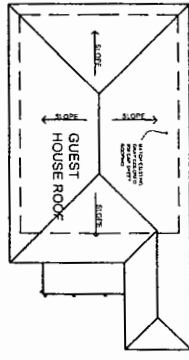
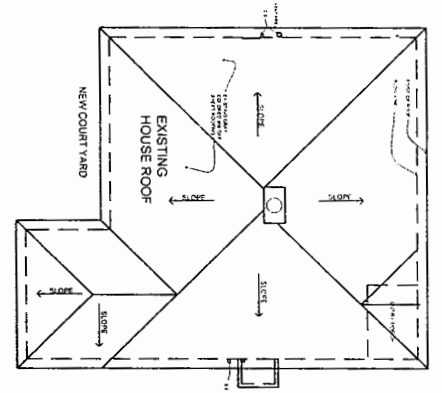
- A. Conflict of Interest 500-foot Radius Map
- B. Drawing set (four sheets) Railla Residence, dated October 25, 2007.
- C. Photographs

Prepared by: 
Leslie Dill, Contract Planner

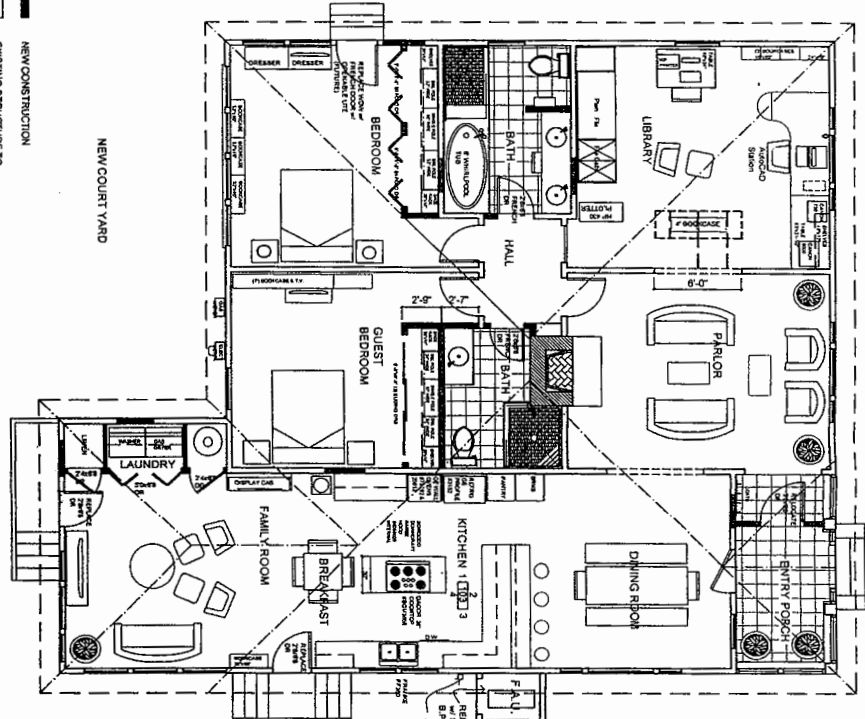
Reviewed by: 
Michelle Hightower, Senior Planner



CERTIFICATE OF APPROPRIATENESS #07-0025
1017 Azuar Drive
CONFLICT OF INTEREST MAP
500' RADIUS



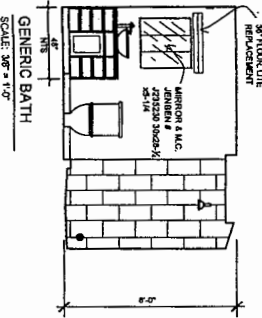
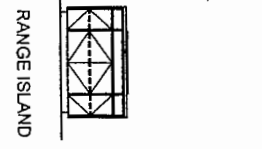
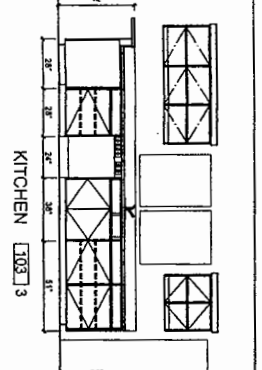
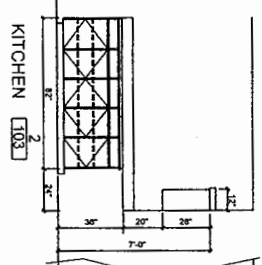
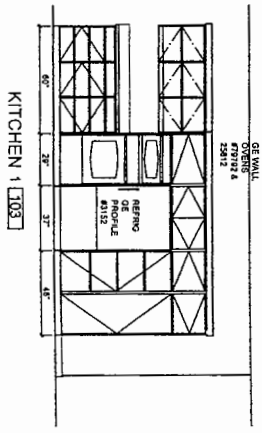
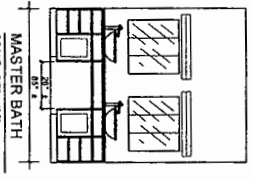
PROPOSED GUEST HOUSE:
SCHEME THREE



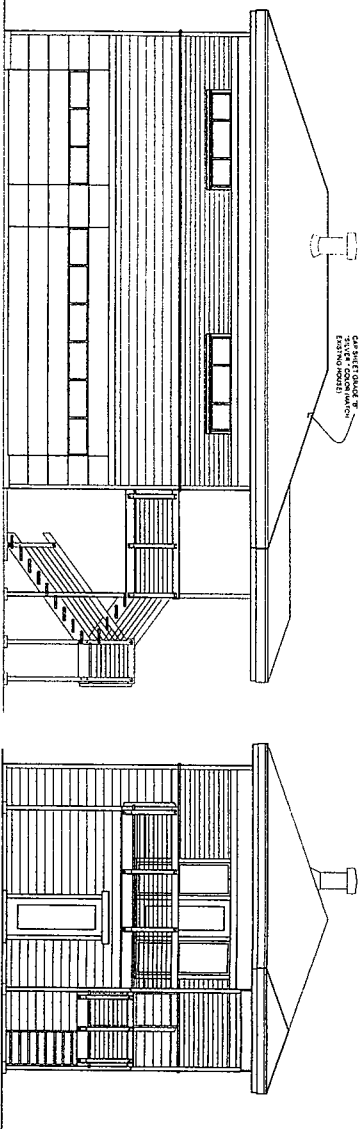
**PROPOSED HOUSE
REMODEL
1017 AZUAR DRIVE**

- NEW CONSTRUCTION
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0" 2110 SQT. FT.

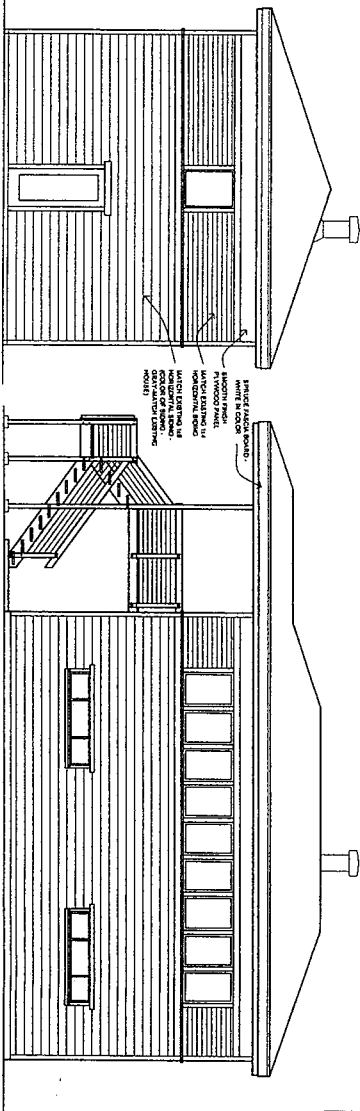


PROPOSED GUEST HOUSE & GARAGE
 (TWO STORY)
 1017 AZUAR DRIVE



ART STUDIO/GARAGE SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

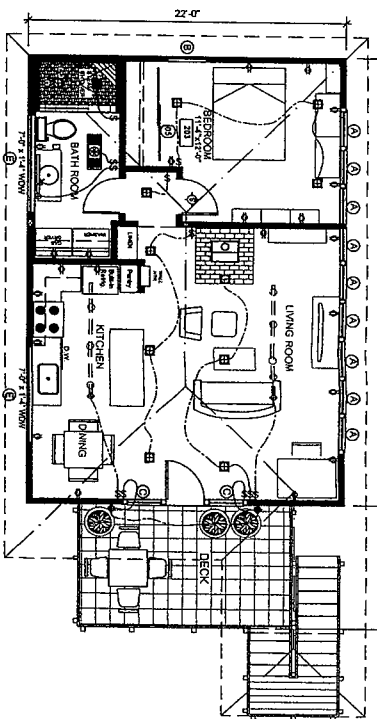
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



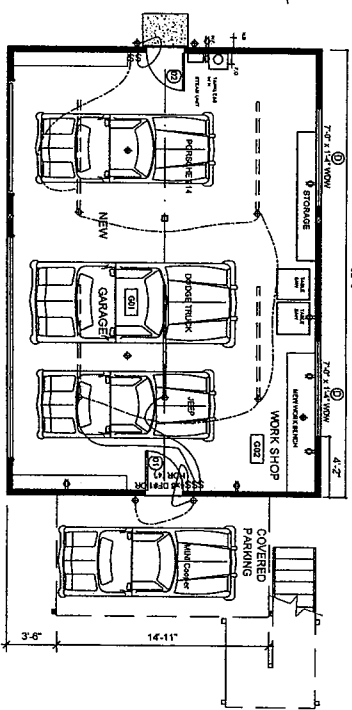
WEST ELEVATION
 SCALE: 1/4" = 1'-0"

NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

TWO STORY: SCHEME THREE



2ND DWELLING UNIT FLOOR PLAN
 SCALE: 1/4" = 1'-0" FLOOR AREA: 704 SQ. FT.



GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0" FLOOR AREA: 704 SQ. FT.

ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

STAFF REPORT

Date of Hearing: November 15, 2007

Agenda Item: 13c

Application: Certificate of Appropriateness #07-0045 as governed by Chapter 16.38, Architectural Heritage and Historic Preservation, Vallejo Municipal Code

Recommendation: **Approve** Certificate of Appropriateness #07-0045 subject to the findings and conditions contained in this staff report.

1. **LOCATION:** Alden Park; 8th Street between Walnut and Railroad Avenues; Mare Island Reuse Area 4, Historic Core
2. **APPLICANT:** Dina Tasini
Lennar Mare Island LLC
690 Walnut Ave, Suite 100
Vallejo, CA 94592
3. **PROPERTY OWNER:** Lennar Mare Island, LLC
690 Walnut Avenue, Suite 100
Vallejo, CA 94592

4. **PROJECT DESCRIPTION SUMMARY:**

The application is a request to provide maintenance-level alterations to the Landmark Resource Alden Park. 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 subject area is bounded by 8th Street to the north, Walnut Avenue to the west, Railroad Avenue and bunkers to the east, and Building 1310 to the south. (See Attachment B.)

The proposed improvements presented in this application are illustrated in Attachment B and include the following:

- Repair and widening of an existing pathway that runs the length of the park, from the northeast to the southwest corners of the park; an addition to the pathway at the southwest corner of the park; and repair only, (no widening), of the remaining pathways in the park.

- Removal of one length of fence near the northeast corner of the park; removal of all barbed wire from fences; Installation of a new 4'-0" fence along the new south boundary of the park.
- Demolition of a bomb shelter (bunker) and widening of the adjacent driveway area at Building 1310.
- Removal of non-original overhead lights and wood poles.
- Pruning of trees.

Note that the plans show the sidewalk along 8th Street is outside the property lines of the park. Changes to this sidewalk will be addressed as part of a separate project.

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, to federal agencies on the Island and other interested parties on November 6, 2007.

7. STAFF ANALYSIS:

Architectural Heritage and Landmarks Commission (AHLIC) Jurisdiction

The project site is within the National Historic Landmark, Area A of Mare Island, as well as located within the Mare Island Historic District, Administrative and Institution Area F, and subject to the Mare Island Historic District Project Guidelines, Appendix B.1 of the Mare Island Specific Plan. The following resources are listed as contributors to the Mare Island Historic District:

Landmark--Alden Park

Per Section 8.2.1 of the Guidelines, a Certificate of Appropriateness (COA) is required 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 "Notable" Resource of site

features including but not limited to landscaping, fencing walls paving and grading. The project also involves the proposed demolition of Building S33-10.

The subject project involves the installation of new paving and landscaping in the National Historic Landmark and Mare Island Historic District; therefore, the project requires a COA approval from the AHLC.

Significance Documentation

The following descriptions of the resources are provided from the 1996 Mare Island National Register Nomination Form:

Mare Island Historic District National Register District: *"The dominant characteristic of the historic district is its diversity... Because the district is so varied, the resources included therein can only be appreciated in the context in which they were built. That context is defined by two variables: the function with which a resource is associated...and the period in which the resource was built."* (from Summary Description of the MINR Nomination)

Alden Park: *"Still the site of military ceremonies, Alden Park is an irregularly shaped park area that provides a clear demarcation between residential and industrial areas. Its two most notable features are the bandstand (Building 56) and the flagpole. The present flagpole is mounted in the spot occupied by the original shipyard flagpole. Named for Commodore James Alden, a former installation Commandant, the park contains a variety of exotic trees brought from the many ports visited by Mare Island's ships. It also contains static displays of naval weaponry including Dahlgren and several other guns, a ship's bell, and a German World War II human torpedo. The oldest artifact, a ship's anchor, contrasts with Cold War Polaris A-1 and SUBROC missiles.*

This open space is the oldest designated parklands on the island. The bandstand is among the only pre-1940 structural elements within the park. Cannons, torpedoes, and missiles are spotted around as military showpieces. The walk that borders the northern edge is constructed of the same 2 feet x 4 feet concrete slabs that are seen elsewhere on the island. This could be a very old paving material. World War II-era bomb shelters dominate the rest of the park. The shelters are covered with vines and create a jungle-like feeling to the southern portion of the park. The landscape is very mature with large stands of Monterey pine, deodar cedar, eucalyptus, redwoods, beefwoods, locust, maples, and black walnuts. Shrubs include cotoneaster, oleander, pittosporum, spirea and escallonia. Ivy is the predominate groundcover. Alden Park is significant as a remnant of the original park layout and as an illustration of the continuing evolution of ceremonial functions and symbols at the island." (MINR Nomination)

The following description of the resource is provided from the 1994-1995 Historical Survey of Mare Island Naval Complex (MINC-HS):

Landscape -- Alden Park, 1868: *"Description: Alden Park is an irregularly shaped area opposite the Administration Building, and effectively separates the shipyard from the Quarters on Walnut Avenue. The park contains many Naval Artifacts. These are: the bell from the Wachusett given by Commander Mahan, a pivot gun from the USS Kearsage, a Dahlgren smooth-bore cannon from the USS Hartford, a 24-pounder from the frigate USS Independence, a Japanese human torpedo from W.M. I, a rocket, an eleven-inch-bore cannon from the USS Kearsage, and the oldest artifact of all, the anchor from HBM Centurion."*

"Significance: Commander Farragut took charge of Mare Island in September 1854. On September 18, his log read, "...also employed Vara, who is a carpenter, to put up a flag staff." this flagpole was located directly on line with the entrance to the site of the future Administration Building, and also on line with the front door of the site for the Commandant's Quarters. The present flagpole is sited in the same location. A line ran from the door of the Commandant's house to the ferry slip, but this direct road was changed because of siting of buildings in the shipyard.

Alden Park was named for Commodore James Alden who was Commandant from 1868 to 1869. He was responsible for encouraging captains of ships to bring trees back from far-off lands, and as a result, the park has several varieties of exotic trees.

Construction of air-raid shelters during World War II, which still remain, detract from the site.." (MINC-HS 10/84)

Note that Although the project includes the demolition of building S33-10 (Bomb Shelter), the 2005 Development Plan of the Mare Island Specific Plan and Subsequent EIR did not include demolition of this building. As such, the applicant will need to apply for an amendment to the Mare Island Specific Plan and an environmental assessment to determine if demolition of this building would be allowed.

Project Impact on Historic Resources

The project proposes to preserve the property as a public park, 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 property use does not change for this project except at the south end of the park, where the boundaries will change to provide additional driveway area for Building 1310.

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.*

The overall historic character of the building and the historic district are preserved in this proposed project. The chain-link fence, overhead lights and wood poles proposed for removal are not character-defining features of the park.

It is recommended that the sidewalk on 8th Street shall not be repaired or changed without review and approval of the AHLC.

It is recommended that changes to Railroad Avenue, including the possible removal of the bunkers that serve as the retaining walls of the park, shall not be approved without review and approval of the AHLC.

See also Standard 4 regarding the preservation of more recent elements (the bunker) within the historic park.

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 design by their materials and construction details.

4. *“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”*

The concrete bunkers were added during World War II; these have been identified as having acquired some historic significance in their own right although the DPR forms and National Register nomination forms do not agree. One set of bunkers are proposed for demolition at the southern edge of the park; because the bunkers are repetitive, and because this set is at the end of the series, the loss of this one bunker building would not impact the overall significance of the bunkers in the park.

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.”*

No deteriorated historic features are proposed for rehabilitation in this project, so the project is compatible with this Standard.

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.”*

The trimming of the trees is a physical treatment proposed in this project; it is recommended that the city arborist oversee the pruning to ensure that the trimming is done within City of Vallejo standards.

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 only proposed alterations to the park in this application are the repair, lengthening, and widening of the existing pathways. The materials proposed include a center path of asphalt with landscaped earth extensions to the sides. While asphalt is an acceptable material for its vernacular representation of the vernacular Naval influences on the Island, and is the preference of the Public Works Department, there is concern that it will not wear well over time, and decomposed granite pathways would be more in keeping with the park character as well as be more easily maintained within the root zones of the trees in the park, and so are recommended.

It is not clear from the drawing that only one portion of the path, from the northeast corner of the park, to the southwest corner of the path will be widened. It is recommended that the plans be clarified to show that the path from the flagpole to the main path, and the two segments of paths from Walnut Avenue to the main path may be narrower than the multi-purpose path. Although the path originally connected to the officer's quarters at the southwest end of the park, due to potential vehicular conflict, the proposal is to realign the path to connect at the crosswalk located on the corner of 10th and Walnut to provide a safe pedestrian crossing.

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 11 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, including some information about the history of Alden Park.

Chapter 2 identifies architectural styles and key features of buildings and other resources on Mare Island. Parks are not included in this chapter.

