

# City of Vallejo

## Architectural Heritage and Landmarks Commission

**DATE:** January 17, 2008

**TO:** Architectural Heritage and Landmarks Commission

**FROM:** Leslie Dill, Contract Planner

**SUBJECT:** Agenda Item 13a  
Continuation of review of Certificate of Appropriateness #07-0045  
(Alden Park)

### **SUMMARY**

Certificate of Appropriateness (COA) #07-0045 for Alden Park was brought to the Architectural Heritage and Landmarks Commission (AHLC) in November for consideration of maintenance-level improvements within the park. The purpose of the improvements is to provide public access to an historic park area in support of the reuse plan for Mare Island. After a discussion with the AHLC regarding the potential impact of the proposed plans, the project was continued with direction to staff to work with Lennar Mare Island (applicant) to address the AHLC's concerns.

The primary concern expressed by the AHLC was the premise that the proposed project would have made "alterations" to Alden Park, that such alterations could not be considered as maintenance changes, and that the AHLC needed assurances that all the proposed changes would be governed by a Cultural Resources Evaluation/Study prepared for the park, as required by the Mare Island Historic Project Guidelines, Section 4.4.1. A letter was also received from the Vallejo Architectural Heritage Foundation expressing the same concerns. Acknowledging that the project as proposed could be considered as park alterations and not merely maintenance changes, the applicant has scaled back the proposal with the renewed intent of providing only levels of work that would be considered by the AHLC as maintenance, and that a Cultural Resources Evaluation/Study would not be required. The applicant has submitted revised drawings for review and approval by the AHLC.

### **BACKGROUND AND DISCUSSION**

Certificate of Appropriateness #07-0045 for a maintenance project within Alden Park on Mare Island was reviewed by the AHLC at a meeting held on November 15, 2007. The project area is entirely within the Mare Island Historic District (District) and the northern half of the park is within the Mare Island National Historic Landmark (NHL) Area A. Note that the previous drawings and staff report did not clearly define the NHL boundary; this could suggest a different approach regarding the maintenance work proposed for the southern end of the park, as the standards and guidelines are different for the Historic District and the NHL Areas. The revised project is intended to address safety concerns

within the historic landscape, including the repair of pathway surfaces, the pruning and care of trees, the connection of the park paths to safe crosswalks, and the repair and replacement of fences at the proposed park boundaries.

The applicant has submitted a revised project description, maps, drawings and photographs for the project. (See Attachments A and B of this report.) The revised project includes the following:

- Revised surface treatment of the existing pathways. The paths were previously proposed to be widened, with an associated possible material change, but the revised proposal shows only surface maintenance, including repair and/or replacement using asphalt (“asphaltic concrete” or “A.C.”) that matches the existing pathway material, and a consistent pathway width of five feet. The previous proposal for the path was intended to meet or closely represent current standards for multi-use paths; however, the revised proposal is to provide a smooth pathway surface for use by a variety of pedestrian and bicycle traffic, but the width of the path would not meet typical multi-use path criteria. This revised portion of the proposal would meet the intent and letter of any definitions of “maintenance.”
- The extension of the main pathway to the southwest corner of the park, at a reduced width than previously proposed. The route of the path does not impact any features within the proposed or current park boundaries—it passes through an existing lawn area and then passes out of the park into the area of Building 1310. The path extension is a minor change that is required per the Public Works Department in order to provide a safe crossing near Chapel Park and is not part of the NHL Area. Consistent with the previous proposal, the revised plan includes removal of an existing gutter and ramp, and construction of a curb on the west side of Walnut Avenue near the corner of 10<sup>th</sup> Street to discourage crossing at this location.

For clarity and continuity, the proposed path is shown outside of the Alden Park boundary. In this area, the path will require some grading and retaining walls. Although the applicant has submitted a range of material to be used for the retaining wall, the actual wall elevations and grading detail have not been provided. As a condition of approval, it is recommended that the site grading detail, wall elevations and the selection of the retaining wall material be submitted to the Secretary of the AHLC and Public Works Department for review and approval prior to submittal of a grading permit.

- Tree pruning and maintenance are proposed per Mare Island Historic Project Guidelines (Section 4.8) (no change from the previous proposal). It is recommended that the AHLC require the participation of the City of Vallejo arborist for this work, which is clearly maintenance. Two trees are proposed for removal in the southern area; however, the location of the trees are generally outside of the proposed park boundaries and would be included as part of the Building 1310 site and Walnut Avenue right-of-way.

- Clarifications to the drawings that indicate that no light fixtures are proposed for removal from within the park area, and no bunkers or trellises are shown to be demolished as part of this project. Small sections of the fence in the northeast corner of the park will be removed to accommodate adequate path access. Removal of several bunkers outside of the park boundaries and installation of new light fixtures along Railroad Avenue will be addressed as part of a separate project.
- Future boundary lines for the park that have been changed from the previous proposal. As shown in this proposal, the future property lines/right-of-way lines follow the existing fenceline to the east, follow the sidewalk edge to the north, follow the curbs along Walnut Avenue to the west, and are inset approximately 6' from the existing fenceline at the southern end. To accommodate vehicle and truck access required for reuse of the Building 1310 "Triangle" area, the previous proposal included a boundary line at the southern end that would conflict with an existing bunker and trellis. However, in order to retain the bunker and trellis, the applicant has indicated their willingness to work with a narrower driveway at this location.
- Relocated fencelines for this proposal. As noted above, the previous plan showed a new southern fenceline that conflicted with an existing bunker and trellis; the proposed new fenceline is closer to the existing location than previously proposed and would be approximately 6' north of the existing fenceline. The proposed fence material and height (four-foot, chainlink and black-coated) is in keeping with the Standards and Guidelines. The relocation and replacement of the fence would fall within the definition of maintenance, as the replacement is with similar materials and provides the same purpose as the previous southern fence.

## **Conclusion**

The project intent to clearly propose maintenance level improvements to Alden Park and to not propose changes or alterations that would warrant the requirement for a Cultural Evaluation/Study to be prepared are met by this revised proposal. The two physical improvements proposed as part of this project include an enhancement of the existing path that extends access to the southwest corner of the park providing a safe location to cross Walnut Avenue, and the replacement and relocation of the fenceline at the southern park boundary. These improvements will not affect any features of the park, only lawn areas, and can be considered maintenance-level changes. In addition, the lawn areas and fenceline are located within the southern portion of the park, outside of the NHL area. A study would be necessary if changes to the park would result in more extensive modifications that could potentially affect the integrity of the setting.

The future park boundary/property lines define the project area; however, upcoming tentative map applications will clearly define and establish the legal property lines and public right-of-ways for the area. In addition, as required by the Historic Project

Guidelines, any new construction or improvements that border the park, including along Walnut Avenue, 8<sup>th</sup> Street, Railroad Avenue, and within the Building 1310 "Triangle" area will be subject to AHLC review.

## **RECOMMENDATION**

Staff recommends that the AHLC approve the revised project as provided, with the previously recommended findings and revised conditions (below).

### **Conditions of Approval (Revised)**

1. A designated AHLC member or members shall review the field staking for the pathways prior to construction.
2. 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.
3. The site grading detail, wall elevations and the selection of the retaining wall material shall be submitted to the Secretary of the AHLC and Public Works Department for review and approval prior to submittal of a grading permit.
4. Any new construction or improvements that border the park, including along Walnut Avenue, 8<sup>th</sup> Street, Railroad Avenue, and within the Building 1310 "Triangle" area shall be subject to AHLC review.

### **ATTACHMENTS:**

- A. Alden Park Pathway Plan
- B. Project Description, Plans and Photos
- C. Letter from Vallejo Architectural Heritage Foundation
- D. Staff Report Dated November 15, 2007 and Attachments

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, January 17, 2008**  
**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  
December 13, 2007

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES** -- (None Available, December minutes will be available next month)
5. **WRITTEN COMMUNICATIONS**

No written communication from the public this month

6. **SECRETARY'S REPORT**
7. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE COMMISSION**
8. **REPORT OF THE CITY COUNCIL LIAISON**
9. **COMMITTEE REPORTS**
  - a) Design Assistance Committee (*Naughton, Swanson, Kennedy*)
  - b) Certified Local Government Committee (*Naughton, Mandap*)
  - c) Preservation Outreach (*Naughton, Quigley*)
  - d) Landmarks and Inventory Committee (*Naughton, Jones, Laraque*)

10. **MARE ISLAND UPDATE**

11. **COMMUNITY FORUM**

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

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

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

**13. PUBLIC HEARINGS**

- a) **Certificate of Appropriateness #07-0045, Alden Park, Mare Island (Continued from November 15, 2007)** - Request to conduct maintenance level improvements within the park, one of 10 Cultural Landscapes on Mare Island and a Notable Contributing Resource within the Mare Island Historic District.