Chapter 3 references the Secretary of the Interior's Standards. For this analysis, see above.

Chapter 7 includes the bulk of the guidelines for rehabilitation. Because Alden Park is not a building, few of these guidelines apply to this project; however, the proposal, as conditioned, complies with all of them, including: items 7.1, 7.2, 7.3, and 7.5.

Chapter 11, Administrative & Institutional Character Areas: The project is generally in keeping with the Guidelines regarding the specific Character Area F, The Administrative & Institutional 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. This proposal complies with the specific guidelines, including: 11.1, 11.2, 11.5 (as conditioned), 11.7 and 11.8.

Conclusion

As conditioned, the proposed project would not affect the historic nature of the park.

8. STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** Certificate of Appropriateness #07-0045 subject to the following:

Findings

1. 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.
2. The proposed project, as conditioned, would not adversely affect the special character of the District per Section 7 of this report.

3. The proposed project, as conditioned, is consistent with the Secretary of Interior Standards.

Conditions of Approval

1. A designated AHLC member or members shall review the field staking for the pathways prior to construction.
2. The plans shall be clarified to show that the path from the flagpole to the main path and the two segments of paths from Walnut Avenue to the main path be narrower than the main, approximately diagonal multi-purpose path.
3. The applicant shall ensure that a licensed arborist is on-site to oversee pruning of listed trees to ensure that trimming is done within City of Vallejo standards.
4. The sidewalk on 8th Street shall not be repaired or changed without review and approval of the AHLC.
5. All changes to Railroad Avenue along the edge of the park, including the possible removal of the bunkers that serve as the retaining walls of the park, shall not be approved without review and approval of the AHLC.
6. The applicant shall apply for an amendment to the Mare Island Specific Plan to allow the demolition of Building S33-10.

9. 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. Such plans shall be consistent with the Plans submitted for the subject permit.
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.

10. 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.

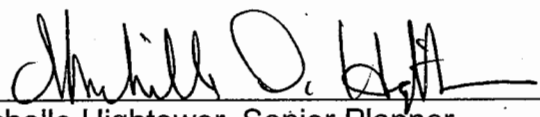
Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

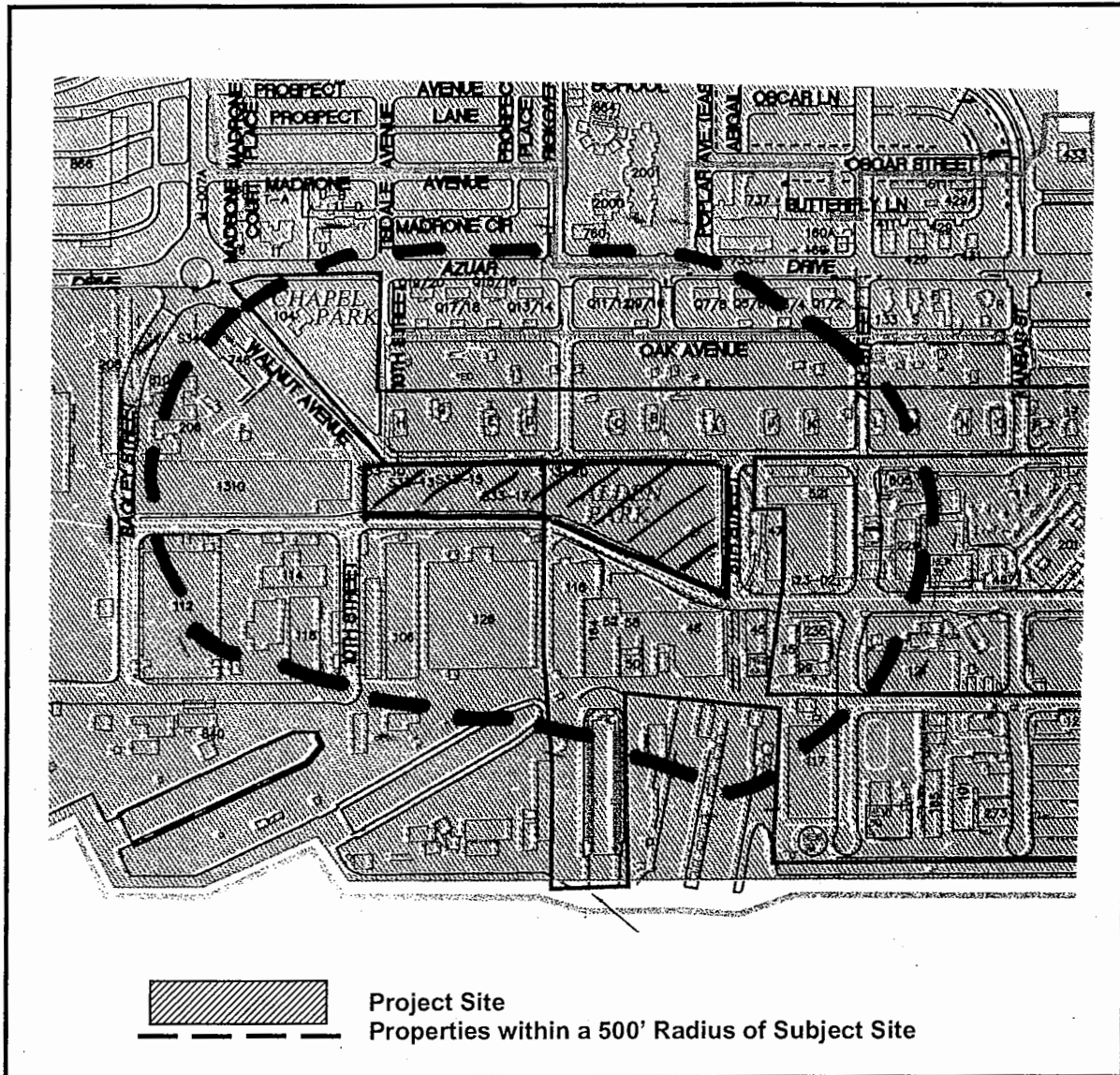
The Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission, which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

ATTACHMENTS:

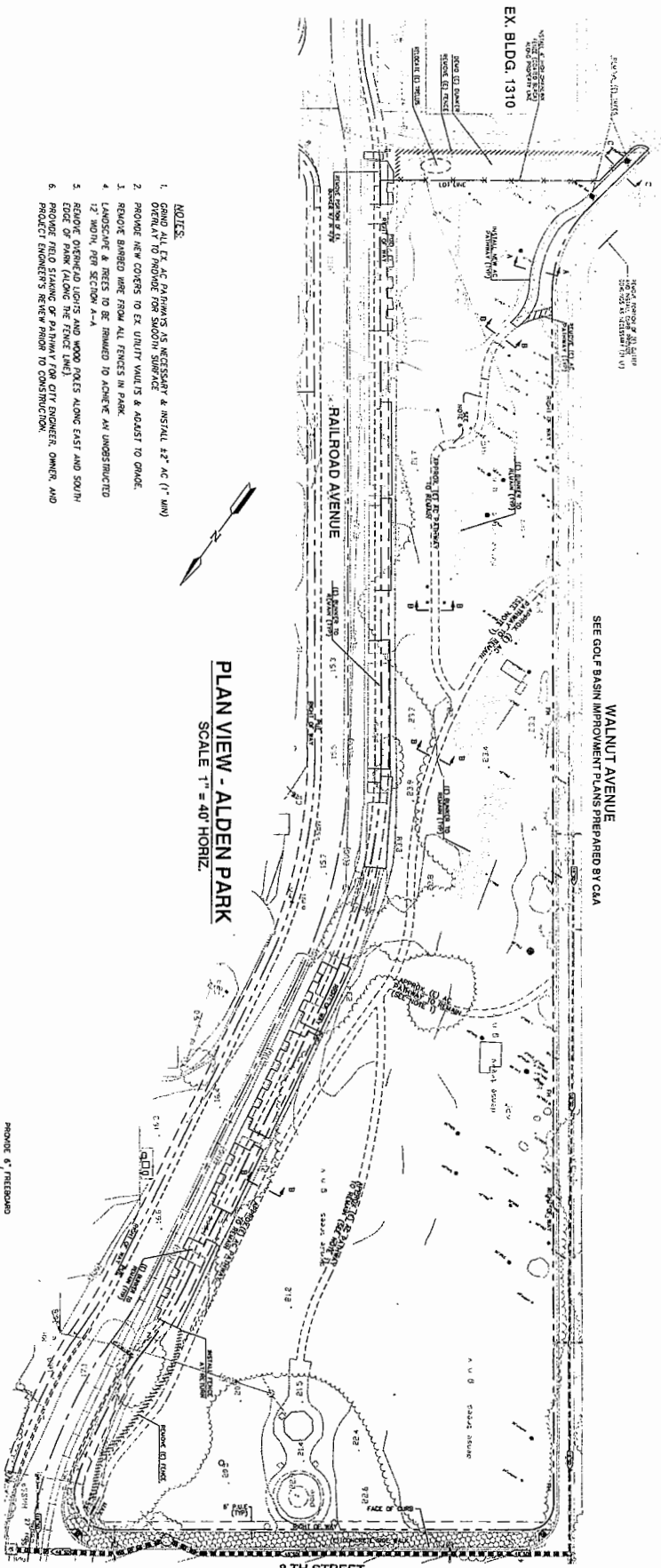
- A. Conflict of Interest 500' Radius Map
- B. Alden Park Pathway Plan, dated October 29, 2007.
- C. Site Photographs

Prepared by: 
Leslie Dill, Contract Planner

Reviewed by: 
Michelle Hightower, Senior Planner



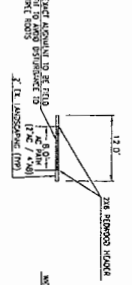
CERTIFICATE OF APPROPRIATENESS #07-0045
Alden Park
CONFLICT OF INTEREST MAP
500' RADIUS



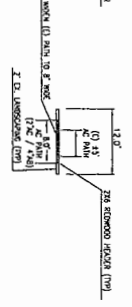
PLAN VIEW - ALDEN PARK
SCALE 1" = 40' HORIZ.

- NOTES:**
1. GRAD ALL EX. AC PATHWAYS AS NECESSARY & INSTALL 42" AC (1" MIN) OVERLAY TO PROVIDE FOR SMOOTH SURFACE
 2. PROVIDE NEW COVERS TO EX. UTILITY VAULTS & ADJUST TO GRADE.
 3. REMOVE BARBED WIRE FROM ALL FENCES IN PARK.
 4. LANDSCAPE & TREES TO BE TRIMMED TO ACHIEVE AN UNOBSTRUCTED 12' WIDTH, PER SECTION A-A.
 5. REMOVE OVERHEAD LIGHTS AND WOOD POLES ALONG EAST AND SOUTH EDGE OF PARK (ALONG THE FENCE LINE).
 6. PROVIDE FIELD STAKING OF PATHWAY FOR CITY ENGINEER, OWNER, AND PROJECT ENGINEER'S REVIEW PRIOR TO CONSTRUCTION.

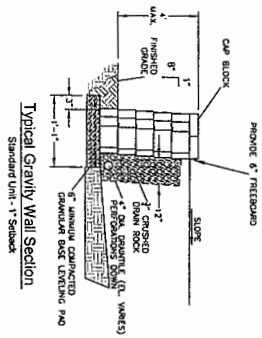
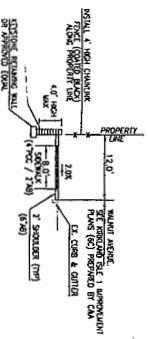
SECTION A-A
MULTI-USE PATH (NEW PATH)
NO SCALE



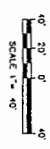
SECTION B-B
MULTI-USE PATH (EXISTING PATH)
NO SCALE



SECTION C-C
MULTI-USE PATH (WITH RETAINING WALL)
NO SCALE



CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION





City of Vallejo
Architectural Heritage and Landmarks Commission

November 18, 2004

TO: Architectural Heritage and Landmarks Commission

FROM: Bill Tuikka, Associate Planner

SUBJECT: Agenda Item 13d; Mills Act Application #07-0002
1001 Sutter Street.

Project. An application for a Historic Property Preservation Agreement (Mills Act) was presented to the AHLC at the regular October meeting. After a short discussion, the Commission voted to recommend that the applicants contact the Design Assistance Committee to discuss the timing of the improvements, and to perhaps suggest additional improvements that would make a greater impact for the neighborhood.

Current Proposal. The applicant consulted with the Design Assistance Committee and has revised the 10-year scope of work. The revised scope is attached to this memo.

RECOMMENDATION

Staff recommends that the Commission **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement (Mills Act) with the property owners at 1001 Sutter Street based on the findings and conditions listed below and in the attached Oct. 18th Staff Report.

Findings:

1. The project will help maintain and preserve the architectural character of this notable resource in the Architectural Heritage District.
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.

Attachment:

Revised Scope of Work
October 18, 2007 Staff Report

Mills Act Petition
Breakdown of Repairs
For 1001 Sutter – Vallejo

2008	Remove Damaged Exterior Siding and cure existing fungus	\$3,000
2009	Inspect Framing, remedy any defects, and replace Damaged Siding	\$6,000
2010	Remove all loose and peeling paint and thoroughly scrape all Surfaces	\$13,000
2011	Sand all paint stripped woodwork to provide a uniform finish	\$13,000
2012	Seal and caulk all cracks, particularly around windows and joints and fill all gaps in trip separations and joints less than ¼” with sealant to a smooth, fine, finished appearance	\$13,000
2013	Repaint all exterior of house	\$16,000
2014	Remove existing roof down to space sheeting boards – Inspect for dryrot and replace – Install solid sheeting over existing space sheeting to provide a smooth nailing base –	\$7,000
2015	Install felt over entire roof area - Install new edge metal to all rake edges - Install starter roll where needed - Install all new pipe jacks and assemblies -	\$7,000
2016	Install fiberglass shingles – Install all new hip and ridge caps – Caulk all shingles to flashings –	\$15,000
2017	Paint all flashings to blend in with roof color – Repair or replace rain gutters	\$7,000
2018	Landscaping on Capitol Street corner of house	\$3,000
	TOTAL Estimate Cost is	\$103,000

November 1, 2007

Commissioners
AHLC
Vallejo City Hall

Dear Fellow Commissioners,

I won't be with you at our meeting November 15 as I should by then be at my daughter's house in Taos, New Mexico, for Thanksgiving and then some holidays and late fall season photography. At our last meeting a house was considered for a Mills Act approval to be given to the owners of a building with a filled in porch. It was deferred to Nov. 15 for a more detailed, better-conceived yearly budget plan before consideration for approval, as I recall.

I too have a filled in porch. I too have an old house and it probably did have status for Mills Act tax relief under my mother Gretchen Jones' caretaker ship. This anecdotal letter is a comment on such changes to an original open-air porch that might be thought of as a piece of history. I was 2 inches away from opening up my porch last year to the look and status it might have had during my grandparent's era, early 20th century. Two of my children approved of reopening the porch; two did not for various reasons. When I removed the downright ugly interior wallboard and found the WWII patina on the plywood used to cover the open spaces, I decided to keep the walls in place and am glad I did. If the next caretaker wants to remove them, that option is still possible.

The attached history of the room may further inform you as to why an open-air porch may have been filled in in the first place.

Warmest regards,

Pearl Jones Tranter
Commissioner, AHLC

PORCH HISTORY – 403 Alameda Street, Vallejo, California

In 1913 when my grandfather, William A. Jones, Sr., designed and build this house, this room was used as an open-air porch. Canvas awning would most likely have been used to keep out the rain in winter.

In WWII, my parents leased the house to a family named Houchins who converted it into a boarding house for shipyard workers on Mare Island. The porch was filled in and that plywood is still in use in the horizontal middle sections of the walls. Brass numbers were put over the doors of all the rooms upstairs and the den downstairs.

The last time I remember seeing the canvass that covered the floors was in the 1950s and it was worn and very dirty. Canvass awning would possibly have been used to keep out the heavier rains until the walls were closed in with the plywood section with glass paned sliding pocket windows on the east and west sides of the room. The north window was installed in 2007 with older, used similarly paned windows found at Urban Ore, Berkeley.

During WWII, we lived in various locations in Northern California [Los Altos, Palo Alto, Rio del Mar/Aptos] and my father worked for Henry J. Kaiser. Following his job at Moss Landing for Kaiser Engineering, he worked at the Richmond Shipyards; and we moved into the Jones Cottage at 901 York Street, kitty-corner from here.

When the war ended, the Houchins and workers left. My father became one of the first local Do-It-Yourself fanatics working on the house, building an early TV set, and also became Solano County's first Road Commissioner/County Engineer-Surveyor with offices here and in Fairfield. He sanded and stained the floors and we moved back in and I lived here until I went away to Berkeley to attend the University.

Time passed and many "improvements" and updates were made by my parents to augment their lifestyle. The porch, however, remained the same and was used sometimes as a space where my father spray-painted furniture. Canvass still covered the floor. After he died in the 1970s, my mother removed the canvass, redid the floors, and covered the plywood with some kind of truly awful wallboard and the wainscoting was painted brown.

My aim has been to restore the wainscoting, to uncover the redwood walls from my grandparent's era. And to further bring back the patina of the 1940s plywood including an indication of where the pocket window on the west had to be placed to allow for electrical wires. The window is now centered. The ceiling and shingled wall of the room are my eclectic paint job {Ralph Laurens's Lustrous Brown Metallic and Crosby} and Ikea lighting. One porch, one family, three generations.

Pearl Jones Tranter [AKA Carol Alexandra Jones Tranter]
August 2007

ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

STAFF REPORT

Date of Hearing: October 18, 2007

Agenda Item: 13d

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 1001 Sutter Street. (Mills Act Application 07-0002)

Recommendation: **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owners. (Mills Act Application 07-0002)

1. **LOCATION:** 1001 Sutter Street, West side of Sutter Street between Capitol and Carolina.
2. **APPLICANT:** Antoine Saleh
698 Hawthorne Drive
Tiburon, CA 94920
3. **PROPERTY OWNER:** Same
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 Architectural Heritage

District. The property occupies a prominent corner location in a neighborhood comprised of residences dating from the 1890's through the mid-twentieth century. This Queen Anne residence was built circa 1896 for shipbuilder William G. Stevens and his wife Violet. It was the first house on the west side of Sutter Street between Carolina and Capitol Streets. Shortly after 1910 the Stevens moved to York Street and the Sutter Street house was purchased by William D. and Clara Nutz. Like Stevens, Nutz was a shipbuilder at the nearby navy yard. William and Clara occupied the house for the next couple of decades.

The residence is a fine example of a two-storey late Queen Anne. It is asymmetrical with a corner tower, or turret and has steeply pitched rooflines. It presents a formal elevation to both Capitol and Sutter Streets. A two-storey canted bay faces Capitol Street. The secondary entrance under the porch is an unusual element, but an examination of the 1901 Sanborn map reveals it was part of the original construction and not a later addition.

The residence is located in an important architecturally significant neighborhood and is a contributor to a National Register listed district. Its mass and dominant position on the corner make it an important element of the streetscape.

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 AHLC Commission will need to determine if forwarding a recommendation of approval to City Council is appropriate.

The proposed scope of work includes a full exterior repaint, repair of damaged siding and trim and a complete re-roof. Further work includes structural renovation where necessary to maintain the integrity of the building.

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 on a prominent corner on Sutter Street 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 1001 Sutter Street based on the following:

Findings:

1. The project will help maintain and preserve the architectural character of this notable resource in the Architectural Heritage District.
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. Historic Resources Inventory
3. Primary Record for Landmark status and Photos
4. Conflict of Interest/Location map

ATTACHMENT 1

Proposed Structure/Property Improvements

1001 Sutter St

Please list the improvements which are intended to take place over the next 10 years, including their estimated costs. List them in order of owner's priority for each year. (Attach additional sheets if necessary.)

Year	Improvement
<u>2007</u>	2007-2013 FULL EXTERIOR PAINT \$55,946 — (see attached bid)
<u>2008</u>	REPAIR SIDING (DAMAGED & WOOD ROT) \$8,000 — (verbal bid)
<u>2009</u>	
<u>2010</u>	
<u>2011</u>	
<u>2012</u>	
<u>2013</u>	
<u>2014</u>	
<u>2015</u>	2014-2016 COMPLETELY REPLACE ROOF DOWN TO PLY-WOOD (see attached bid) 34,600
<u>2016</u>	

TOTAL \$ 99,946 —

HISTORIC RESOURCES INVENTORY

(State use on)

UTM _____ Q _____ NR 4 SHL _____

Lat _____ Lon _____ Era _____ Sig _____

Adm T2 T3 Cat HABS HAER Fed _____

1: 565560 - 4217350

IDENTIFICATION

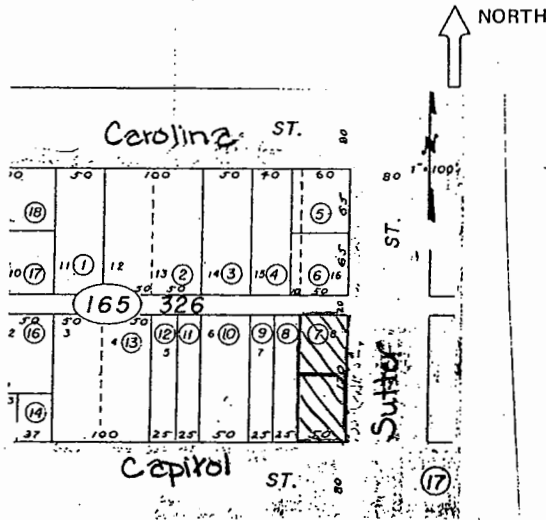
1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 1001 Sutter 56-165-07
 City: Vallejo ZIP: 94590 County: Solano
4. Present owner, if known: Jeffrey C. Nunn Address: Same
 City: Vallejo ZIP: 94590 Ownership is: Public Private
5. Present Use: Residence Original Use: Residence
 Other past uses: None

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This two-story Queen Anne house has a porch and other details which are primarily classical revival. The building is composed boldly with intersections of bays, dormers, and projecting gables. There is a three-story octagonal corner tower. There have been many alterations including applied pieces from other 19th and early 20th century buildings.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 130
 Depth 50
 or approx. acreage _____

9. Condition: (check one)

- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:

- a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): 1978



NOTE: The following (Items 14-19) are for structures only.

- 14 - Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1896 This date is: a. Factual b. Estimated
17. Architect (if known): Unknown
18. Builder (if known): Unknown
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

The house was reportedly built about 1896 by W. S. Stevens who lived at 612 Virginia in 1897. Stevens was associated with the house in the water department records in 1897.

Research has not uncovered ties with significant events in the city's history.

This building in its original configuration was an excellent example of the late Queen Anne in its somewhat restrained middle class manifestation. The building is a component of an important architectural neighborhood. Its corner site and tower make it a prominent visual landmark in the streetscape.

This building is in the Vallejo Architectural Heritage District which is listed on the National Register of Historic Places.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Planning Department files
 Vallejo City Water Records
 Combined resources: HEC

23. Date form prepared: 3/28/79 By (name): Paula Boghosian for City of Vallejo
 Address: 555 Santa Clara Street City Vallejo ZIP: 94590
 Phone: (707) 553-4326 Organization: Vallejo Architectural Heritage Commission

(State Use Only)

EVALUATION FORM

Address: 1001 Sutter

Evaluator:	RES	JB	URSA (12)
Level of Significance:							
National Register					X		X
State Inventory	X	V	X	X	X	X	N
Local Importance							
Prime	X	V	X	X	X	X	X
Other							

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____

NRHP Status Code 1-D: Contributor to a district listed in the National Register by the Keeper. Vallejo Architectural Heritage District

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7 *Resource Name or #: (Assigned by recorder) William G. and Violet Stevens Residence 1001 Sutter Street
P1. Other Identifier: William D. Nutz Residence

*P2. Location: Not for Publication Unrestricted *a. County Solano
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mare Island Date 1949 (pr 1968) T 3N ; R 4W ; S 1/2 of Sec. 13 ; _____ B.M.

c. Address 1001 Sutter St. City Vallejo Zip 94590

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

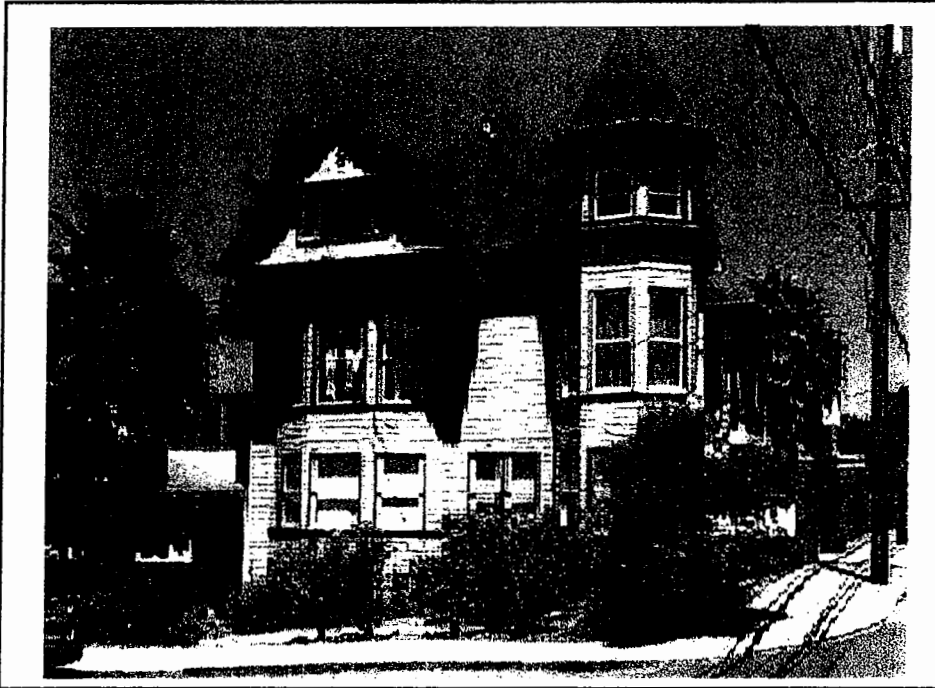
Located at the north west corner of Sutter and Capitol streets; County Assessor parcel 056-165-070;

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Stevens residence occupies a prominent corner location in a neighborhood composed of residences dating from the 1890s through the mid-twentieth century. The asymmetrical Queen Anne has a hipped roof with cross gables. The cross gables face south and west (to the rear). A gabled dormer is located above the east-facing portico. There are windows in the dormer and the peaks of the cross gables. A two-and-a-half storey octagon tower occupies the south east corner of the building. Tall double-hung, wood sash windows are found in the lower and middle levels of the tower. The windows in the third level of the tower are double-hung, wood sash and are not as tall as those below. The tower has a steeply pitched tent roof. (see Continuation sheet pg 2)

*P3b. Resource Attributes: (List attributes and codes) HP 3 - multi-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



*P5b. Description of Photo: (view, date, accession #) View looking northwest from intersection of Sutter and Capitol and Alameda streets. Photo by Thomas Cochrane, July 2005

*P6. Date Constructed/Age and Source:

Historic

Prehistoric Both

est 1896 City Water Dept records, 1979 DPR, Assessor Bldg file, Sanborn Fire Insurance Maps, Census

*P7. Owner and Address:

Antoine Saleh

698 Hawthorne Dr

Tiburon, CA 94920

*P8. Recorded by: Susan M. Clark,

Thomas E. Cochrane

Clark Historic Resource Consultants

725 Monroe Street

Santa Rosa, CA 95404

(707) 577-8393

*P9. Date Recorded: July 2005

*P10. Survey Type: (Describe) Single property, intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): _____

Page 2 of 7 *Resource Name or # (Assigned by recorder) William G and Violet Stevens Residence, 1001 Sutter St
*Recorded by: Susan M. Clark, Thomas E. Cochrane *Date: July 2005 Continuation Update

P3b. Description, continued

The residence has clapboard siding. The south elevation, which faces Capitol St, has a projecting cross gable which cantilevers a two-storey canted bay. There are three double-hung wood sash windows in each of the bays and a large fixed window with narrow side windows in the gable. Above the window there is a cartouche with a pediment. A pair of double-hung windows is located between the bay and the tower on the lower level of the south elevation.

A centered second-storey portico is the dominant feature on the east-facing façade of the Stevens residence. To the left (south) of the front door is pair of stained glass windows. The 5' x 12' portico is supported at each of the front corners by a grouping of three classical columns. The oak entry door has a single light with two panels. Sidelights are found on both sides of the recessed entry door. Above the portico is a gabled dormer with a picture window flanked by narrow side windows. A low-relief decorative panel fills the gable itself. A similar design is found in a row of bronze plaques, each measuring approximately 9" x 12", that runs around the house and tower at the top of the second storey. Below the portico is a vestibule with a simple recessed entry. It provides access to the lower basement area.

To the right (north) of the front door are paired double-hung windows. Beyond the windows, at the north east corner of the house, is picture window. A 5' deep shed addition has been constructed on the east end of the north elevation. A wood stairway and deck has been added to the rear of the residence. The area below the deck is not enclosed.

Alterations to the Residence

Windows are an important character-defining element of a building. The loss of character-defining aspects compromises design, and therefore, significance of an historic resource. The residence is largely unaltered except for the replacement of some of the original windows with poor quality windows that are not appropriate for the period of the house or the materials. Most noticeable are the windows in the cross-gables. The dormer windows are also inappropriate for the building. All of the "newer" windows on the second storey north east corner diminish the significance of the residence.

The north additions - second storey shed, wood stairs, wood deck - are placed at the rear of the building as is consistent with the Secretary of the Interior's Standards and Guidelines. They would not pose a problem if they were more compatible with the style and building materials of the 1890s residence.

The lower vestibule is an unusual feature of the house, but an examination of the 1901 Sanborn Fire Insurance Map indicates that it was constructed as part of the original construction. At the time of the map the building contained two dwelling units, was two-storey and had a lower entrance below the portico.

It is recommended that consideration be given to reverting the Stevens residence to its original appearance. The types of alterations appear to be easily reversible.

Page 3 of 7 *Resource Name or # (Assigned by recorder) 1001 Sutter Street
*Recorded by: Susan M. Clark, Thomas E. Cochrane *Date: July 2005 Continuation Update

P5. Photographs, continued



South and east elevations of the residence. Thomas Cochrane photo, July 2005



Front entry approach to residence. Pair of stained glass windows to left of entry door. Thomas Cochrane photo, July 2005



Formal entrance on upper level. Entry to lower units below. Note inappropriate replacement windows in gable. Thomas Cochrane photo, July 2005

Page 4 of 7 *Resource Name or # (Assigned by recorder) 1001 Sutter Street
*Recorded by: Susan M. Clark, Thomas E. Cochrane *Date: July 2005 Continuation Update

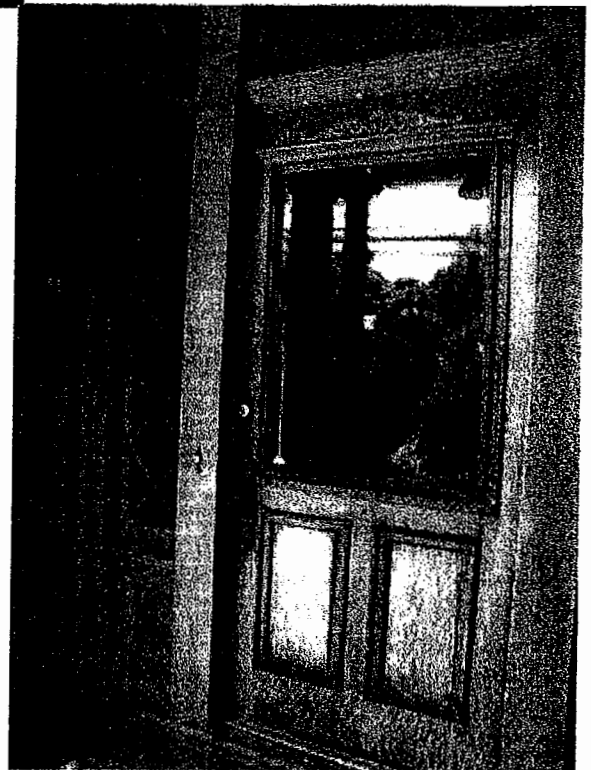
P5. Photographs, continued



North east corner of residence. Inappropriate windows and building materials should be replaced. Thomas Cochrane photo, July 2005



Three storey six-sided turret comprises the south east corner of the residence. Thomas Cochrane photo, July 2005



Glass paneled oak entry door with decorative elements and ornate hardware. Diamond patterned sidelights flank door. Thomas Cochrane photo, July 2005

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 1-D (contributor to a district listed in the National Register)

Page 5 of 7

*Resource Name or # (Assigned by recorder) William G. and Violet Stevens Residence

B1. Historic Name: William G. Stevens Residence

B2. Common Name: William D. and Clara Nutz

B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1896; Alterations include the enclosure of a second storey sun porch at the north east corner of the house and a porch at the north west corner.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme residential development Area Vallejo
Period of Significance 1880-1900 Property Type residence Applicable Criteria NR- A, C ; CR-1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house was built in 1896 for shipbuilder William G. Stevens and his wife Violet. It was the first house on the west side of Sutter between Carolina and Capitol streets. The couple had immigrated from England in the early 1880s. Shortly after 1910 the Stevens moved to York St and the Sutter St house was purchased by William D. and Clara Nutz. Like Stevens, Nutz was a shipbuilder at the nearby navy yard. William and Clara occupied the house for the next couple of decades.

The residence is a fine example of a two-storey late Queen Anne. It is asymmetrical with a corner tower, or turret, and has steeply pitched roof lines. It presents a formal elevation to both Capitol and Sutter streets. A two-storey canted bay faces Capitol St. The secondary entrance under the porch is an unusual element, but an examination of the 1901 Sanborn map reveals it was part of the original construction and not a later alteration.

The residence is located in an important architecturally significant neighborhood and is a contributor to a National Register listed district. Its mass and dominant position on the corner make it an important element of the street scape.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Gregory, Thomas Jefferson, *History of Solano and Napa Counties*, 1912

Solano County Assessor residential building record.

Sanborn Fire Insurance Maps

DPR 523 completed for property in 1979

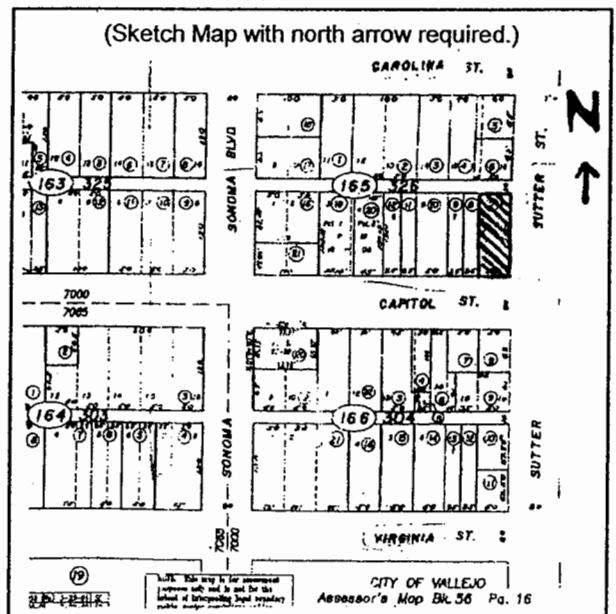
US Census records 1900, 1910, 1920, 1930

B13. Remarks:

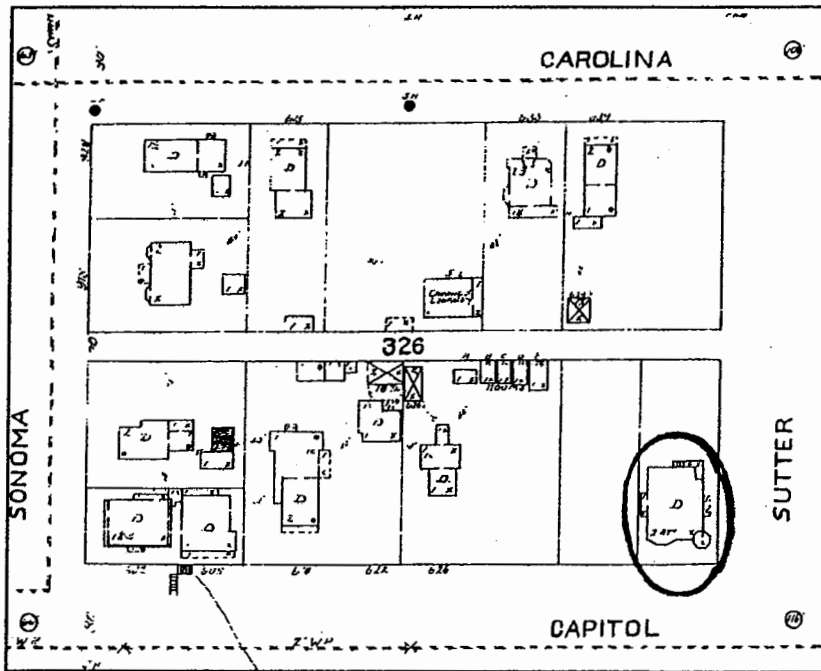
*B14. Evaluator: Susan M. Clark, M.A. Architectural historian
Clark Historic Resource Consultants
(707) 577-8393

*Date of Evaluation: July 2005

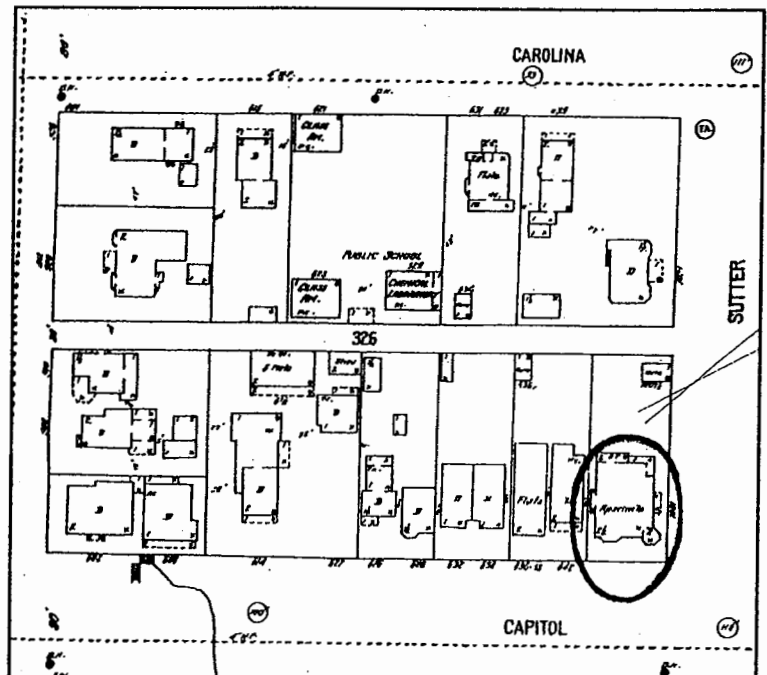
(This space reserved for official comments.)