**Recommendation – Approve** Certificate of Appropriateness #07-0045 based on the findings and conditions provided in the staff report dated November 15, 2007 and memo dated January 18, 2008.

- b) **Certificate of Appropriateness #07-0050, 1015 Azuar Drive, Mare Island, Reuse Area 6 APN: 0066-100-020** - Request to amend COA #05-0009 (Planned Development Unit Plan) to allow the construction of a 1,200 square foot two-car garage, recreation room and bathroom on the property where a two-car garage was approved, and to conduct landscaping improvements and minor building alterations to Building 429, a single-family residence and Notable Contributing Resource within the Mare Island Historic District.

**Recommendation – Approve** Certificate of Appropriateness #07-0050 based on the findings and conditions provided in the staff report.

**14. OTHER ITEMS**

**15. ADJOURNMENT**

**Mare Island  
Alden Park  
Pathway Repair and Maintenance  
Application for  
Certificate of Appropriateness  
Date: 1-17-08**

**Prepared For:**

**City of Vallejo  
Architectural Heritage and Landmarks Commission**

**Prepared By:**



**LENNAR MARE ISLAND**



## Table of Contents:

- 1.0 Location and Historic Resource Description
- 2.0 Official US Navy Maps – Chapel and Alden Park
- 3.0 Project Description
- 4.0 Alden Park Pathway Plan
- 5.0 Image: Basalite Retaining Walls – Renaissance Collection Colors and Styles
- 6.0 Alden Park Photo Map and Images of Existing Alden Park Pathway
- 7.0 Image: Aerial Photo of Alden Park

## Location:

Alden Park is bounded by 8<sup>th</sup> Street to the north, Walnut Avenue to the west, Railroad Avenue and bunkers to the east, and Building 1310 to the South. This five-acre park falls within the Mare Island Historic District Boundary. The northern portion of the park falls within the National Historic Landmark Area 'A' Boundary.

## Historic Resource Description:

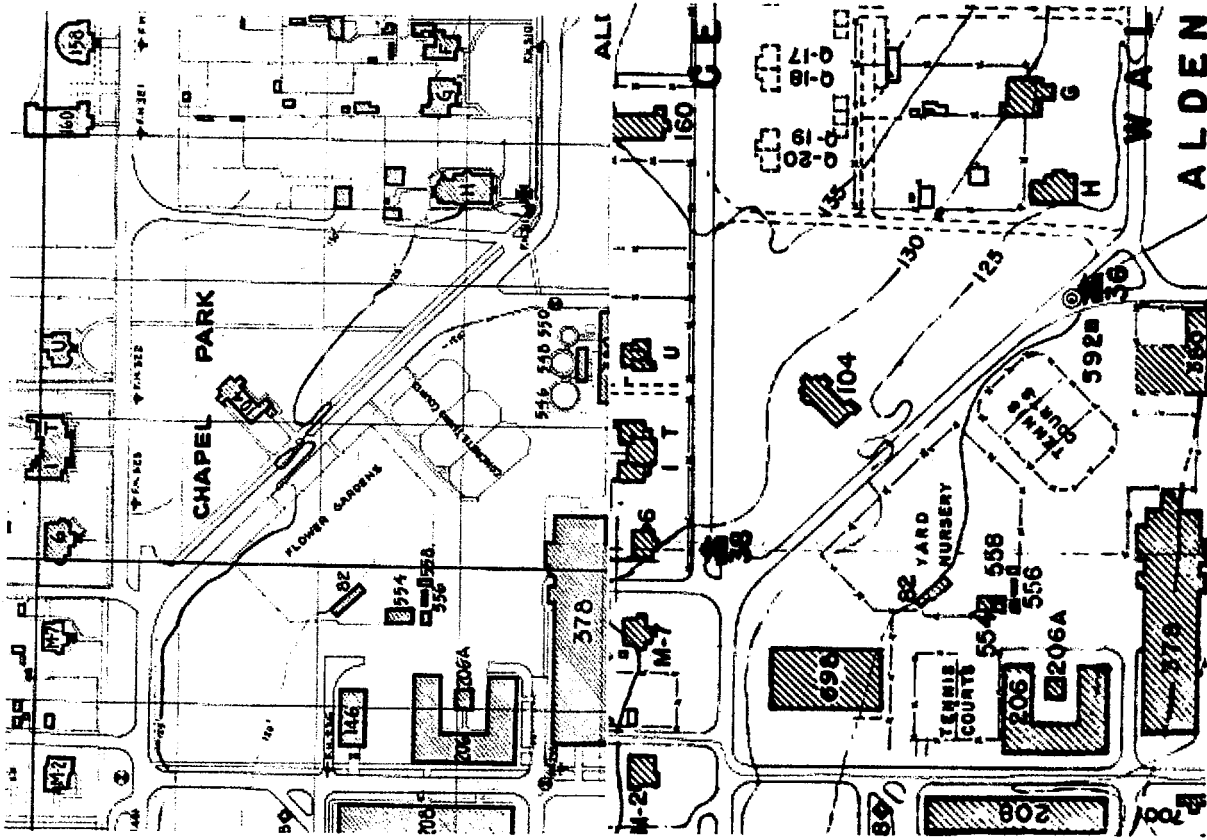
The following description of the resource is provided from the 1994-1995 Historical Survey of Mare Island Naval Complex (MINC-HS):

*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)*

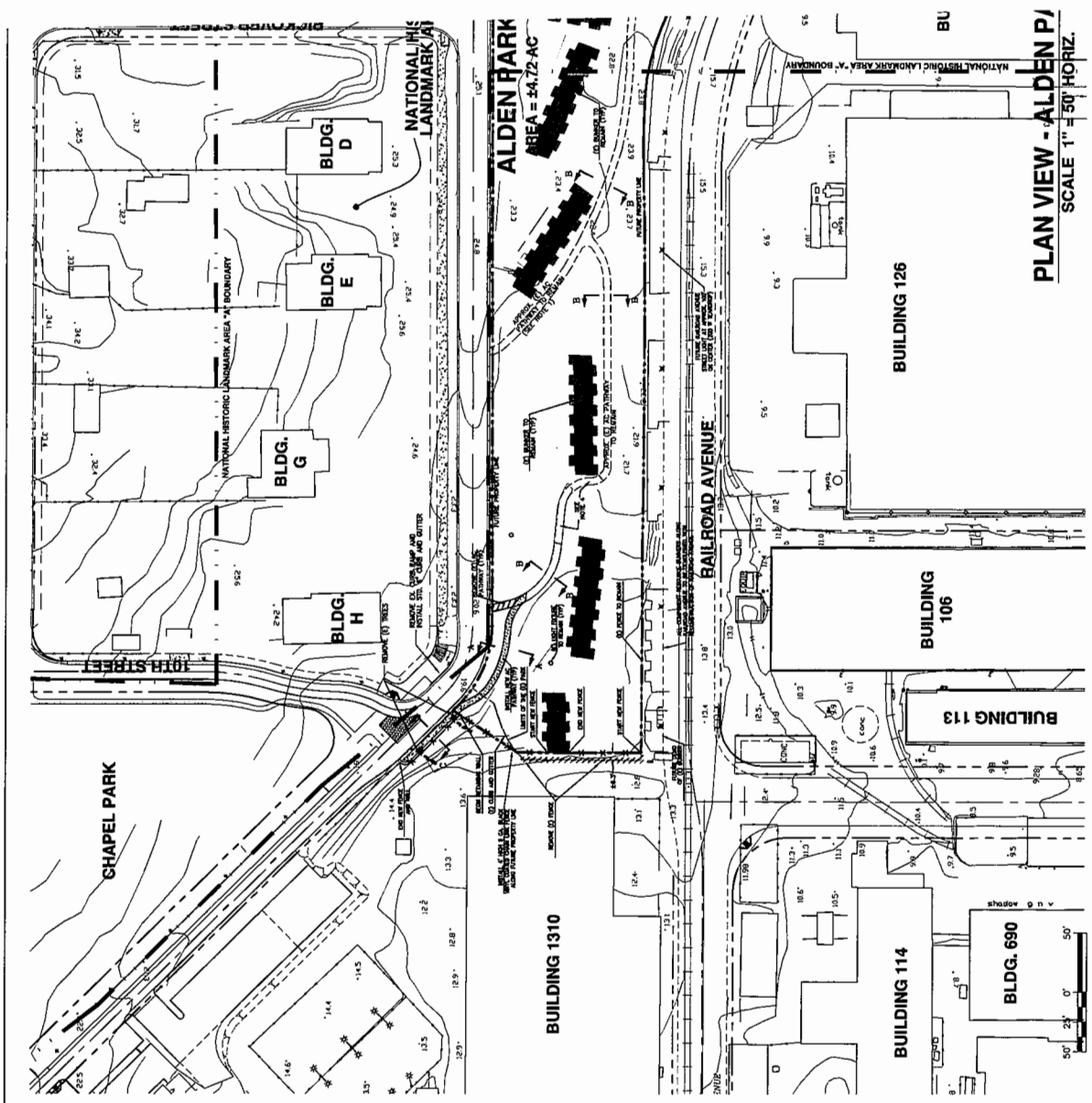
Official U.S. Navy Map: June 30, 1924.