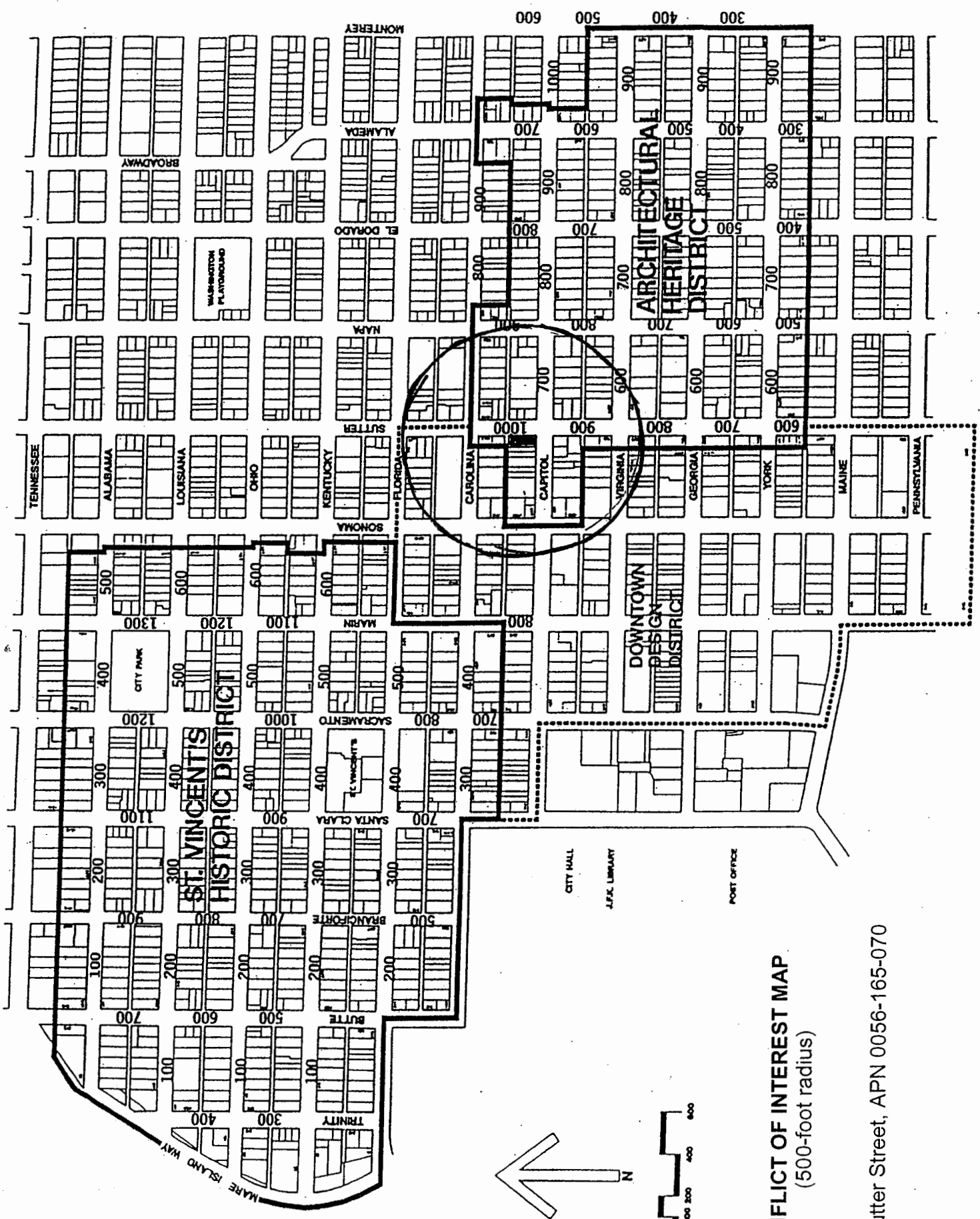
Page 6 of 7 *Resource Name or # (Assigned by recorder) 1001 Sutter Street
*Recorded by: Susan M. Clark, Thomas E. Cochrane *Date: July 2005 Continuation Update



1901 Sanborn Fire Insurance Map shows residence at corner of Sutter and Capitol streets



1919 Sanborn Fire Insurance Map.



CONFLICT OF INTEREST MAP
(500-foot radius)

1001 Sutter Street, APN 0056-165-070

ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

STAFF REPORT

Date of Hearing: November 15, 2007

Agenda Item: 13e

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 933 Georgia Street. (Mills Act Application 07-0003)

Recommendation: **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owners. (Mills Act Application 07-0003)

1. **LOCATION:** 933 Georgia Street; APN 0056-212-060, Architectural Heritage District
2. **APPLICANT:** Wurn Waa Phan and Tso Mey
4718 Full Moon Drive
Richmond, CA 94803
3. **PROPERTY OWNER:** Same
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.

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

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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 Architectural Heritage District. The property is developed with a 1 ½ story gabled Colonial Revival with strong classical influence evidenced in its rigidly symmetrical façade and the

detailing of its porch. The house was originally built as a single family home circa 1895 and suffered a major fire in 1995 that substantially gutted the interior. Prior to the fire, the building, including an addition built in the mid-1950's, had been subdivided into a number of units. After the fire the building sat vacant and in disrepair for many years and was eventually sold in 2002. As the area had been down-zoned to Low Density Residential and the building had lost its existing nonconforming status through years of vacancy, the use reverted to single-family. The new owner applied for and was granted a Certificate of Conformity to re-establish two units based on the 1954 addition being constructed as a separate dwelling unit. That owner never submitted plans for the project and sold the building to the current owner in 2004. The current owner has done significant work to make the building habitable and re-establish two units; however, there is still work needing to be done.

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 AHLC Commission 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 exterior of the house including a new carport, painting, roof work and site plan and landscaping improvements including fencing. Further interior work includes electrical work, reconstruction of two bathrooms and the installation of sheet rock in the basement.

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 Georgia Street, 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 933 Georgia Street based on the following:

Findings:

1. The project will help maintain and preserve the architectural character of this contributing resource on Georgia Street.

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. All exterior modifications and improvements except painting must be 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. Primary Record sheet for Contributing Structure Status
3. Photos
4. Conflict of Interest/Location Map

Attachment 1
Proposed Structure/Property Improvements

Mills Act Application

Property: 933 Georgia St
Vallejo, CA 94590

Property Owner Wurn Waa Phan & Mey Tso Phan

Please list improvements which are intended to take place over the next 10 years, including their estimated costs. List them in order of owner's priority for each year (*Attach additional sheets if necessary.*)

Year	Improvement	Estimated Cost
2008	New fences on the East side of the property, flag pole in front of the house, and new paint on metal fences in front of the house	\$6,000.00
2009	Demolish the old carport and replace it with a bigger and better carport	\$10,000.00
2010	Replace the old shade with a new one and add another shade for the back unit.	\$16,000.00
2011	Resurface the parking lot with new asphalt	\$8,500.00
2012	Replace the old and broken concrete slabs in the bacyard	\$10,000.00
2013	Remodel/re-level bathroom on the first floor and master bath	\$10,000.00
2014	New electrical wiring in the basement	\$9,000.00
2015	Sheet rock work in the basement to make it a better storage space and to better insulate all the wood frames against fire.	\$15,000.00
2016	New roof	\$40,000.00
2017	New paint job for interior and exterior	\$30,000.00
	Total	\$154,500.00

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ O _____ NR _____ SRL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm. T2 _____ T3 _____ Cat. HABS _____ HAER _____ Fed _____
 10-566110-4217086

IDENTIFICATION

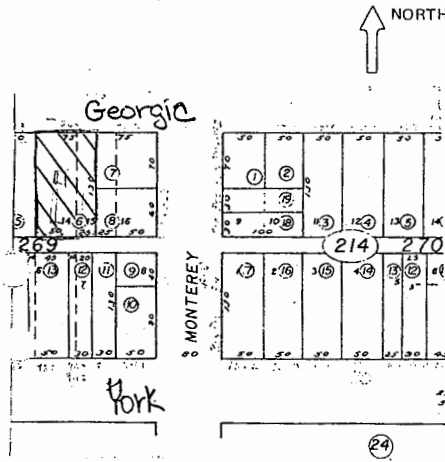
- Common name: _____
- Historic name, if known: Mitchell House
- Street or rural address: 933 Georgia Street 56-212-060
 City: Vallejo ZIP: 94590 County: Solano
- Present owner, if known: E. Schrock Address: 933 Georgia St.
 City: Vallejo ZIP: 94590 Ownership is: Public Private
- Present Use: Residence Original Use: Residence
 Other past uses: None known

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This 1½ story gabled Colonial Revival house has a strong Classical influence evidenced in its rigidly symmetrical facade and the detailing of its porch. There are small hipped dormers with diamond pane casements. At the ground floor corners are octagonal bays, and there are small oval windows flanking the recessed entry. There appears to have been minor alterations to the basement level.

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



- Approximate property size:

Lot size (in feet) Frontage 75
 Depth 130
 or approx. acreage _____

- Condition: (check one)

a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

- Is the feature a. Altered? b. Unaltered?

- Surroundings: (Check more than one if necessary)

a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

- Threats to site:

a. None known b. Private development
 c. Zoning d. Public Works project
 e. _____ dalism f. Other

of enclosed photograph(s) 1978



NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1895 This date is: a. Factual b. Estimated
17. Architect (if known): Unknown
18. Builder (if known): Unknown
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other i. None

20. SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Elón A. Mitchell built this house around 1895 and owned it until 1950. Mitchell was the City's Deputy Postmaster and Trustee of the Library Board. His wife, Alice Farrier Mitchell, was also on the Library Board of Trustees for 36 years. For 15 years she was a Trustee of the Vallejo Unified School District and had a junior high school auditorium named after her.

The crisp detailing and formal composition of this building make for a design of great elegance. The building is part of a row of related, but not stylistically identical designs.

The structure is located in the Vallejo Architectural Heritage District which is listed on the National Register of Historic Places.

21. Main theme of the historic resource: (Check only one): a. Architecture -1 b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education -2

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Walking Tour Brochure
 Vallejo City Water Department records
 Compiled resources: HEC

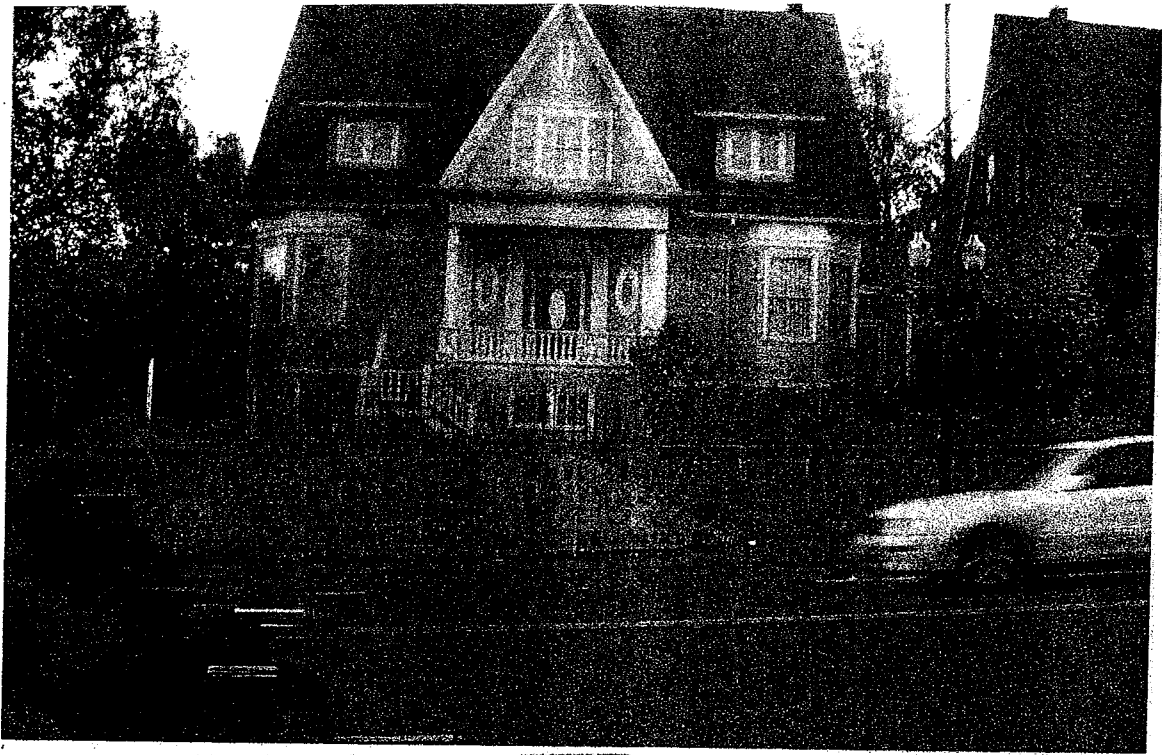
23. Date form prepared: 3-29-79 By (name): Paula Boghosian for City of Vallejo
 Address: 555 Santa Clara Street City: Vallejo ZIP: 94590
 Phone: (707) 553-4326 Organization: Vallejo Architectural Heritage Commission

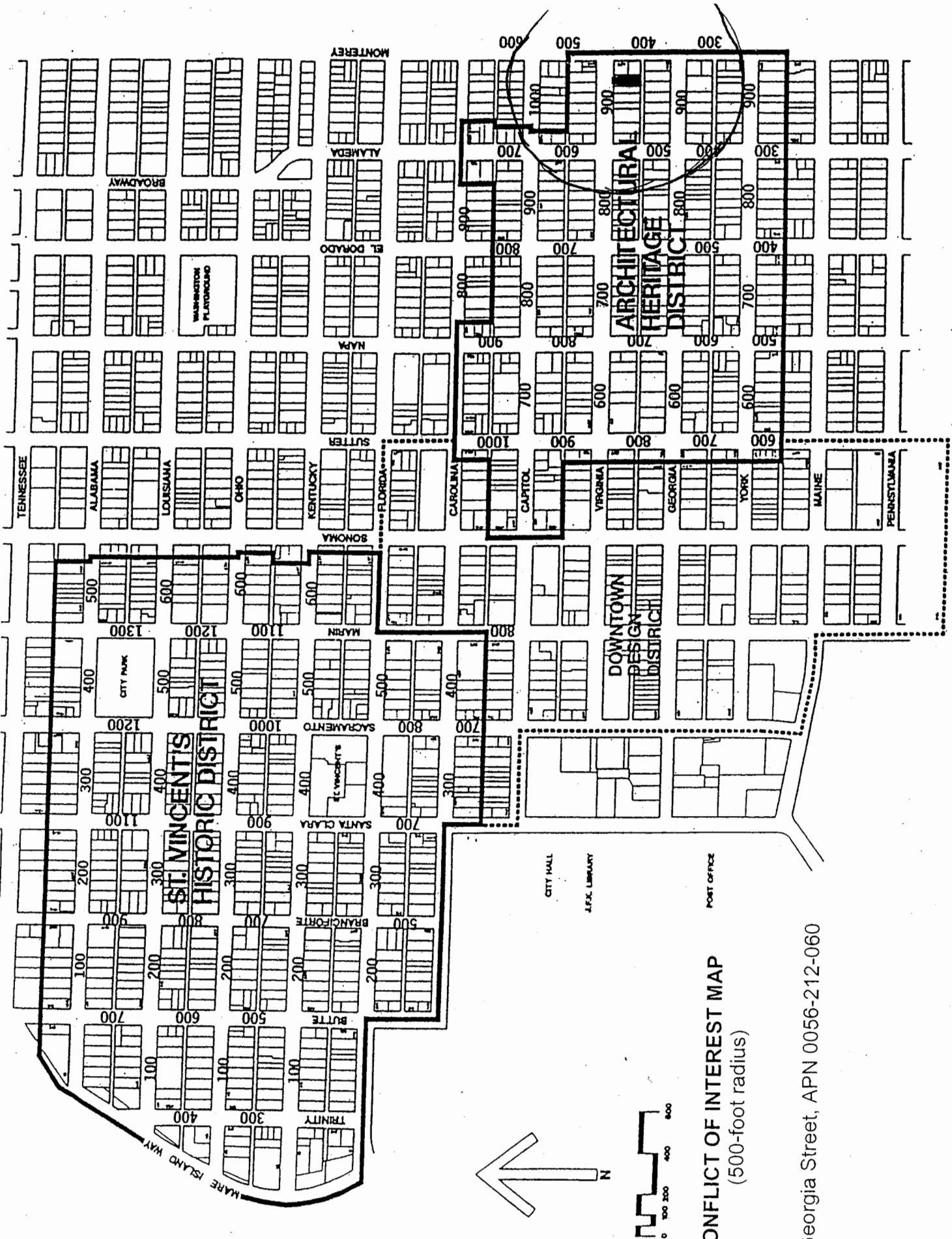
(State Use Only)