Official U.S. Navy Map: June 30, 1941.

**Project Description:**

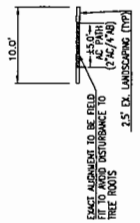
- 1) Repair existing asphaltic concrete pathway in order to create a smooth/safe surface on which to walk, run and ride bicycles. Asphaltic concrete will be used to make necessary repairs.
- 2) Trim trees and foliage as needed to create a safe, unobstructed pathway
- 3) Provide a connection to Chapel Park, which will require:
  - o Extension of 5' asphaltic concrete path south to 10<sup>th</sup> Street
  - o Construction of keystone retaining wall in order to maintain safe, level walking surface
- 4) Establish Park boundary



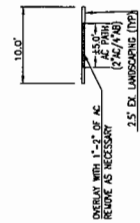
**PLAN VIEW - ALDEN PJ**  
SCALE 1" = 50' HORIZ.

- NOTES:**
1. BRING ALL EX. AC PATHWAYS AS NECESSARY & INSTALL 1'-2" AC OVERLAY TO PROVIDE FOR SMOOTH SURFACE
  2. PROVIDE NEW COVERS TO EX. UTILITY VAULTS & ADJUST TO GRADE.
  3. LANDSCAPE & TREES TO BE TRIMMED TO ACHIEVE AN UNOBSTRUCTED 10' WIDTH, PER SECTION A-4
  4. PROVIDE FIELD STAKING OF PATHWAY FOR CITY ENGINEER, LENMAR MARE ISLAND REPRESENTATIVE, AND PROJECT ENGINEER'S REVIEW PRIOR TO CONSTRUCTION.
  5. ALDEN PARK IS ENTIRELY WITHIN THE MARE ISLAND HISTORIC DISTRICT.

CAUTION: CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION



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



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

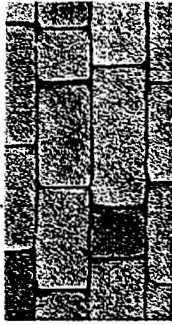
# Renaissance Collection

Offered by  
**BASALITE**  
CONCRETE PRODUCTS

## Walls

### Styles

*Country Manor*



*Victorian*

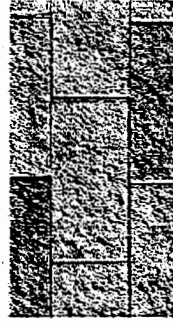


Renaissance  
Colors

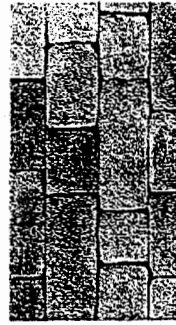
Venice



Naples



Milan



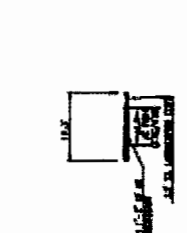
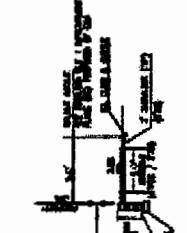
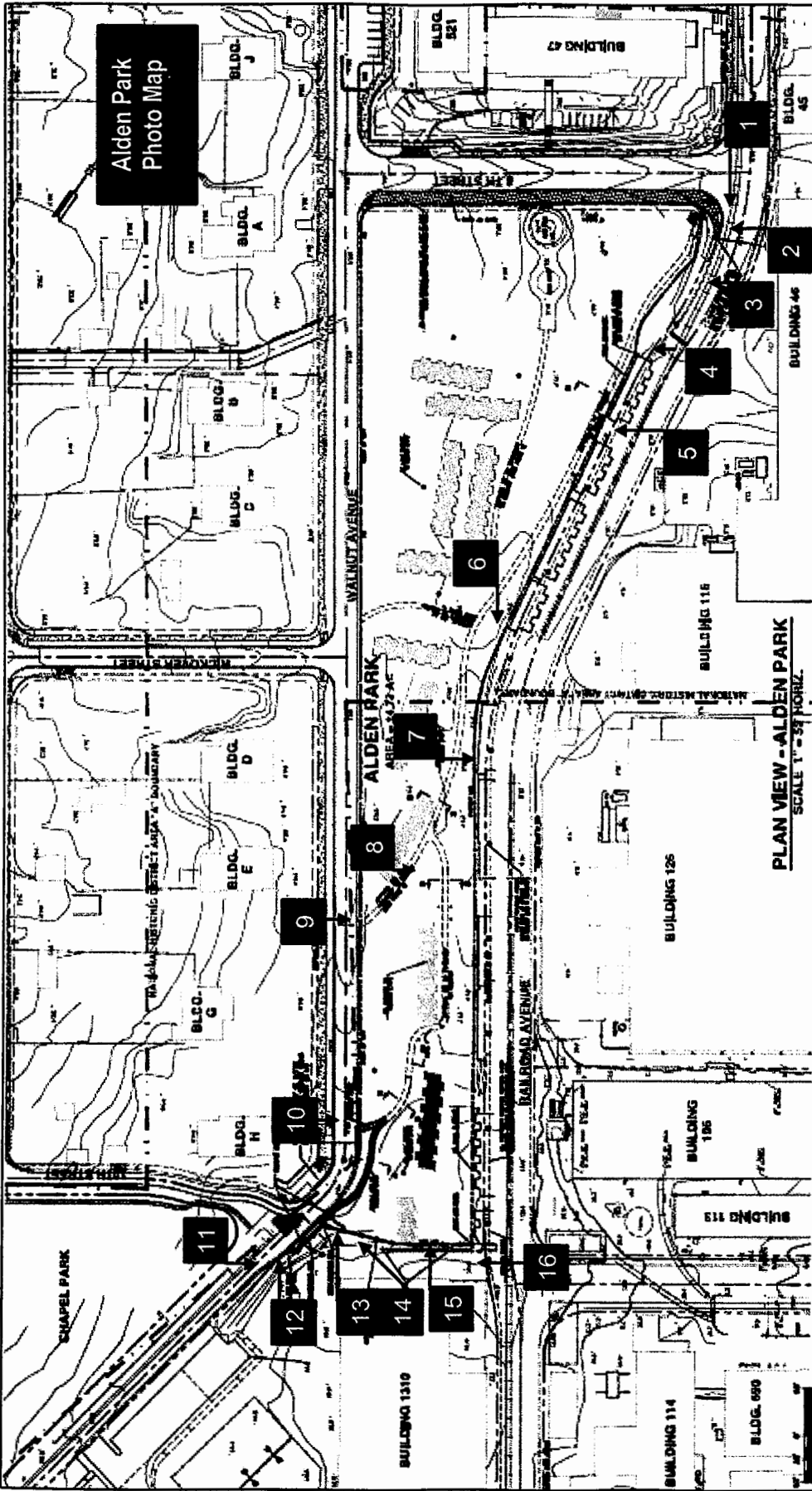
Positano



Sienna

Although every attempt has been made to faithfully replicate product photographs, color may vary due to the printing process. It is recommended that actual product samples be requested. All variations in color and texture, as well as irregular exposure, are inherent in all irregularly colored concrete products. No claim will be allowed regarding variations in any of the above products.

**Alden Park Photo Map**



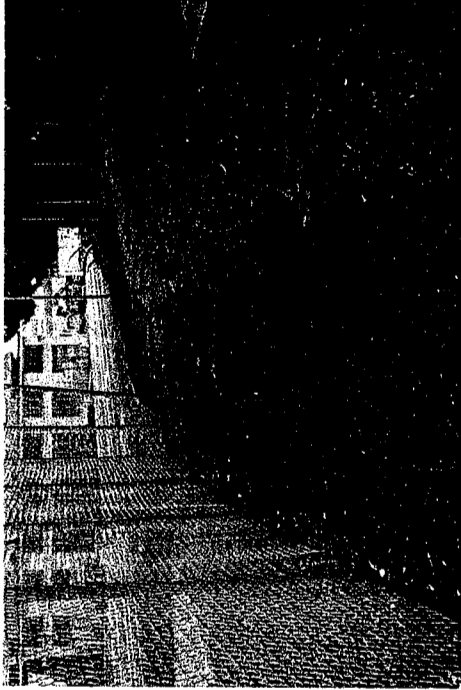
**NOTES:**  
 1. ALL UTILITIES AS SHOWN ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.  
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**DATE:** 10/1/2010  
**BY:** [Signature]



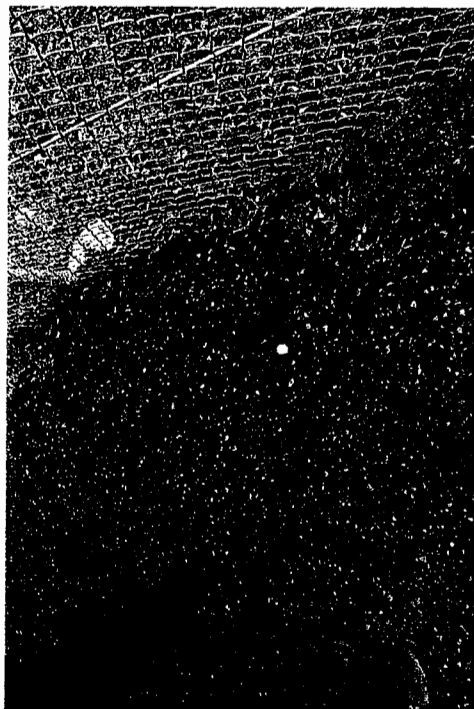
1

Northeast entrance to Alden Park.



2

Rippled asphalt on northeast side of Alden Park.



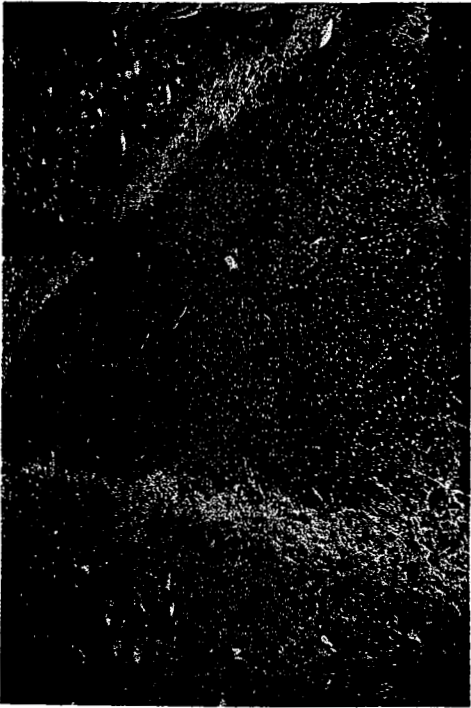
3

Capped sprinkler head in Alden Park path (northeast side).

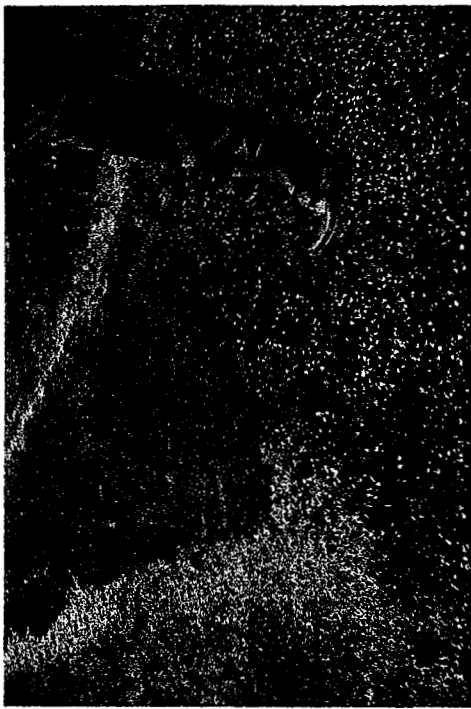


4

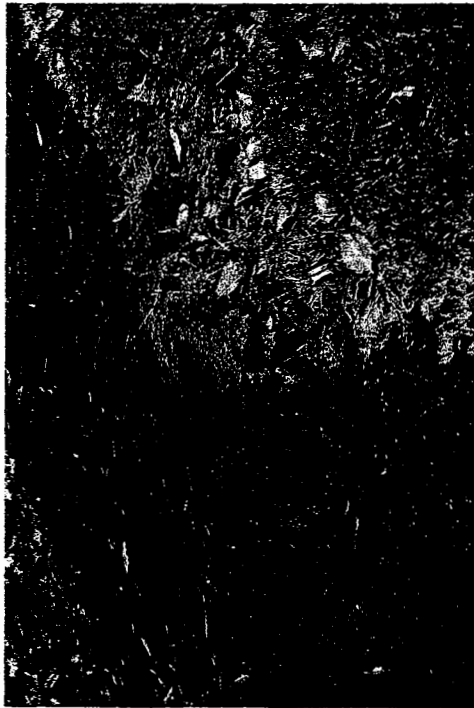
Uneven asphalt on northeast side of Alden Park.