EVALUATION FORM

Address: 933 Georgia

Evaluator:	<u>JB</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Level of Significance:						
National Register	X	X		X	X	X
State Inventory	X	X	✓	X	X	X
Local Importance						
Prime	X	X	✓	X	X	X
Other						





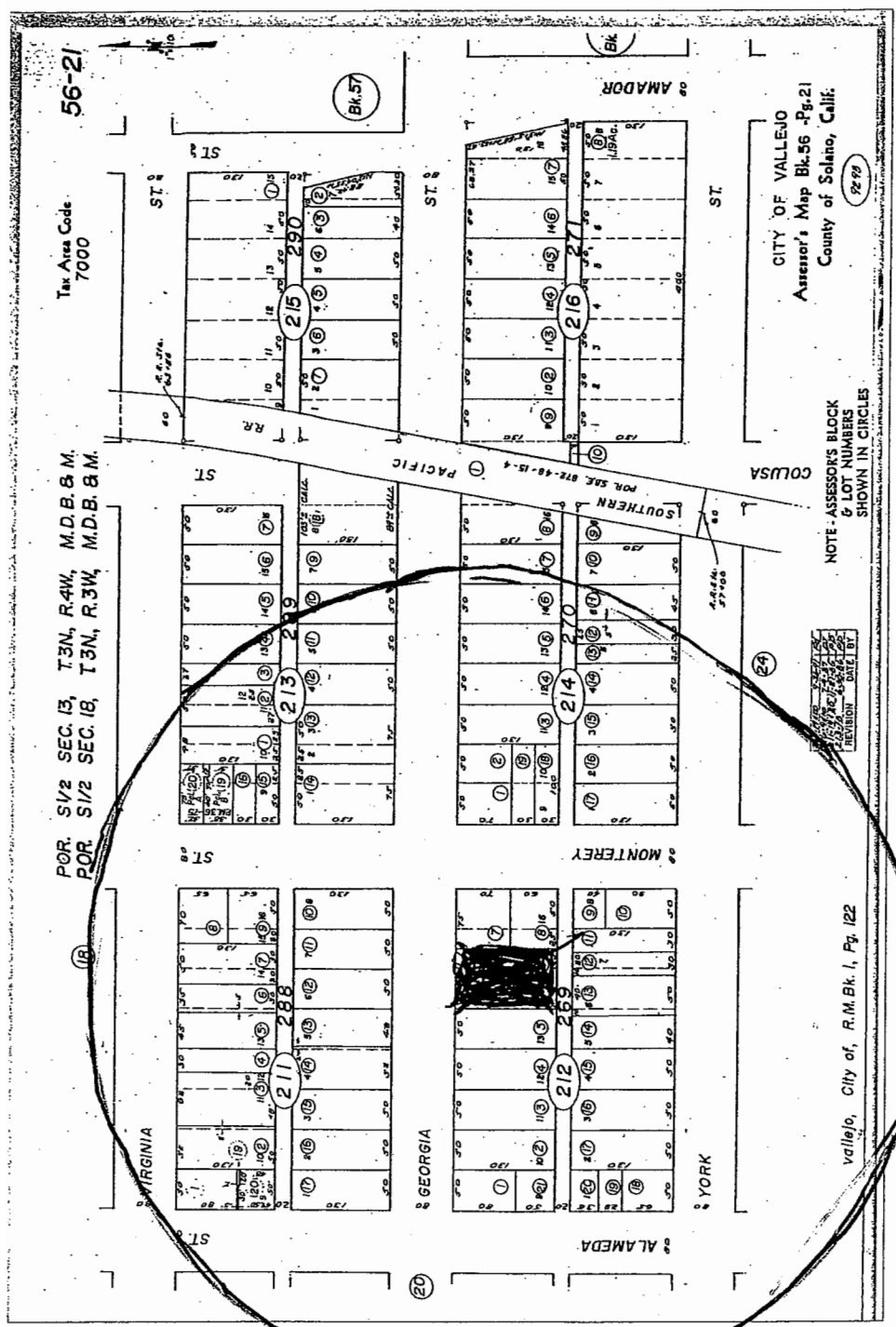
CONFLICT OF INTEREST MAP
 (500-foot radius)

933 Georgia Street, APN 0056-212-060

Tax Area Code
7000

56-21

FOR 1/2 SEC. 13, T3N, R4W, M.D.B. & M.
FOR 1/2 SEC. 18, T3N, R3W, M.D.B. & M.



CITY OF VALLEJO
Assessor's Map Bk. 56 -Pg. 21
County of Solano, Calif.

NOTE - ASSESSOR'S BLOCK
& LOT NUMBERS
SHOWN IN CIRCLES

ASSASSOR'S BLOCK	DATE
56-21	1/1/79
56-22	1/1/79
56-23	1/1/79
56-24	1/1/79
56-25	1/1/79
56-26	1/1/79
56-27	1/1/79
56-28	1/1/79
56-29	1/1/79
56-30	1/1/79

CONFLICT OF INTEREST MAP
(500-foot radius)

Additional Area

933 Georgia Street, APN 0056-212-060

ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

STAFF REPORT

Date of Hearing: November 15, 2007

Agenda Item: 13f

Application: Certificate of Appropriateness #07-0008 as governed by Chapter 16.38, Architectural Heritage and Historic Preservation, Vallejo Municipal Code.

Recommendation: **APPROVE** Certificate of Appropriateness #07-0008 subject to the findings and conditions contained in this staff report.

1. **LOCATION:** 301 Kentucky Street; APN 0055-104-270
St. Vincent's Historic District
2. **APPLICANT:** Maharla Ortega/Tamara Taylor Reeder
5632 Weaver Place
Oakland, CA 94619
3. **PROPERTY OWNER:** Same
4. **PROJECT DESCRIPTION:**

The applicant is proposing to construct a 2,573 square-foot, two-story, single-family residence on a vacant, 4,800 square foot lot at the south-east corner of Kentucky Street and Branciforte Street. The lot has been vacant for many years.

The proposed two-story structure would be constructed with traditional proportions, with a small covered front porch, hipped roof, and brick at the raised foundation level. The proposal also contains two-car garage facing Branciforte Street. This lot has no alley access and at least one covered parking space is required by the zoning ordinance. The building would be sided with horizontal fiber cement lap siding and brick veneer on the lower foundation level. The roof would be of composite roof shingles. The applicant proposes a fiberglass front entry door, vinyl windows, and a carriage style garage door with window inserts. Conditions of approval will require details of the proposed windows, doors and garage doors be presented to staff in order to insure style compatibility with the District.

The project was recently reviewed by the Design Assistance Committee, and recommended for review by the Commission. On November 1st, a neighborhood meeting was held regarding this project. The neighboring property owners were concerned that the bulk of the house would block views of

Mare Island Strait as viewed toward the west and south-west. The project architect agreed to look at the project site and the views from neighboring residences. After this analysis, the architect agreed to lower the house by 5-feet 6-inches. This was accomplished by lowering the grade and redesigning the roofline. A visual analysis is attached to this report.

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 November 2, 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 consists 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 using many modern materials, it has traditional proportions. The proposed dwelling is larger than many of the surrounding homes; however, staff believes that even though it is larger, the proportion, massing and style of the materials have been designed to be appropriate for the district and compatible with the 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.

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 in that modern materials are used. As stated, this house is larger than many in the immediate neighborhood. Staff has examined other corner lots in both the St. Vincent's District and the Architectural Heritage District, and found that the corner lots often contain larger houses. Staff recommends on this basis that the project is consistent with the Standards as the historic relationships between the street and setting is preserved and the building has traditional proportions, even though the house is larger than others in the immediate area.

As this house does not have alley access, the applicant proposes a garage to be accessed from Branciforte Street, which will be the visual front of the house. The Vallejo Zoning Ordinance requires two parking spaces, at least one which is a covered parking space. At a minimum, a single car garage with another parking space not in tandem would result. Other houses in the area without alley access have first level garages, however, most are single car garages. The appropriateness of the proposed double car garage is discussed later in this report.

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 parcel in question is a corner lot in a neighborhood that is a mixture of both single-story and two-story homes, mostly single family, with an occasional duplex or multi-unit building. A few houses in the immediate area are two stories, although most are one-story and smaller in square footage than this proposal. The houses in the area are varied as far as style, size, and extent of change from the original.

As we have discussed, the proposal is 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. With the possible exception of the two-car garage facing Branciforte Street and the roofline reflecting several levels, staff concludes that the proposed new house is designed to be compatible with the neighborhood. Staff notes that a two-car garage facing any of the streets in the St. Vincent's district is unusual, as most parcels have auto access from alleys. However, as stated above, there are some examples where single car driveways and garages are present in this area on older houses, and the city's current zoning ordinance requires two parking spaces. The applicant has proposed two separate garage doors instead of a single double car door as the single garage door would be more compatible with the neighborhood.

The applicant proposes a 20 + foot setback from the back of sidewalk on Kentucky Street and 18-foot setback from Branciforte Street. These setbacks are consistent with the setbacks of the surrounding houses, as the surrounding houses are varied and some are closer to the sidewalk than this proposal. 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 be retained.

All windows are proposed to be double or single hung type windows. The submitted drawings show window trim, and staff is requiring as a condition of approval appropriately-sized wood window trim, and drawings to be submitted showing the details of the trim.

If the Commission determines that the proposed size of the proposed dwelling and garage configuration is appropriate, staff recommends that detailed drawings of the doors and windows, plus trim details should be submitted to for staff review before issuance of a building permit.

8. STAFF RECOMMENDATION:

Based on the above analysis, staff recommends that the Commission **APPROVE** Certificate of Appropriateness #07-0008 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 all door, window and trim details. Door styles and window trim details shall be approved by the Secretary of the Commission.
3. Submit detail plans to the Planning Division for the door and window trim and details of the doors and windows including garage doors. Wood windows or a high quality vinyl window are preferable for the front and street side of the house.
4. Single or double hung windows shall be installed.

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.

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.

NEW HOUSE 301 KENTUCKY STREET VALLEJO, CA

REVISIONS



CLAUDIA FALCONER, M.A., ARCHITECT
1818 KENTUCKY STREET
OAKLAND, CA 94612
(510) 334-0889 FAX (510) 338-1158

NEW HOUSE
301 KENTUCKY STREET
VALLEJO, CA

TITLE SHEET

11-15-07
DATE: 11-15-07
DRAWN BY: JLF
CHECKED BY: JLF
SHEET NUMBER: A0

GENERAL NOTES

- EXISTING CONSTRUCTION, IF SPECIFICALLY NOTED, WILL BE PREPARED BY "EXIST.", "EXISTING" OR "E".
- NEW CONSTRUCTION, IF SPECIFICALLY NOTED, WILL BE PREPARED BY "NEW" OR "N".
- VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. BRING INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

APPLICABLE CODES: CALIFORNIA BUILDING CODE
CALIFORNIA PLUMBING CODE
CALIFORNIA MECHANICAL CODE
NATIONAL ELECTRICAL CODE

PROJECT DATA

PROJECT ADDRESS: 301 KENTUCKY STREET
VALLEJO, CA 94580-5039
APN: 0655104270
OCCUPANCY: R-3
ZONING: LDR
CONSTRUCTION TYPE: V-H
AREAL CALCULATIONS:
LOT SIZE: 4,800 S.F.
GARAGE: 522 S.F.
BASEMENT: 444 S.F.
FIRST FLOOR: 1,725 S.F.
SECOND FLOOR: 404 S.F.
TOTAL: 3,095 S.F.
HABITABLE FLOOR AREA: 2,573 S.F.
BUILDING FOOTPRINT: 1,725 S.F.
IMPERVIOUS SURFACES: ---

PROJECT TEAM

OWNER: DREAMBUILDERS INVESTMENTS LLC
5532 WEAVER PLACE
OAKLAND, CA 94619-3131
(510) 334-0889
ARCHITECT: CLAUDIA J. FALCONER, M.A.
8180 ANTIOCH STREET
OAKLAND, CA 94618
(510) 338-1128 / (510) 338-1158 (FAX)
LANDSCAPE ARCHITECT: 6000 HARWOOD AVENUE
OAKLAND, CA 94618
(510) 655-7674 / (510) 655-7673 (FAX)

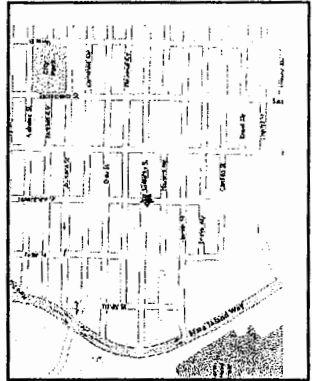
LOCATION MAP



SYMBOLS & ABBREVIATIONS

AI	INSUL	INSIDE DIAMETER	1	RETAIL NUMBER	SWITCH
AM	JAN.	INSULATION	2	SECTION NUMBER	3-WAY SWITCH
AN	JOINT	JOINT	3	SECTION NUMBER	DIMMER SWITCH
AP	LAUNDRY	LAUNDRY	4	SECTION NUMBER	CABLE TV JACK
AR	MECH	Mechanical	5	SECTION NUMBER	DUPLEX ELECTRICAL
AS	MACH	MACHINERY	6	SECTION NUMBER	WATERPROOF OUTLET
AT	MACH	MACHINERY	7	SECTION NUMBER	OUTLET WITH GROUND
BA	MECH	Mechanical	8	SECTION NUMBER	FAULT INTERRUPTER
BB	MACH	MACHINERY	9	SECTION NUMBER	OUTLET ABOVE COUNTER
BC	MACH	MACHINERY	10	SECTION NUMBER	220 VOLT OUTLET
BD	MACH	MACHINERY	11	SECTION NUMBER	SECURITY SYSTEM
BE	MACH	MACHINERY	12	SECTION NUMBER	TELEPHONE JACK
BF	MACH	MACHINERY	13	SECTION NUMBER	FAN - 100 CFM TYP. WITH
BG	MACH	MACHINERY	14	SECTION NUMBER	BACKDRAFT DAMPER
BH	MACH	MACHINERY	15	SECTION NUMBER	WAKE UP WITH BACKFLOW
BI	MACH	MACHINERY	16	SECTION NUMBER	PREVENTER
BJ	MACH	MACHINERY	17	SECTION NUMBER	FURNACE VENT IN FLOOR
BK	MACH	MACHINERY	18	SECTION NUMBER	HOLDOWN
BL	MACH	MACHINERY	19	SECTION NUMBER	JUST HANGER
BM	MACH	MACHINERY	20	SECTION NUMBER	
BN	MACH	MACHINERY	21	SECTION NUMBER	
BO	MACH	MACHINERY	22	SECTION NUMBER	
BP	MACH	MACHINERY	23	SECTION NUMBER	
BQ	MACH	MACHINERY	24	SECTION NUMBER	
BR	MACH	MACHINERY	25	SECTION NUMBER	
BS	MACH	MACHINERY	26	SECTION NUMBER	
BT	MACH	MACHINERY	27	SECTION NUMBER	
BU	MACH	MACHINERY	28	SECTION NUMBER	
BV	MACH	MACHINERY	29	SECTION NUMBER	
BW	MACH	MACHINERY	30	SECTION NUMBER	
BX	MACH	MACHINERY	31	SECTION NUMBER	
BY	MACH	MACHINERY	32	SECTION NUMBER	
BZ	MACH	MACHINERY	33	SECTION NUMBER	
CA	MACH	MACHINERY	34	SECTION NUMBER	
CB	MACH	MACHINERY	35	SECTION NUMBER	
CC	MACH	MACHINERY	36	SECTION NUMBER	
CD	MACH	MACHINERY	37	SECTION NUMBER	
CE	MACH	MACHINERY	38	SECTION NUMBER	
CF	MACH	MACHINERY	39	SECTION NUMBER	
CG	MACH	MACHINERY	40	SECTION NUMBER	
CH	MACH	MACHINERY	41	SECTION NUMBER	
CI	MACH	MACHINERY	42	SECTION NUMBER	
CJ	MACH	MACHINERY	43	SECTION NUMBER	
CK	MACH	MACHINERY	44	SECTION NUMBER	
CL	MACH	MACHINERY	45	SECTION NUMBER	
CM	MACH	MACHINERY	46	SECTION NUMBER	
CN	MACH	MACHINERY	47	SECTION NUMBER	
CO	MACH	MACHINERY	48	SECTION NUMBER	
CP	MACH	MACHINERY	49	SECTION NUMBER	
CQ	MACH	MACHINERY	50	SECTION NUMBER	
CR	MACH	MACHINERY	51	SECTION NUMBER	
CS	MACH	MACHINERY	52	SECTION NUMBER	
CT	MACH	MACHINERY	53	SECTION NUMBER	
CU	MACH	MACHINERY	54	SECTION NUMBER	
CV	MACH	MACHINERY	55	SECTION NUMBER	
CW	MACH	MACHINERY	56	SECTION NUMBER	
CX	MACH	MACHINERY	57	SECTION NUMBER	
CY	MACH	MACHINERY	58	SECTION NUMBER	
CZ	MACH	MACHINERY	59	SECTION NUMBER	
CA	MACH	MACHINERY	60	SECTION NUMBER	
CB	MACH	MACHINERY	61	SECTION NUMBER	
CC	MACH	MACHINERY	62	SECTION NUMBER	
CD	MACH	MACHINERY	63	SECTION NUMBER	
CE	MACH	MACHINERY	64	SECTION NUMBER	
CF	MACH	MACHINERY	65	SECTION NUMBER	
CG	MACH	MACHINERY	66	SECTION NUMBER	
CH	MACH	MACHINERY	67	SECTION NUMBER	
CI	MACH	MACHINERY	68	SECTION NUMBER	
CJ	MACH	MACHINERY	69	SECTION NUMBER	
CK	MACH	MACHINERY	70	SECTION NUMBER	
CL	MACH	MACHINERY	71	SECTION NUMBER	
CM	MACH	MACHINERY	72	SECTION NUMBER	
CN	MACH	MACHINERY	73	SECTION NUMBER	
CO	MACH	MACHINERY	74	SECTION NUMBER	
CP	MACH	MACHINERY	75	SECTION NUMBER	
CQ	MACH	MACHINERY	76	SECTION NUMBER	
CR	MACH	MACHINERY	77	SECTION NUMBER	
CS	MACH	MACHINERY	78	SECTION NUMBER	
CT	MACH	MACHINERY	79	SECTION NUMBER	
CU	MACH	MACHINERY	80	SECTION NUMBER	
CV	MACH	MACHINERY	81	SECTION NUMBER	
CW	MACH	MACHINERY	82	SECTION NUMBER	
CX	MACH	MACHINERY	83	SECTION NUMBER	
CY	MACH	MACHINERY	84	SECTION NUMBER	
CZ	MACH	MACHINERY	85	SECTION NUMBER	
CA	MACH	MACHINERY	86	SECTION NUMBER	
CB	MACH	MACHINERY	87	SECTION NUMBER	
CC	MACH	MACHINERY	88	SECTION NUMBER	
CD	MACH	MACHINERY	89	SECTION NUMBER	
CE	MACH	MACHINERY	90	SECTION NUMBER	
CF	MACH	MACHINERY	91	SECTION NUMBER	
CG	MACH	MACHINERY	92	SECTION NUMBER	
CH	MACH	MACHINERY	93	SECTION NUMBER	
CI	MACH	MACHINERY	94	SECTION NUMBER	
CJ	MACH	MACHINERY	95	SECTION NUMBER	
CK	MACH	MACHINERY	96	SECTION NUMBER	
CL	MACH	MACHINERY	97	SECTION NUMBER	
CM	MACH	MACHINERY	98	SECTION NUMBER	
CN	MACH	MACHINERY	99	SECTION NUMBER	
CO	MACH	MACHINERY	100	SECTION NUMBER	

VICINITY MAP



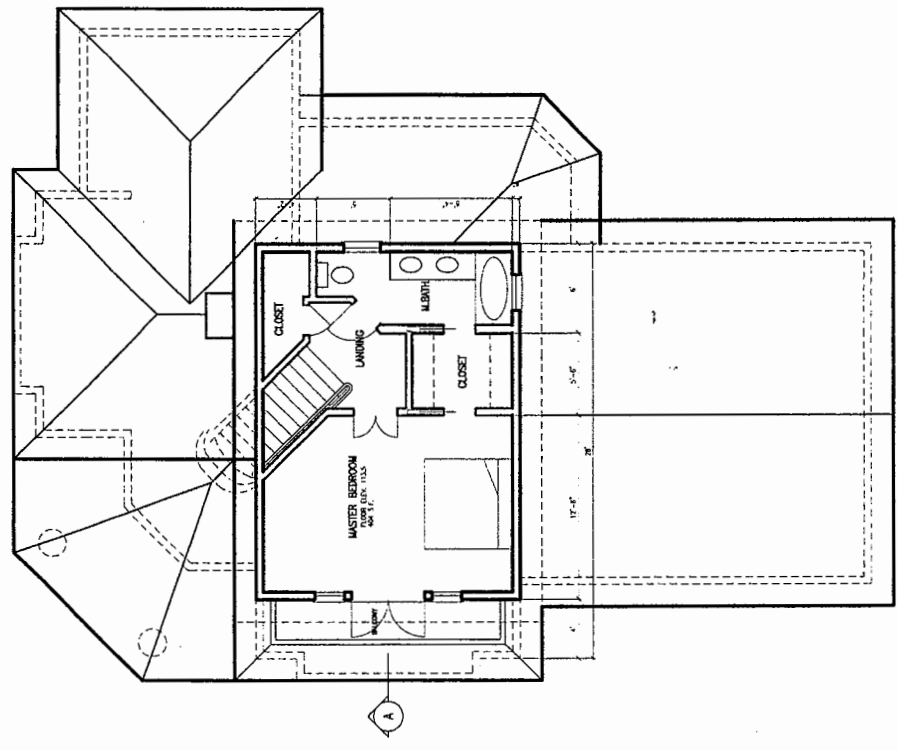


CLAUDIA FALCONER, AIA, ARCHITECT
 8190 ARDEN STREET
 OAKLAND, CA 94611
 (510) 339.1128 FAX (510) 339.1168

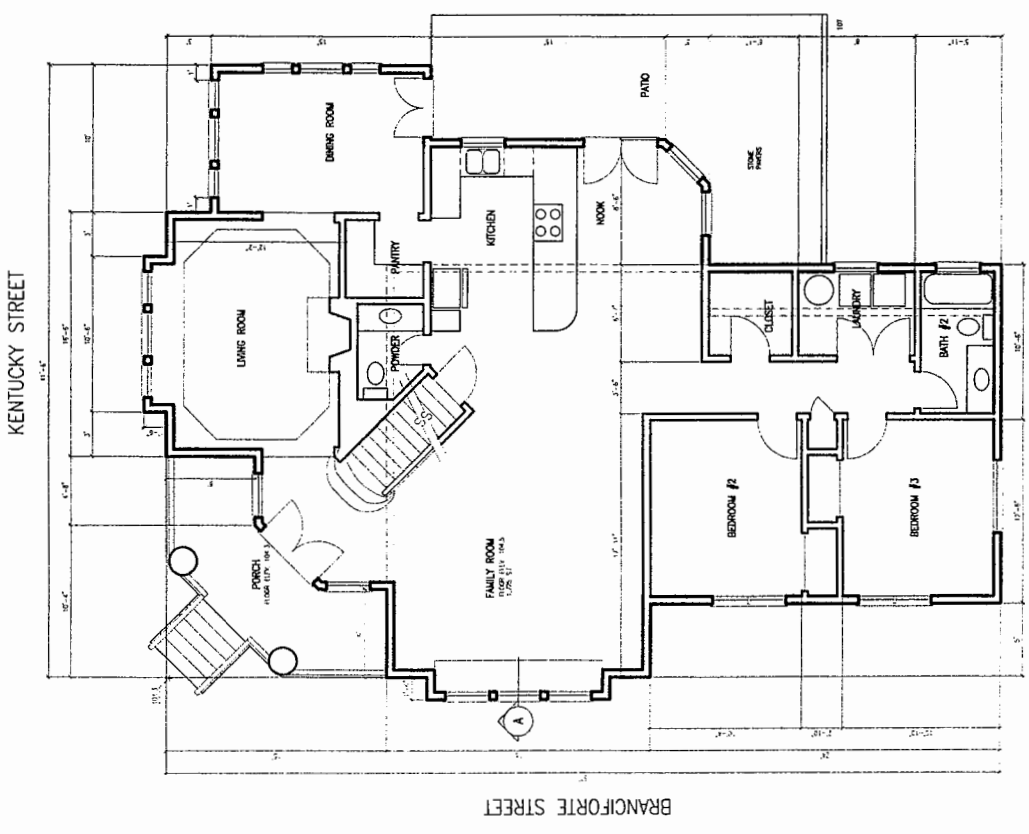
NEW HOUSE
 301 KENTUCKY ST
 VALLEJO, CA

FLOOR PLANS

DATE: 11-15-97
 SCALE: 1/4" = 1'-0"
 DRAWN BY: CF
 SHEET NUMBER:
A2
 SHEET OF



2nd FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"

KENTUCKY STREET

BRANCIFFORTE STREET

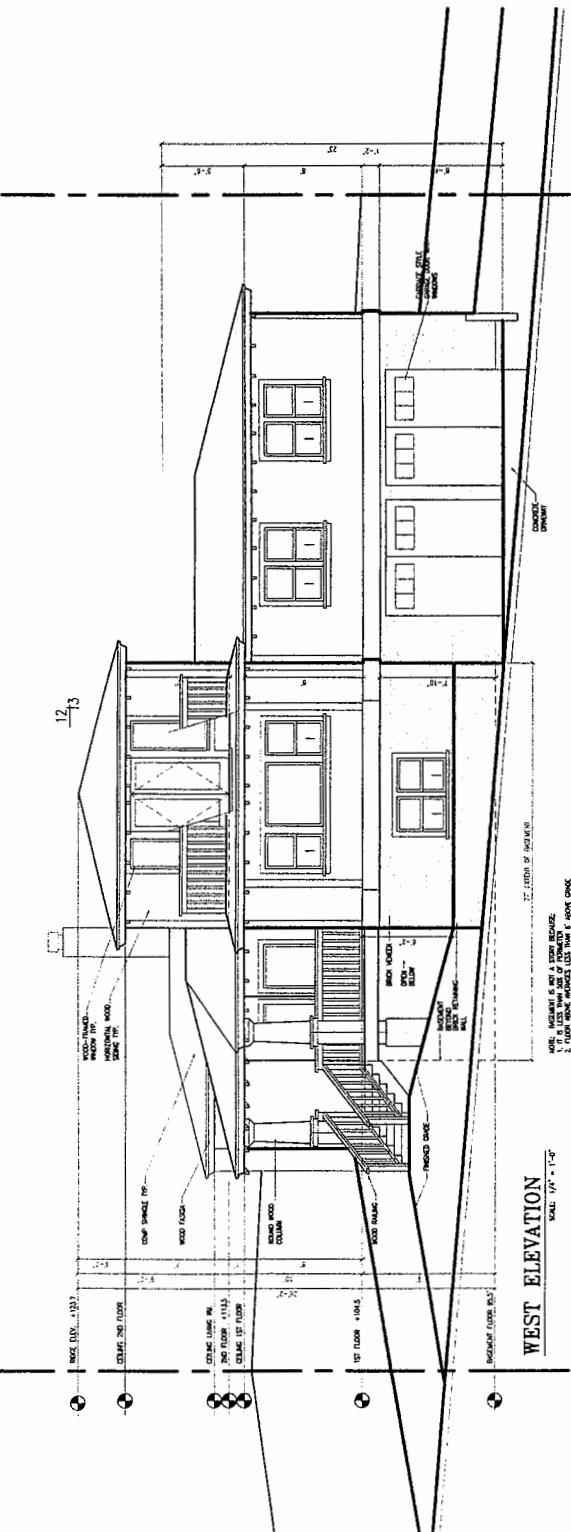


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 6180 Antioch Street
 Oakland, CA 94611
 (610) 339.1128 FAX (610) 339.1168

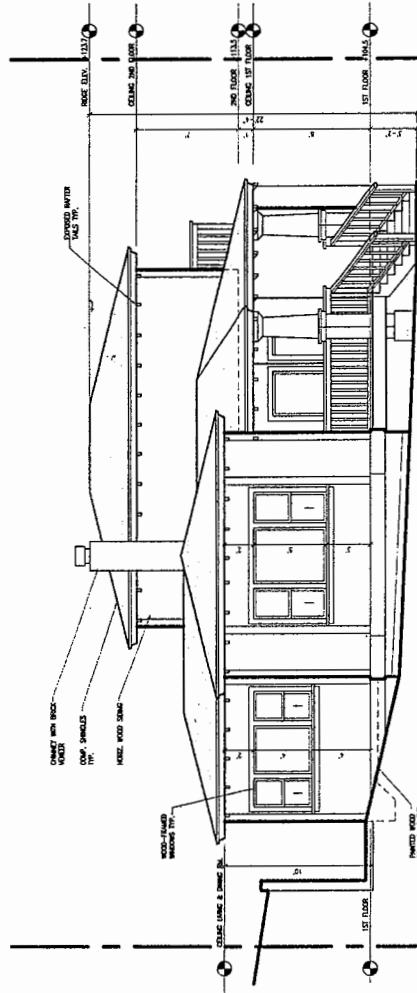
NEW HOUSE
 301 KENTUCKY ST
 VALLEJO, CA

EXTERIOR ELEVATIONS

DATE: 11-15-07
 SCALE: 1/8" = 1'-0"
 DRAWN BY: CLF
 SHEET NUMBER:
A3
 PAGE 02



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

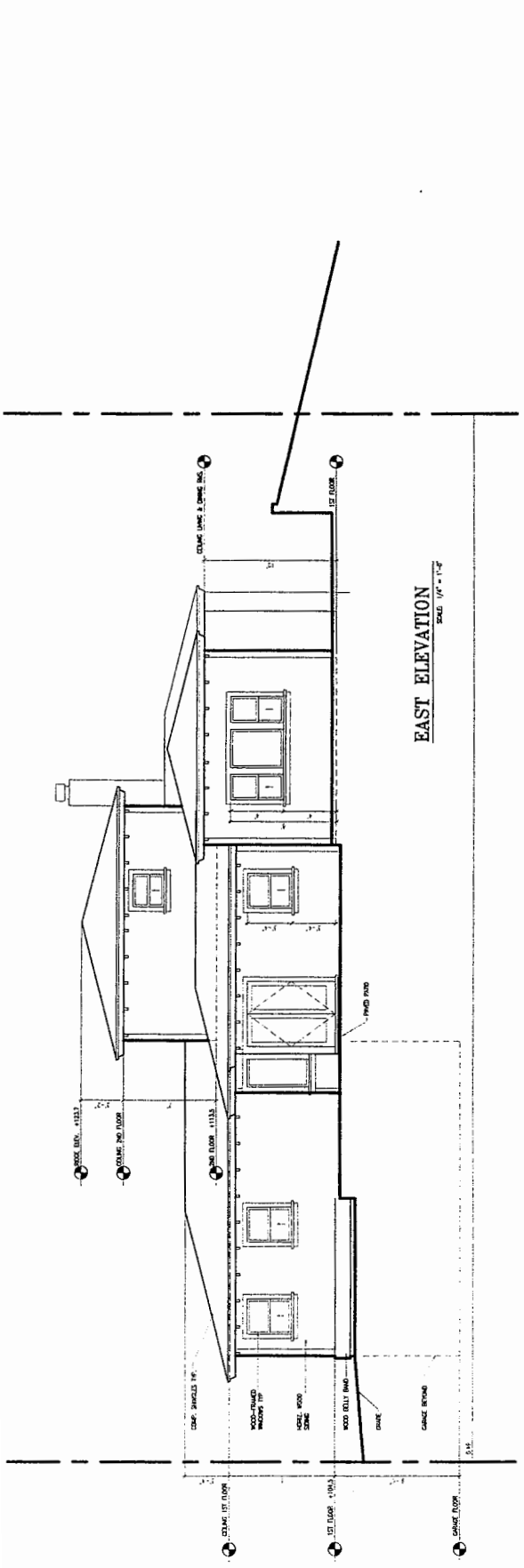


CLAUDIA FALCONER, AIA, ARCHITECT
6180 Ardubach Street
Oakland, CA 94611
(510) 339.1128 FAX (510) 339.1128

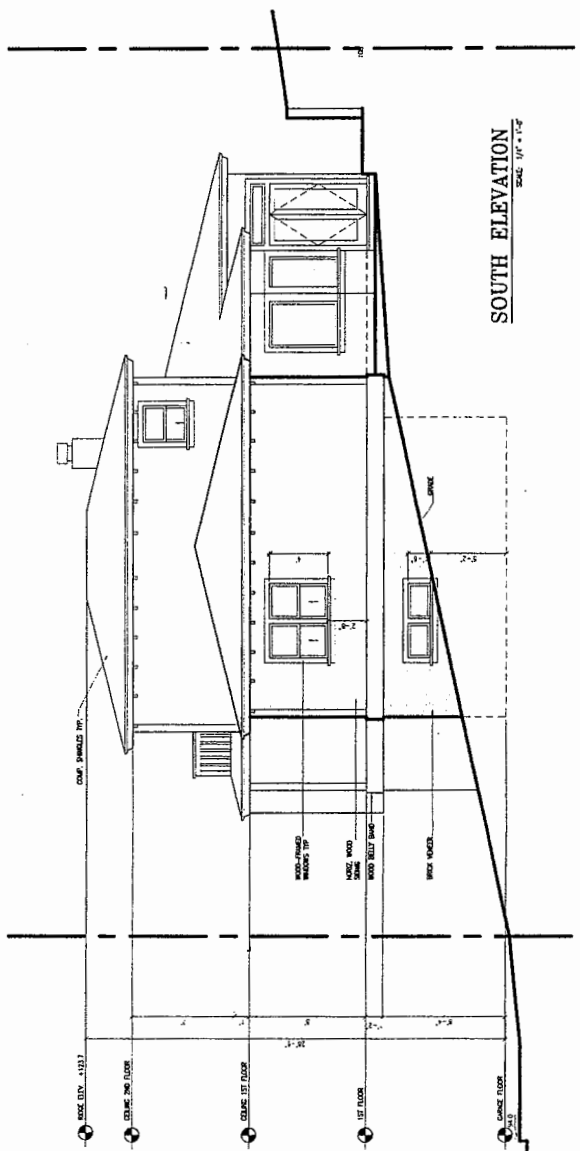
NEW HOUSE
301 KENTUCKY ST
VALLEJO, CA

EXTERIOR ELEVATIONS

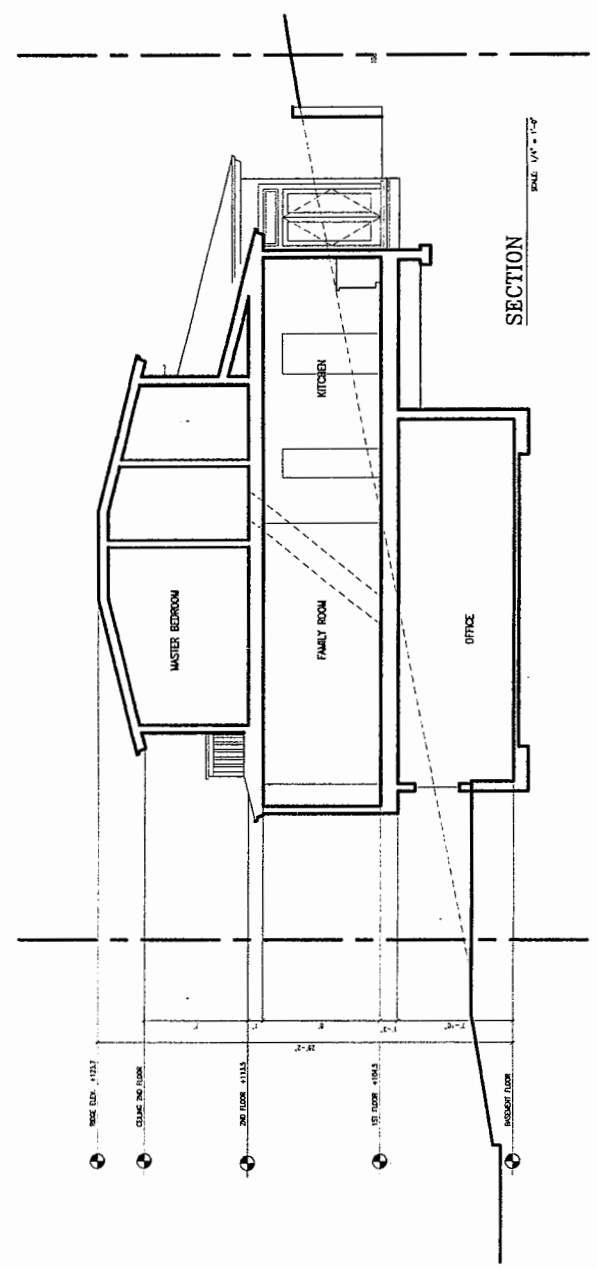
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SHEET NUMBER
A4
SHEET 07