**5** Uneven surface on northeast side of Alden Park.



**6** Section of transverse path from Railroad Avenue to Walnut.

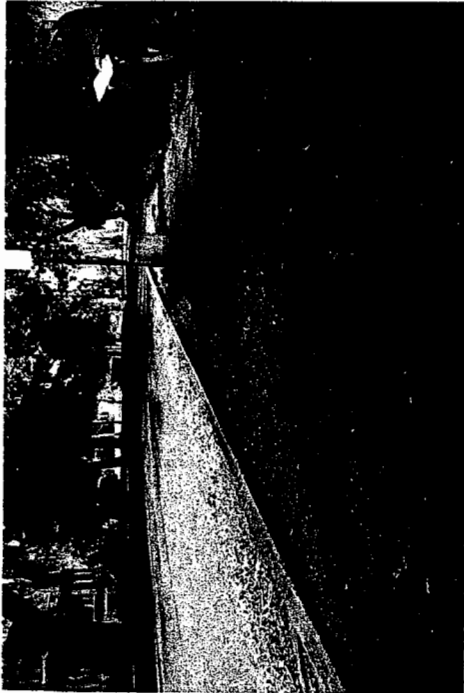


**7** Eroded edge of path on northeast side of Alden Park.



**8** Southern section of meandering path across from Qtrs "G".

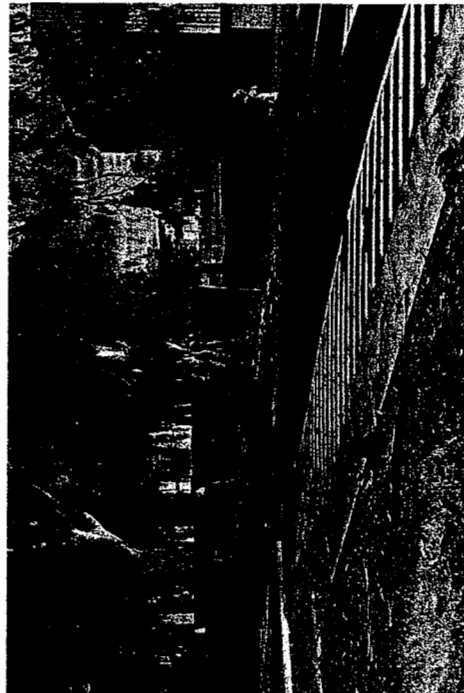




**9** High curb on Walnut Ave. across from Qtrs "E".



**10** End of pathway across from Quarters "H" to be realigned to create a safe crossing connection to Chapel Park.



**11** View from Chapel Park of proposed location of realigned path connecting to southern end of Alden Park.



**12** View of proposed street crossing between Chapel and Alden Park.



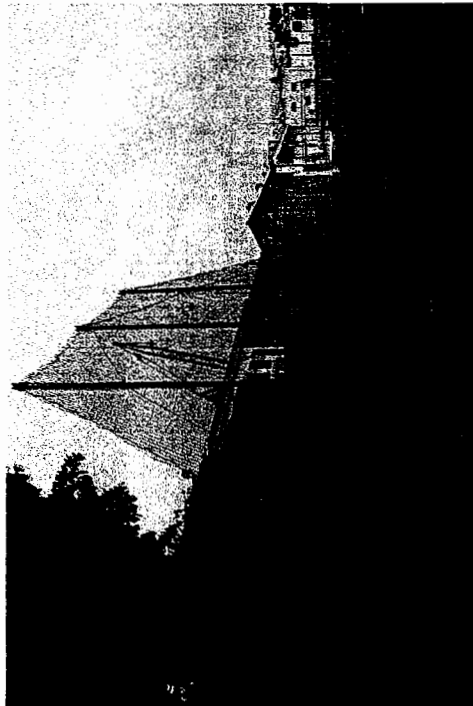
Existing boundary of southern end of Alden Park.

13



Curb/gutter at existing southern boundary of Alden Park.

14



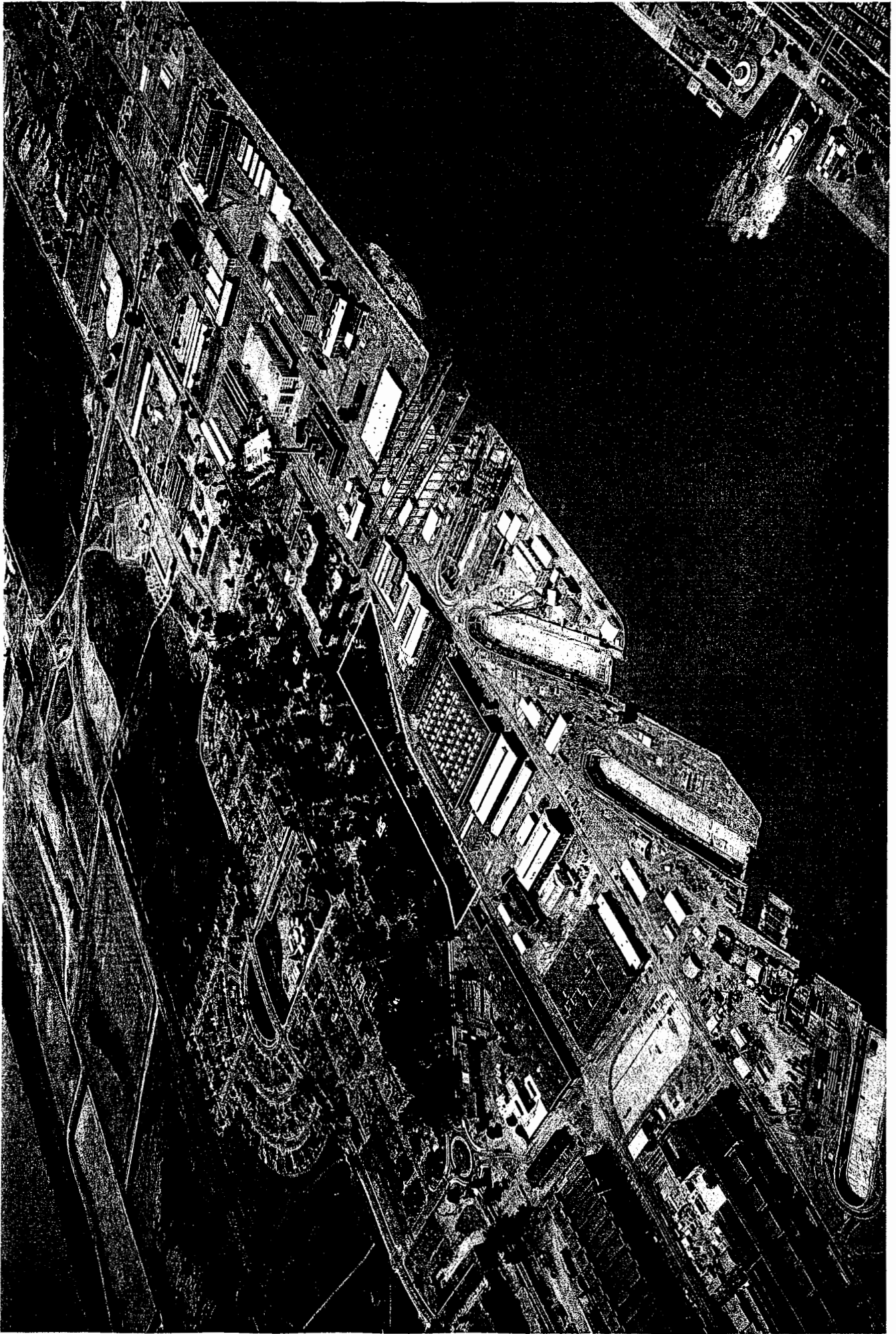
Fence located along south end of Alden Park and Building 1310. To be replaced with 4' black vinyl coated chain link fence.

15



Southeast corner of Alden Park looking west.

16



November 16, 2007

**By facsimile**

Architectural Heritage and Landmarks Commission  
Attn: Michelle Hightower, Senior Planner  
Development Services Department  
Planning Division  
555 Santa Clara Street  
P.O. Box 3068  
Vallejo, California 94590  
Fax: (707) 552-0163

**Re: Agenda Item #13C Alden Park**

This project proposal entails work beyond the scope of its evaluation. The removal of features at the south end of the park pertain to a roadway widening, and should be brought before the AHLC as a separate project. Never is "alteration" maintenance, and neither is the removal of a historic feature. The removal of historic material from a designated Historic Landscape in a National Historic Landmark is not maintenance.

After reviewing the proposed project for Alden Park we would like to offer the following commentary:

- This is not a maintenance level project. Maintenance level projects do not consist of alterations. If it were maintenance level then it wouldn't require a COA.
- The project includes demolition of a historic resource not included in the Mare Island Specific Plan.
- The statement citing that the project as proposed would fit the Standards for Rehabilitation, is misleading. Yes, as the project is presented is based on the Standards for Rehab, that does not mean that those Standards are appropriate to the historic resource. The EIR/Specific Plans call for Preservation as the proper threshold.
- Alden Park is a designated Historic Landscape, which has not been specifically addressed.
- The Specific Plan calls for preparation of a Cultural Landscape Report prior to new projects.
- Since the project has been evaluated under the incorrect threshold criteria the entire Staff Report is unacceptable. The proper evaluation approach would be to evaluate the project as a combination of preservation and restoration. The removal of the bunkers is part of "restoring" the park to an earlier period, the maintenance of pathways etcetera is "preservation". Rehabilitation is not an appropriate threshold for a National Landmark.
- There is no actual review of the project in the staff report for compliance with the Design Guidelines. Simply listing the Chapters of the Design Guidelines does not constitute a review for compliance.
- The project description does not outline materials. In discussion with Staff the question of use of asphalt versus decomposed granite was discussed.
- Drawings indicate details for Keystone retaining walls, which are inappropriate.

- The description of the project fails to cite the construction of new retaining walls, the removal of trees (indicated on the plan), the relocation of an existing trellis, and in addition the removal of part of another bunker.
- The staff report fails to discuss the removal of two trees, which are obviously part of a road widening project – as is the removal of the bunkers. Anotherwards, you are being asked to approve work tacitly related to another project not before you.

Although we support the goals of the stated project regarding restoration and preservation of the park, we cannot advocate acceptance of the project as proposed since the evaluation presented is flawed. Approval of the project consists of accepting the staff findings in the report, which are incorrect.

It should be noted that the added demolition of a historic resource that was not previously included within the EIR/Specific Plan constitutes a new undertaking, and must follow all due process. It may also possibly be a violation of the negotiated agreements regarding the Mare Island EIR/Specific Plan and related documents.

We ask that the AHLC refuse to rule on this project as being incomplete as submitted and entailing work beyond the scope of its approval. We ask that you also investigate as to whether a Cultural Landscape Report is required prior to undertaking any work other than maintaining materials and features “as is”. This criteria is in the Mare Island Specific Plan.