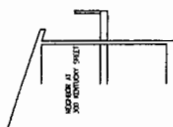
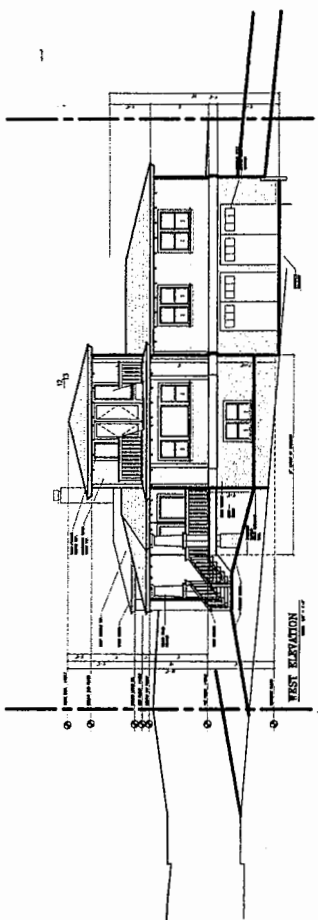
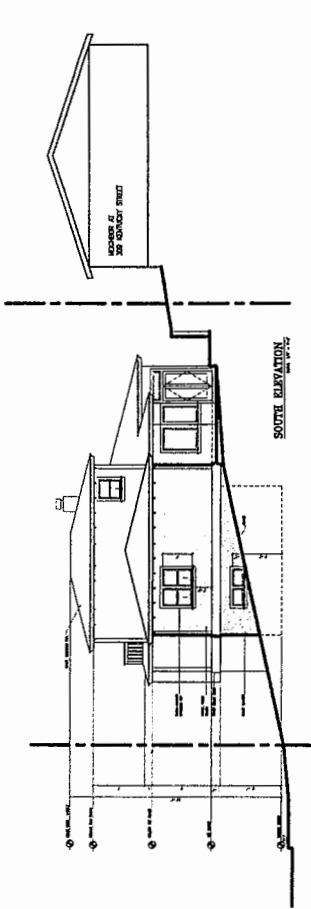


EAST ELEVATION
SCALE: 1/4" = 1'-0"



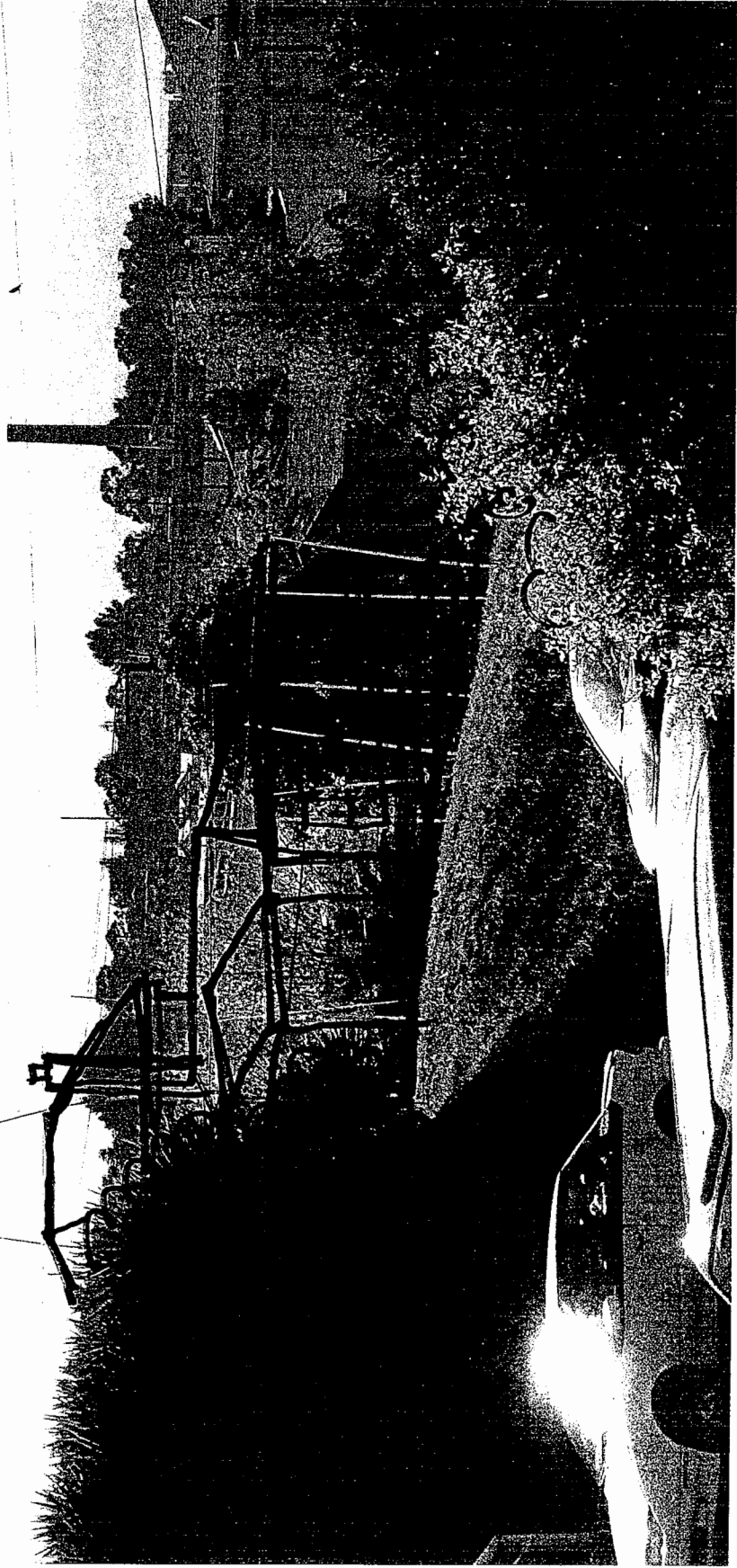
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

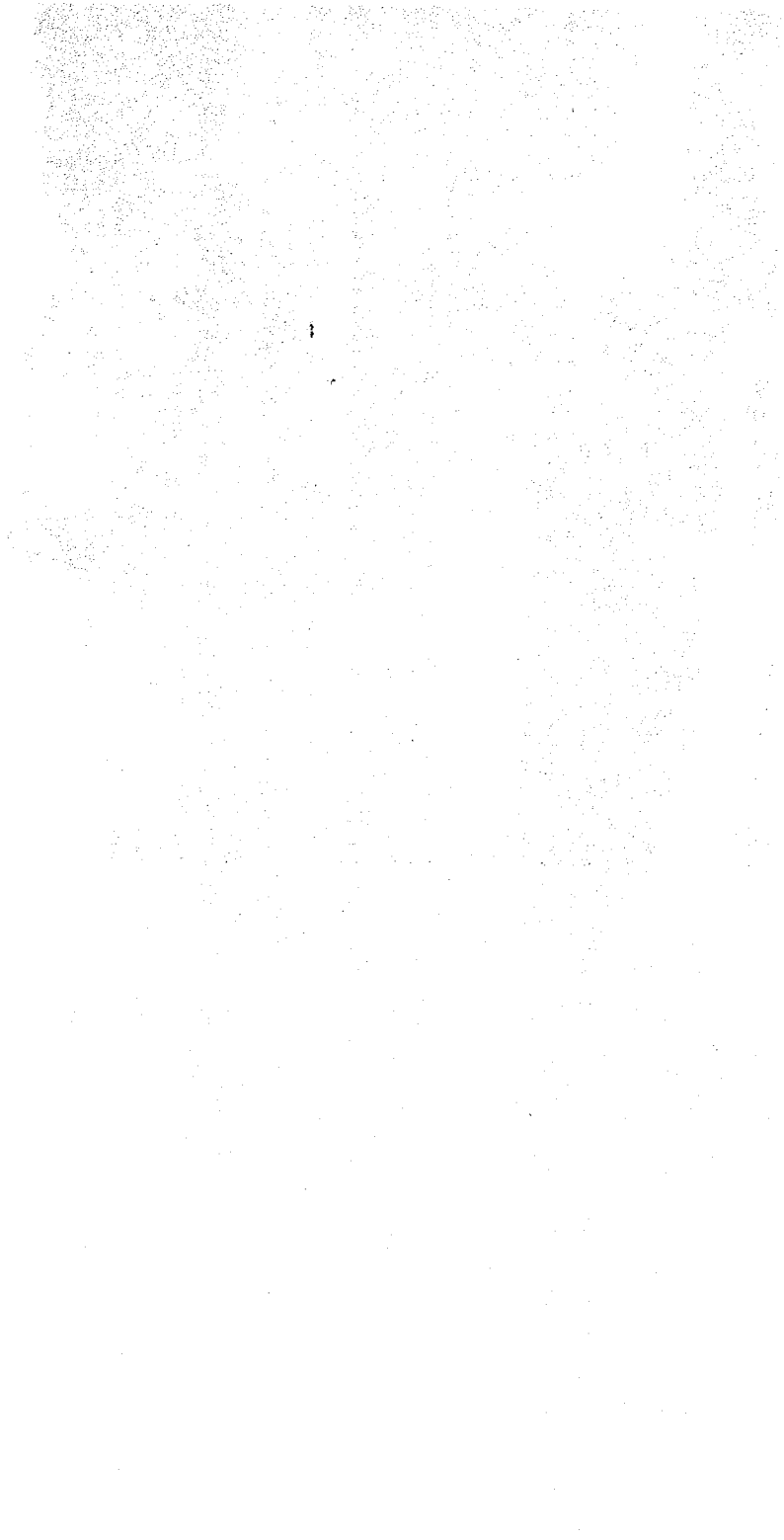




VIEW FROM STEPS
BIG KENTUCKY ST.

STORY POLES
5'-6" HIGHER
THAN RIDGE

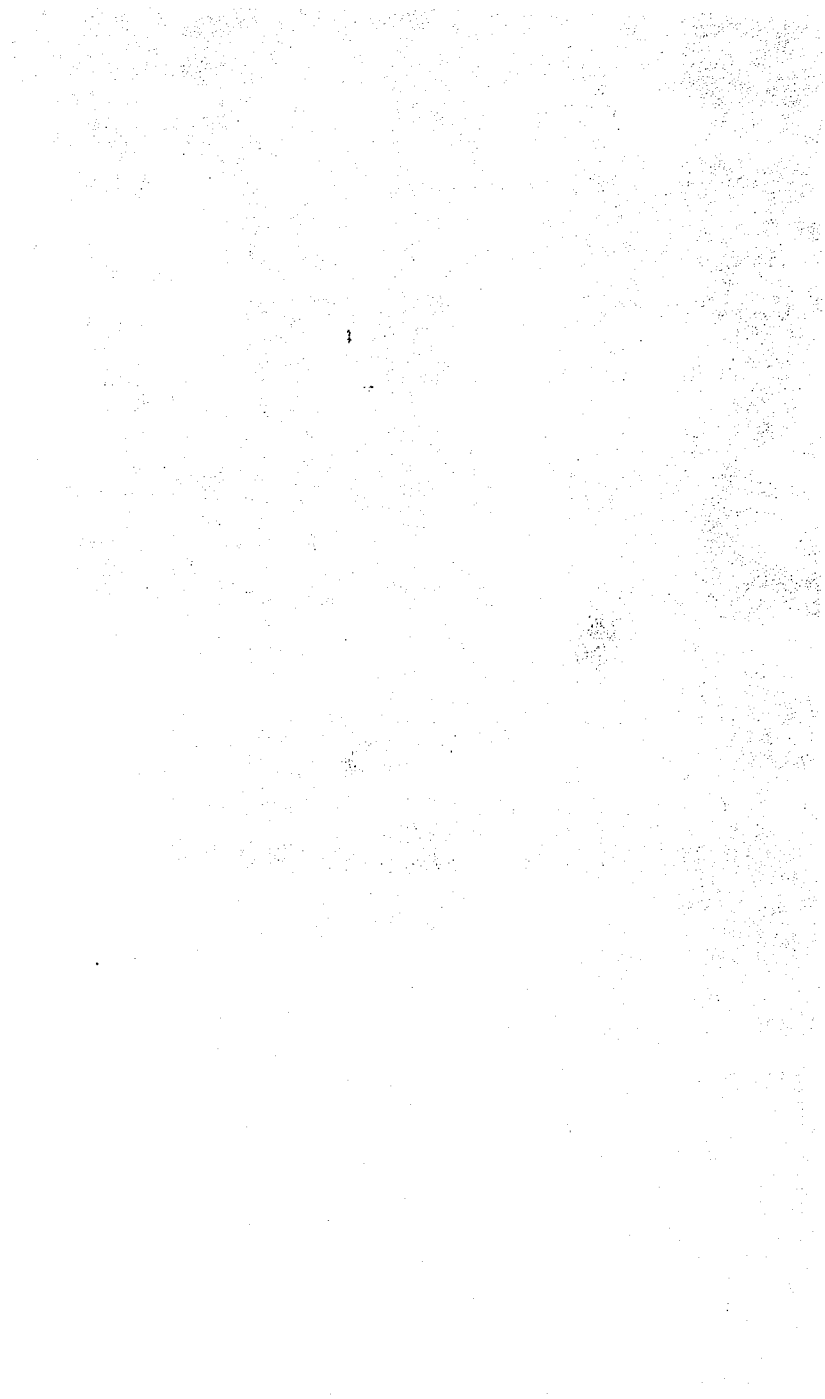




VIEW FROM
LIVING ROOM
308 KENTUCKY ST

STORY POLES
5'-6" HIGER
THAN RIDGE

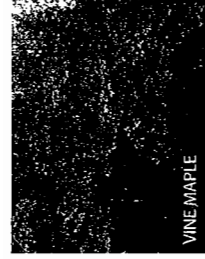
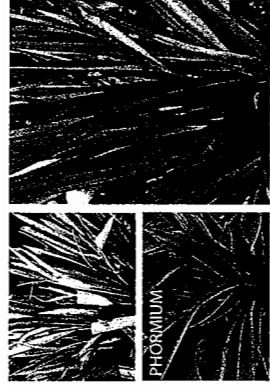
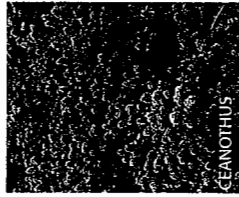




suggested plant list

BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
TREES			
ACER CIRCINATUM	VINE MAPLE	15 GAL	✓
ACER OCCIDENTALIS	WESTERN REDBUD	5+15 GAL	✓
CORNUS FLORIDA 'CHEROKEE CHIEF'	FLOWERING DOGWOOD	15 GAL	
PYRUS CALLERYANA 'REDSPIRE'	COAST LIVE OAK	24" BOX	✓
QUERCUS AGRIFOLIA		15 GAL	
SHRUBS			
CEANOETHUS CONCHA	PRIDE OF MADERIA	5 GAL	✓
ECHINUS CAUDATUS	MEXICAN SAGE	5 GAL	
SAVIA LEUCANTHA	DAVILY	1 GAL	
HENROCALLIS HYBRIDS	OAK LEAF HYDRANGEA	5 GAL	
HYDRANGEA QUERCIFOLIA		5 GAL	
PHORMIUM TENAX			
'ATROPURPUREUM COMPACTUM'			
PHORMIUM TENAX 'PINK STRIPE'			
PHORMIUM TENAX 'TOM THUMB'			
PHORMIUM TENAX 'YELLOW WAVE'			
PHORMIUM TENAX 'RAINBOW WARRIOR'			
PITTOSPORIUM GRASSIFOLIUM	KARO	5 GAL	
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	
ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL	
SAVIA GREGGII 'LIPSTICK RED'	RED AUTUMN SAGE	5 GAL	
		1 GAL	✓
GROUND COVER			
ACACIA REDOLENS 'DESERT CARPET'	WILD GINGER	1 GAL	✓
ASARUM CAUDATUM	BELLYFLOWER	FLATS 8" O.C.	✓
CAMPANULA POSCHARSKYANA	CARMEL CREEPER	1 GAL	✓
CEANOETHUS HORIZONTALIS	SEASIDE DAISY	1 GAL	✓
ERIGERON GLAUCUS	PERIWINKLE	FLATS 12" O.C.	
IRLICA MINOR			

IRRIGATION NOTES:
 ALL PLANTINGS SHALL BE WATERED BY AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM COMPLIANT WITH THE CITY OF VALLEJO. DRIP IRRIGATION SHALL BE EMPLOYED AT ALL PLANTINGS WITH RAIN SENSORS TO AID IN WATER CONSERVATION.



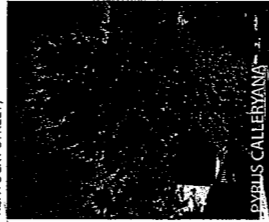
COAST LIVE OAK SPECIMEN W/ CEANOETHUS GROUND COVER BELOW REMOVE (E) LOQUAT TREE. VERIFY TREE IS ON SUBJECT PROPERTY PRIOR TO TREE WORK.