If the AHLC does vote to approve the project, we recommend the following:

1. Requiring the completion of, a Cultural Landscape Report prior to undertaking any work other than maintenance. If the pathways are simply being repaired, then re-topping existing AC material is acceptable, with no change to width or elevation.
2. Disallow the use of Keystone material, and require redesign of the materials and identification of all proposed retaining walls to be brought back for approval by the AHLC for review and approval.
3. Return to the AHLC with a specific accounting of which O.H. lights and wood poles will be removed for approval prior to undertaking the work.
4. Provide details for approval prior to construction of the proposed 4’ fence.
5. Require the widening of the adjacent driveway and all related work such as the demolition of SS33-10, removal of part of another bunker, removal of two trees, relocation of a trellis and fences to be excluded from this approval – to be brought back before you as new work in a separate project.

Sincerely,

Adrienne Waterman, President  
Vallejo Architectural Heritage Foundation

Elizabeth A. Pidgeon, Advocacy Chair  
Vallejo Architectural Heritage Foundation

## ARCHITECTURAL HERITAGE &amp; 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 8<sup>th</sup> 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 (AHLC) 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.

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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.

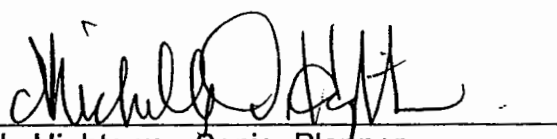
Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

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:**

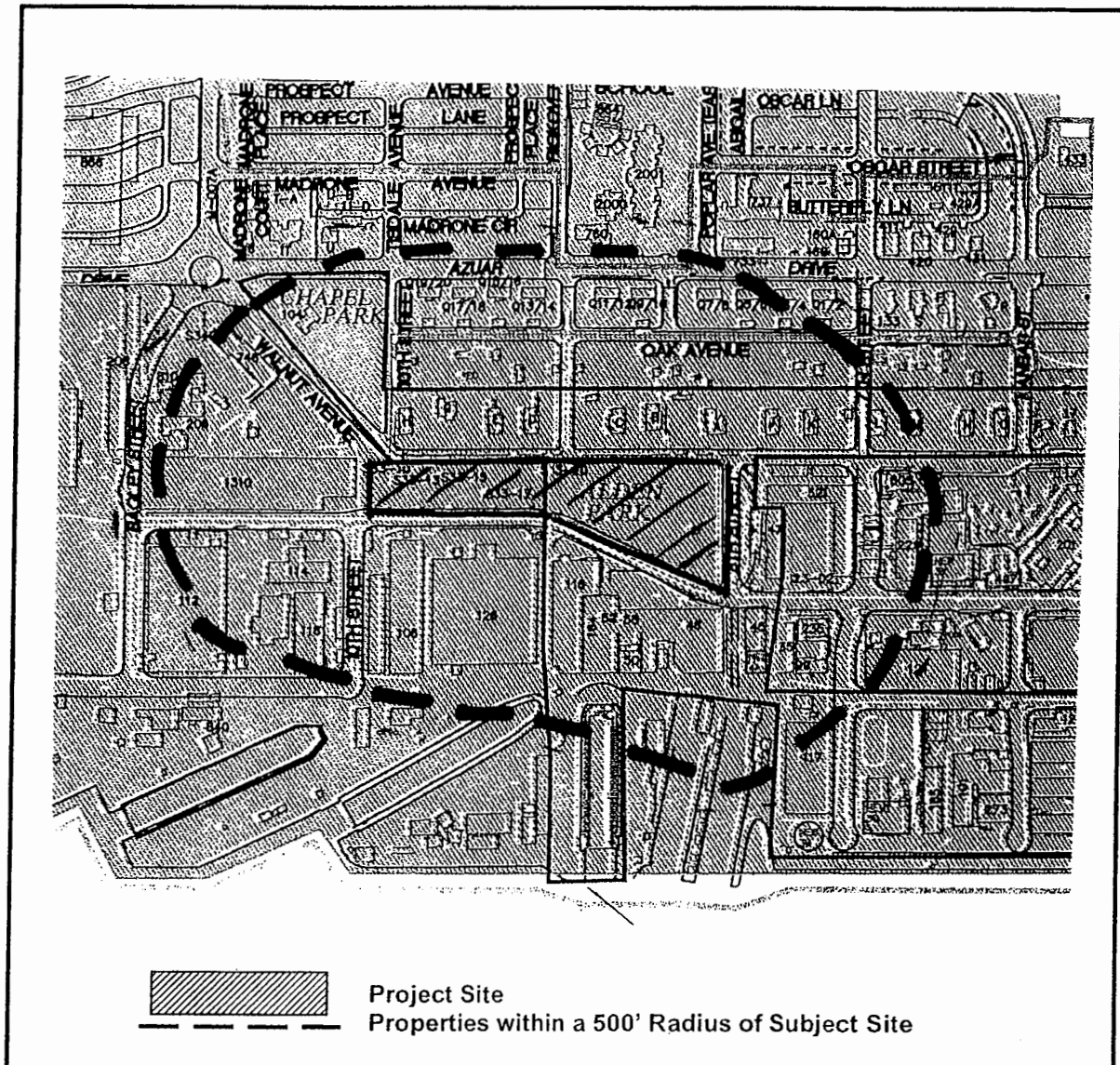
- A. Conflict of Interest 500' Radius Map
- B. Alden Park Pathway Plan, dated October 29, 2007.
- C. Site Photographs

Prepared by:   
Leslie Dill, Contract Planner

Reviewed by:   
Michelle Hightower, Senior Planner

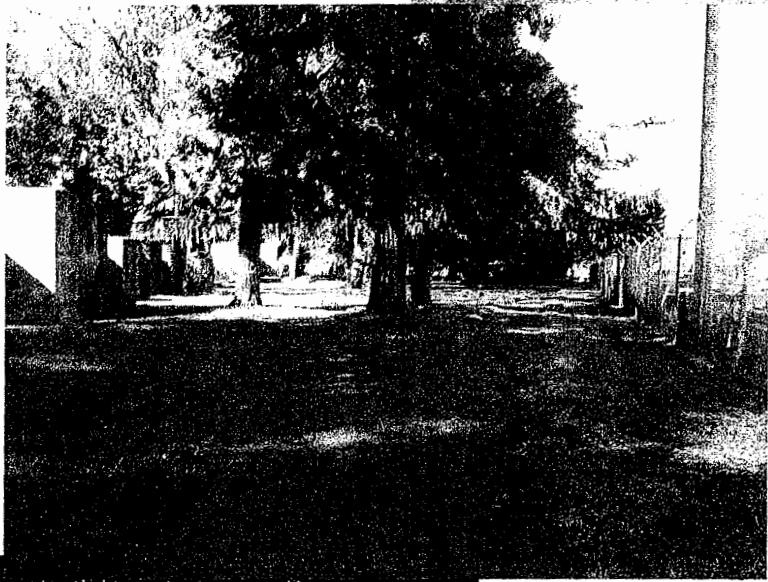
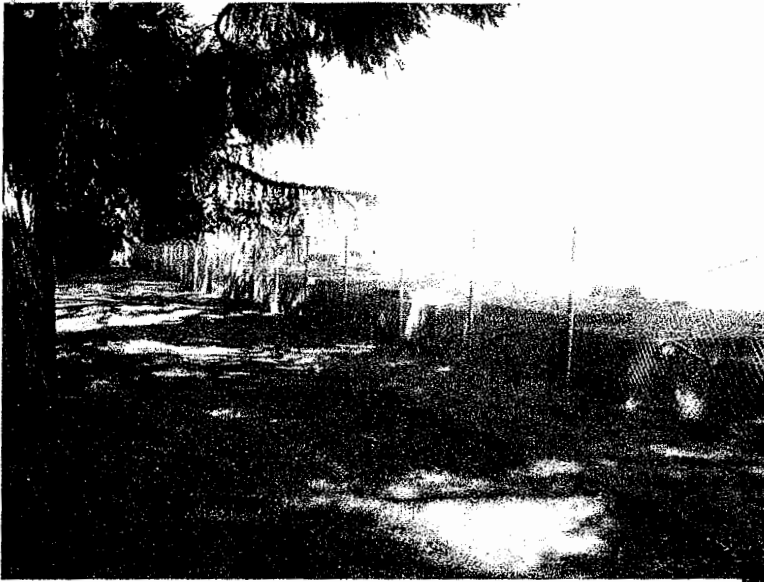