PITTOSPORIUM SCREEN

WILD GINGER GROUND COVER

SCORED INTEGRAL COLORED CONCRETE

PROPOSED STREET TREE, PYRUS CALLERYANA 'REDSPIRE' (TO MATCH EXISTING STREET TREES ALONG KENTUCKY STREET)



PATIO OR OUTDOOR PLAY SPACE

NATIVE HYDRASEED FOR ALL DISTURBED AREAS
 FUTURE 'BUILT IN' BBQ FLAGSTONE PAVING

DECOMPOSED GRANITE PATH W/ RAILROAD TIES OR TIMBER STEPS
 VINE MAPLE
 OAK LEAF HYDRANGEA BENCH

ROSEMARY TRAILS OVER BRICK RETAINING WALL FOUNDATION PLANTING SOFTENS PRESENCE OF WALL

FLOWERING DOGWOODS FLANK ENTRY

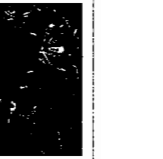
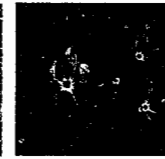
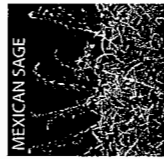
BRANCIFORTE STREET

KENTUCKY ST

DAYLILIES HIGHLIGHT ENTRY

ACACIA GROUND COVER ALONG EMBANKMENT
 'RIBBONS' OF MEXICAN SAGE

NEW ZEALAND FLAX DOT SLOPED EMBANKMENT
 TREE GRATES AT NEW STREET TREES



landscape plan

301 KENTUCKY STREET
 VALLEJO CALIFORNIA

OCTOBER 23, 2007

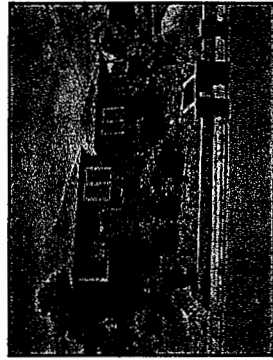




LOOKING ACROSS SITE TO SOUTH



LOOKING NORTHEAST AT SITE



2 NEIGHBORS ON BRANCFORTE ST.



ALLEY OFF OF BRANCFORTE ST.



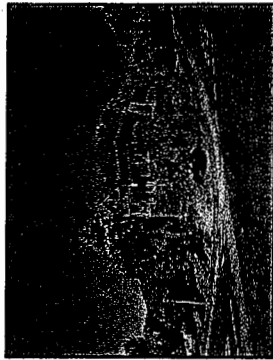
2ND HOUSE TO EAST ON KENTUCKY ST.



NEIGHBOR TO EAST ON KENTUCKY ST.



SITE FROM KENTUCKY ST.



HOUSE DIAGONALLY ACROSS CORNER



HOUSE ACROSS KENTUCKY ST.



HOUSES TO EAST ON KENTUCKY ST.



HOUSE TO SOUTH ACROSS BRANCFORTE



HOUSES ACROSS BRANCFORTE ST.



CLAUDIA FALCONER, AIA, ARCHITECT
6100 Antioch Street
Oakland, CA 94611
(610) 339.1128 FAX (610) 339.1159

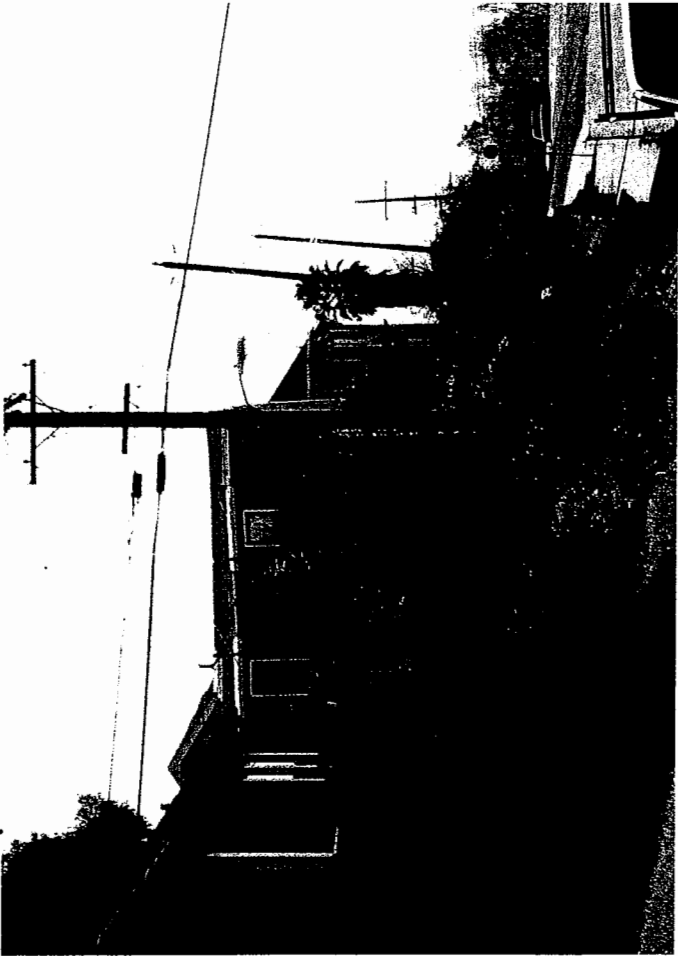
NEW HOUSE
301 KENTUCKY STREET
VALELEJO, CA

SITE PHOTOS

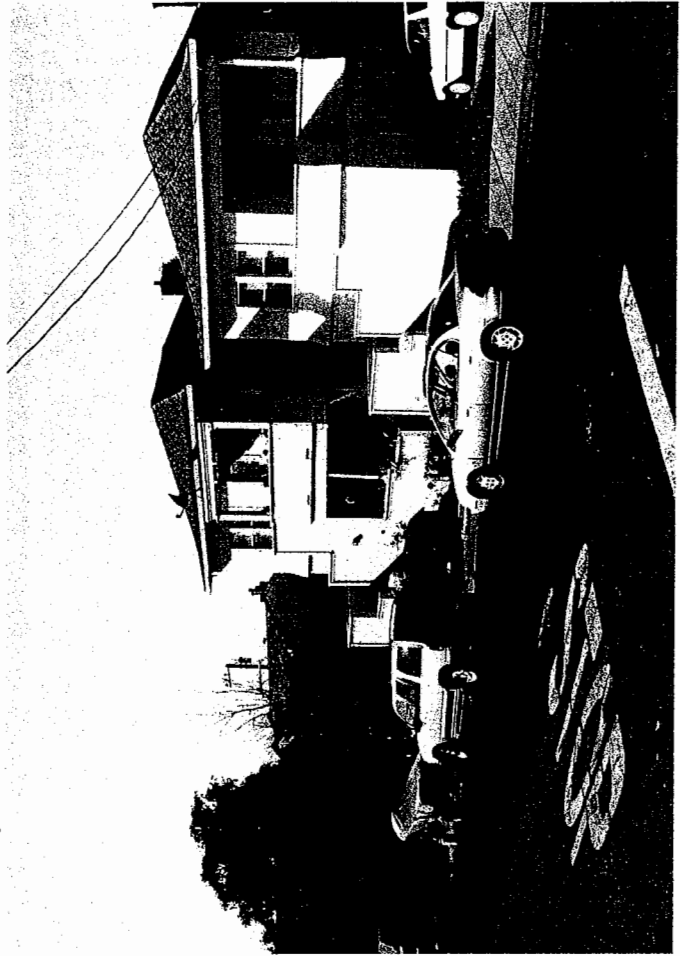
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SHEET OF

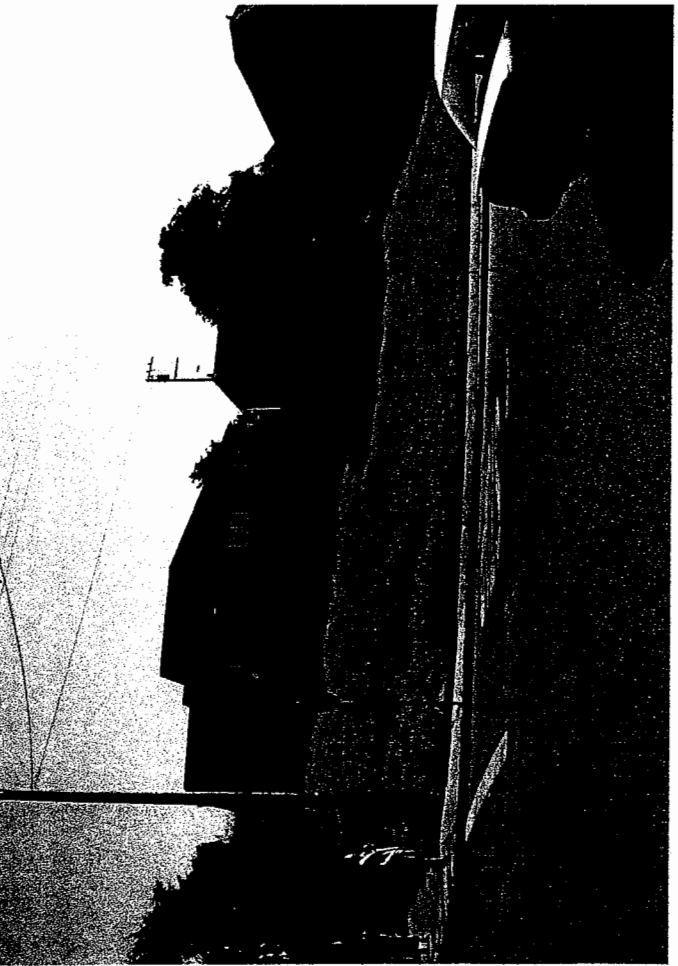
NEIGHBOR - S



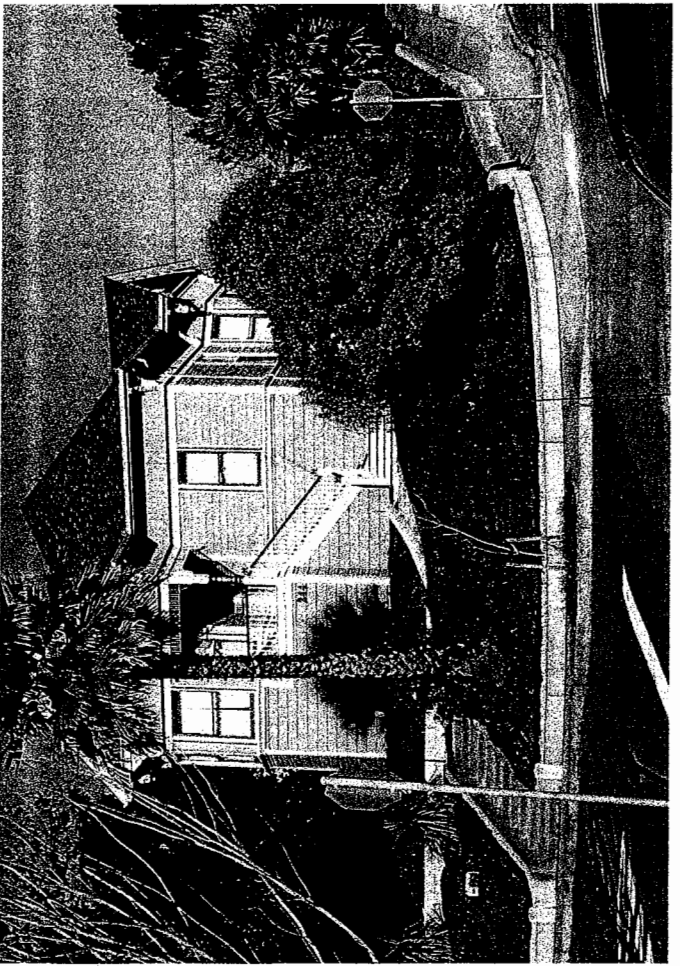
NEIGHBOR - E



301 KENTUCKY



NEIGHBOR - NE



City of Vallejo
Architectural Heritage and Landmarks Commission

DATE: November 8, 2007

TO: Architectural Heritage and Landmarks Commission

FROM: Leslie A.G. Dill, Contract Planner

SUBJECT: Agenda Item 14
Tentative Map #06-0004, Azuar Commons 4B/4C, Mare Island Reuse Areas 4 and 6

SUMMARY

Lennar Mare Island, LLC has filed a Vesting Tentative Map to subdivide approximately 24.5 acres of land within Mare Island Reuse Areas 4 and 6. The subdivision would accommodate existing residential buildings and accessory structures, and allow new development in the area. Per Section 4.0 of the Mare Island Historic Project Guidelines, the Architectural Heritage and Landmarks Commission (AHLC) shall review and comment on the establishment of project sites or parcels within the Mare Island Historic District. Such comments will be considered by staff in preparation of the vesting tentative map staff report provided to the Vallejo Planning Commission for consideration.

BACKGROUND AND DISCUSSION

Summary of Project Description

The application is a request to create 79 residential parcels within the area bounded by Azuar Drive, Kansas Street, Walnut Avenue and 10th Street. The entire area is within the Mare Island Historic District and portions are within the National Historic Landmark District, Area A. Lennar has also included infrastructure improvements to support the development including street widening, installation of curb, gutter and sidewalks, streetlights, and underground utilities.

The proposal involves the retention of the Q-Quarters along Azuar Drive and the demolition of the associated garages and studio units in the rear. The Q-Quarters are ten Mid-Century Modern two-story duplexes. The applicant has proposed to subdivide each building and create parcels that allow independent ownership of each unit and to construct additional detached units and detached garages at the rear, to replace the historic garage/studio structures. The Q-Quarters are shown with their existing front yards intact with their new garages near their rear corners, filling in part of their side yard setbacks. They will have limited rear yard setbacks. The new residences are shown without yards; they are proposed to have minimal side and rear setbacks, and

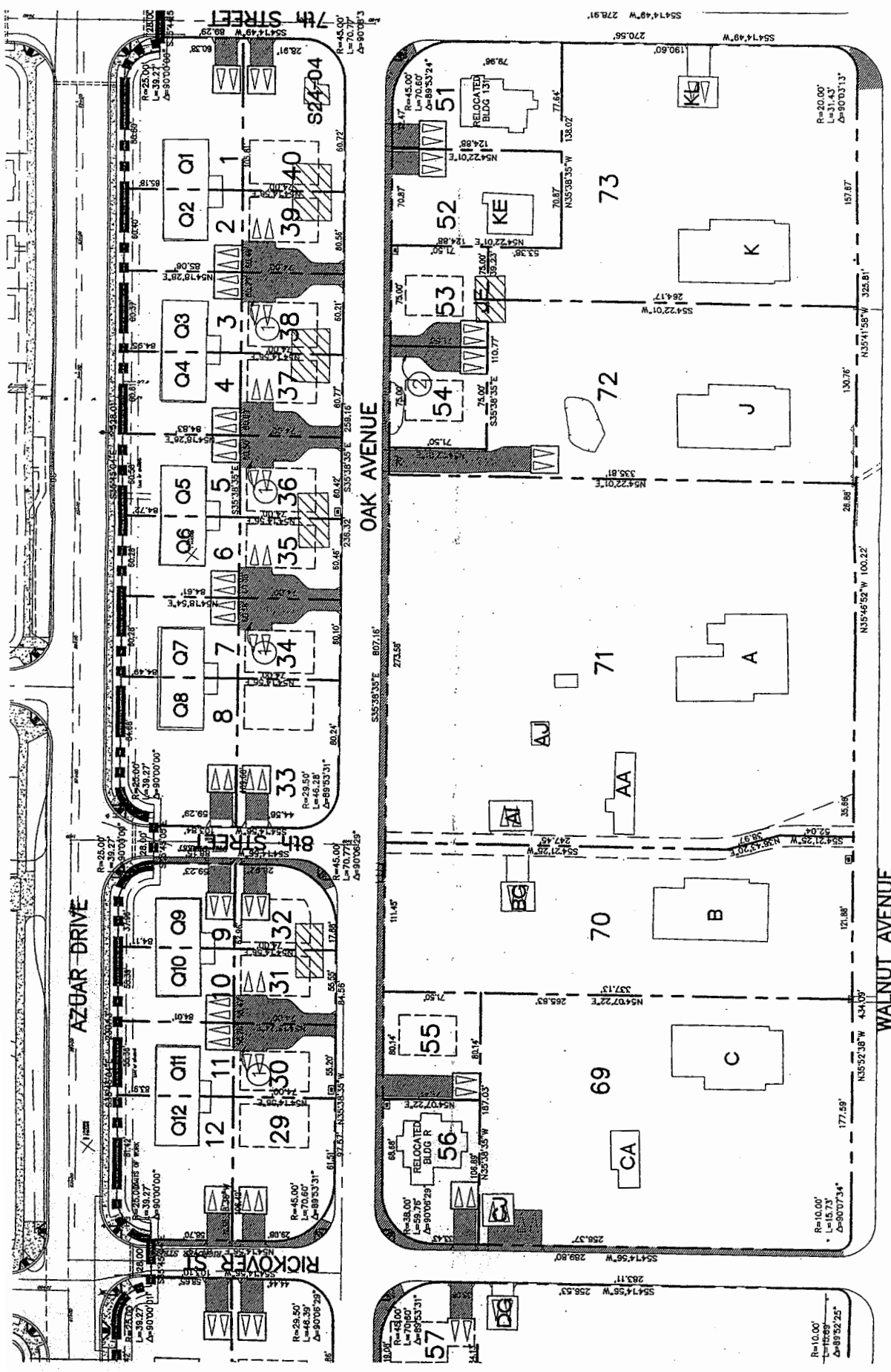
the Interior's Guidelines for the Treatment of Historic Properties. Comments may also address specific patterns of the proposed building development, such as setbacks for the Q-Quarters separate from the setbacks for the proposed new garages. Staff recommends that the AHLC provide comments on the proportions of paving to landscaping, visual density of buildings, rhythm of buildings, viewsheds in the area, etc. It may help to follow the format of the Mare Island Design Guidelines, Chapter 12. Comments should be provided by November 23, 2007.

Future AHLC Approvals

To record a final map for the subdivision, the applicant will be required to apply for Certificate of Appropriateness (COA) permits to demolish and relocate several of the buildings in the area. In addition, any new development will require a COA from the AHLC.

ATTACHMENTS:

- A. Sheet 2 of the Vesting Tentative Map, Dated September 27, 2007



R=10.00'
L=15.73'
Δ=89°22'25"

R=38.00'
L=59.76'
Δ=90°06'29"

R=45.00'
L=70.80'
Δ=89°53'24"

R=29.50'
L=48.39'
Δ=90°06'29"

R=29.50'
L=48.39'
Δ=90°06'29"

R=29.50'
L=48.39'
Δ=90°06'29"

R=29.50'
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Δ=90°06'29"