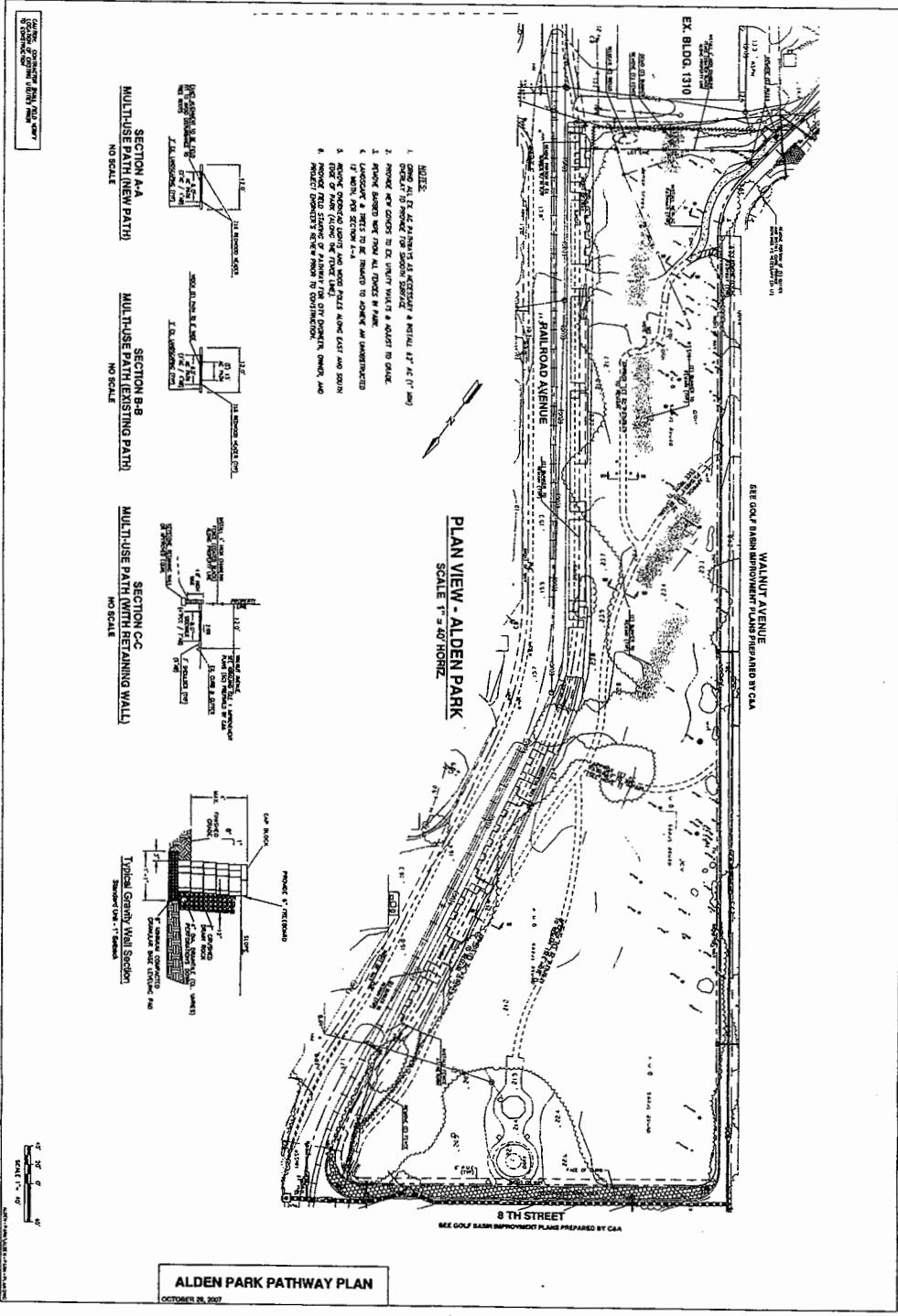




**CERTIFICATE OF APPROPRIATENESS #07-0045**  
**Alden Park**  
**CONFLICT OF INTEREST MAP**  
**500' RADIUS**







EX. BLDG. 1310

SEE GOLF PARK IMPROVEMENT PLANS PREPARED BY C&A

WALNUT AVENUE

RAILROAD AVENUE

PLAN VIEW - ALDEN PARK

SCALE 1" = 40' HORIZ.

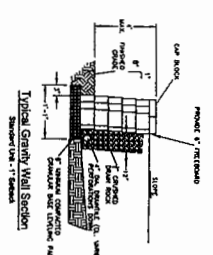
8TH STREET  
SEE GOLF PARK IMPROVEMENT PLANS PREPARED BY C&A

- NOTES:
1. SHOW ALL 12" x 12" x 24" PILES AS EXISTING & REMOVE ALL 12" x 12" x 24" PILES
  2. REMOVE AND REPLACE ALL EXISTING 12" x 12" x 24" PILES & ADJUST TO GRADE
  3. REMOVE AND REPLACE ALL EXISTING 12" x 12" x 24" PILES & ADJUST TO GRADE
  4. LANDSCAPE & SETS TO BE REMOVED TO PROVIDE FOR IMPROVEMENTS
  5. REMOVE EXISTING 12" x 12" x 24" PILES ALONG EXIST. AND SOUTH SIDE OF RAILROAD AVENUE
  6. REMOVE AND REPLACE ALL EXISTING 12" x 12" x 24" PILES ALONG EXIST. AND SOUTH SIDE OF RAILROAD AVENUE
  7. REMOVE AND REPLACE ALL EXISTING 12" x 12" x 24" PILES ALONG EXIST. AND SOUTH SIDE OF RAILROAD AVENUE
  8. REMOVE AND REPLACE ALL EXISTING 12" x 12" x 24" PILES ALONG EXIST. AND SOUTH SIDE OF RAILROAD AVENUE
  9. REMOVE AND REPLACE ALL EXISTING 12" x 12" x 24" PILES ALONG EXIST. AND SOUTH SIDE OF RAILROAD AVENUE
  10. REMOVE AND REPLACE ALL EXISTING 12" x 12" x 24" PILES ALONG EXIST. AND SOUTH SIDE OF RAILROAD AVENUE

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 (RETAINING WALL)  
NO SCALE



ALDEN PARK PATHWAY PLAN  
OCTOBER 26, 2007

SCALE 1" = 40'

# ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

## STAFF REPORT

**Date of Hearing:** January 17, 2008

**Agenda Item:** 13b

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**Application:** Certificate of Appropriateness #07-0050 as governed by Chapter 16.38, Architectural Heritage and Historic Preservation, Vallejo Municipal Code

**Recommendation:** **Approve** Certificate of Appropriateness #07-0050 subject to the findings contained in this staff report.

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- 1. PROJECT DESCRIPTION:** Request to amend COA #05-0009 (Planned Development Unit Plan) to allow the construction of a two-car garage, recreation room and bathroom on the property, and to conduct landscaping improvements and minor building alterations to Building 429
- 2. LOCATION:** 1015 Azuar Drive, Mare Island Reuse Area 6  
APN: 0066-100-020
- 3. APPLICANTS/OWNERS:** William and Betty Romine  
121 Blackstone Drive, Danville, CA 94506

**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 on the subject property. 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 Attachment B and include the following:

- Construction of a new one-story detached two-car garage with a recreation room and bathroom.
- Minor alterations to the original historic residence, including modifying the rear enclosed porch windows to accommodate interior plan changes.
- Installation of new landscaping, including boxwood hedges and lawn areas, pathways, and fences.

**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 Standards for the Treatment of Historic Properties*.

**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 January 2, 2008.

**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 429, 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, proposes the construction of a new building within the Historic District, and amends a previously approved COA, 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 Building 429 on the Project Site. The COA included the demolition of a small accessory structure (Building 429A), which has been demolished, 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 detached garage. 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 of the Interior's 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.*

There is no change in the use of the property; additionally, few changes to the original building envelope are proposed to meet the project goals. The project is generally compatible with the overall use and character of this area of the Historic District. 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.*

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, as conditioned, the proposed house modifications would not remove features that characterize the property although one of the proposed modification would alter a feature.

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 removal of the corner rear porch windows and installation of new windows that match the original house windows in size and muntin pattern could create a

false sense of historical development. It is recommended that the corner windows be slightly differentiated from the original house window design, perhaps by retaining a 1-over-1 lite pattern or using casements, through the installation of panels below the windows rather than patching the siding, or by retaining transoms. From the exterior, the distinctive windows would continue to “read” as a porch, an interesting historical feature of the house, and from the interior, the sink windows would preserve the original windows while the new windows would have a sense of corner composition that is in scale with the original windows without copying them.

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.

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.”*

The landscape plan calls out “repair/repaint/restore metal porch railing; it is recommended that methods of cleaning be detailed in the plans. See Standard 9 for additional analysis. No chemical or physical treatments are proposed for this project at this time.

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 simple one-story rectangular mass is in keeping with the vernacular qualities of the original house. The proposed materials and scale of the exterior elevations of the proposed design are in keeping with the residential neighborhood where it is proposed. The use of a high Prairie-style siding pattern provides visual compatibility with the original house, and the proposed new windows are in scale with the original house fenestration without copying the exact proportions. The proposed fenestration has compatible proportions and lite patterns; meanwhile, the proposed new windows have slightly differentiated materials (i.e., modern mechanisms and dual-glazing) and the sizes and proportions are also slightly differentiated.

The landscape plan is generally in keeping with the Standards. Fences will be added in new locations, but they are compatible with the larger Historic District; they are set back at the side yards and kept at a height that allows the open space to be visually understood. The side yard fences are called out as “New 36” metal front yard fence - replicating original front porch railing.” It is recommended that design sketches for this fence design be submitted to the Secretary of the AHLC for review prior to building permit submittal, as the design is not provided. The landscape plan calls out “repair/repaint/restore metal porch railing; it is recommended that this work be included in the house rehabilitation plans, with appropriately detailed descriptions of the work included. The deck is a somewhat modern feature in the historic district; however, its location and size are in keeping with the scale, massing, and use of the historic house and its setting.

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 429 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 7.1, 7.2, 7.5, 7.7 (as conditioned), 7.8, 7.9, 7.10, 7.11, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.23, 7.29, 7.30, 7.31, 7.33 (as conditioned), 7.36, 7.39, 7.50, 7.51, 7.55 (as conditioned), 7.59, 7.60 (as conditioned), 7.61 (as conditioned), 7.62, 7.65 (as conditioned), 7.66, 7.67 (as conditioned), 7.70, 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: 12.10, 12.11, 12.13, 12.14, 12.15-12.19, 12.20, 12.21, 12.22, 12.24, 12.25, 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 #07-0050 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. 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.
2. The applicant shall submit revised plans that show a slight change in the design of the proposed alteration of the enclosed rear porch windows, to retain more of the unity and differentiation of this original feature on the exterior of the building for review and approval by the Secretary of the AHLC prior to building permit issuance.
3. The applicant shall provide metal fence design sketches and front porch handrail rehabilitation design for review and approval by the Secretary of the AHLC prior to building permit issuance.

## **9. PROJECT REQUIREMENTS**

1. The practices for protecting archeological resources detailed in the Mare Island Archeological Treatment Plan shall be applied.

2. The rear lot parking spaces have a reciprocal parking easement recorded over them, which are for the benefit of the entire subdivision. As such, there is a two-foot setback from the back of the curb. Any fence or structure shall leave a two-foot clearance around the parking stall curb.
3. Additional easements were recorded per Solano County Document #200700069748. Rear lot fences shall stay clear of the easements.
4. Setback for garages that open to alleys shall be a minimum of 5 feet from the rear property line and a minimum of 25 feet from the face of curb on the opposite side of the alley. [Sec. 16.62.150 (VMC)]. Based on the 25-foot requirement, the garages shall be setback 7 feet from the face of curb in the alley.
5. If approved, the existing curb cut, which will no longer be used, will need to be replaced per City Standards. Obtain a sidewalk permit from Public Works Department and remove and replace the existing curb cut that will no longer be used. On-site improvements plans may be required. Applicant shall submit 3 sets of construction plans to the Public Works Department for review and approval.
6. All contractors and subcontractors on the project shall obtain City of Vallejo business licenses.
7. 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.
8. 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.
9. 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.

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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.

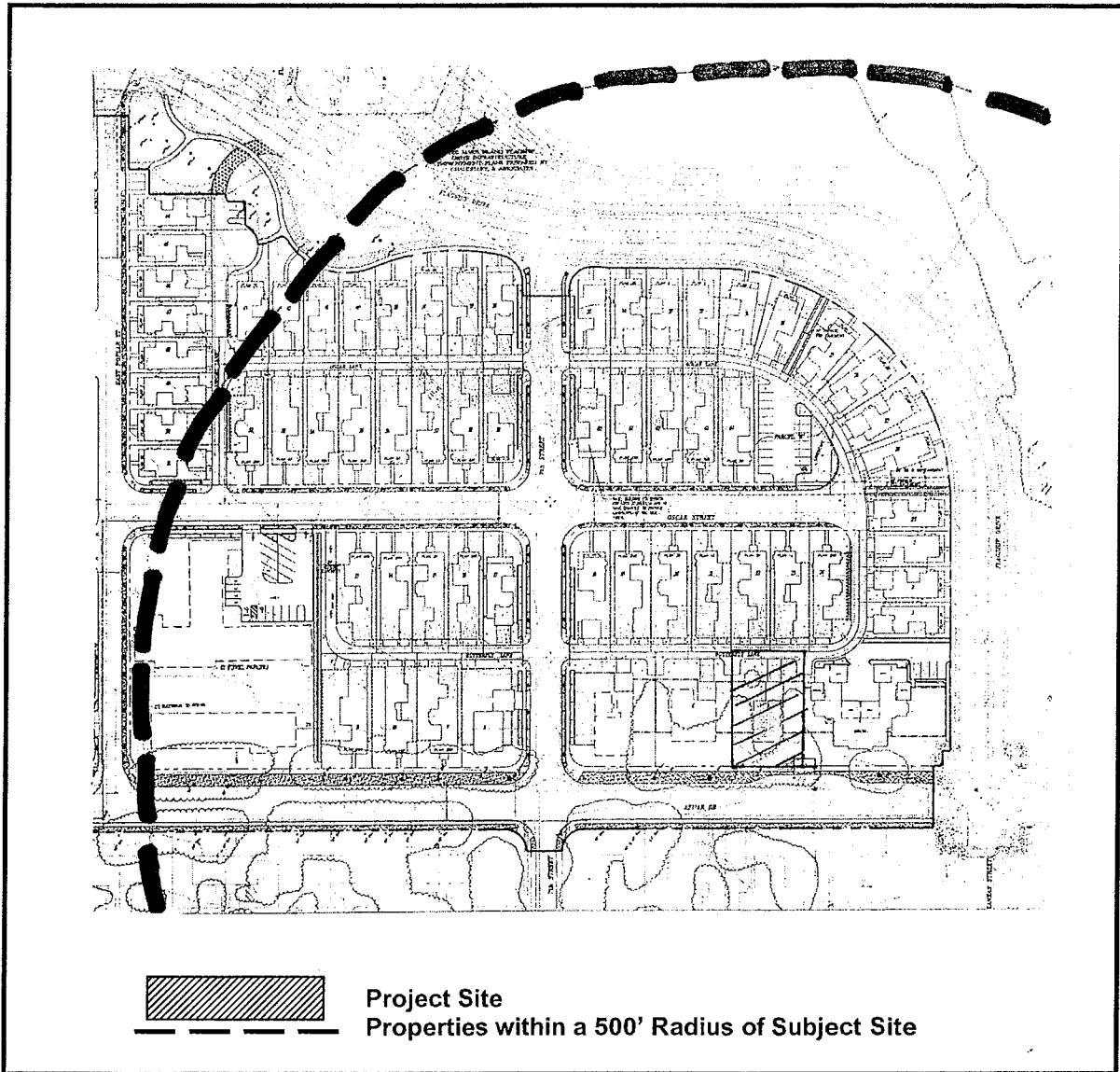
The Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission, which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

**ATTACHMENTS:**

- A. Conflict of Interest 500-foot Radius Map
- B. Photographs and Drawing set (eleven sheets) by EBY Alterations, Remodel for Wes and Betty Romine, dated December 22, 2007

Prepared by:   
Leslie Dill, Contract Planner

Reviewed by:   
Michelle Hightower, Senior Planner



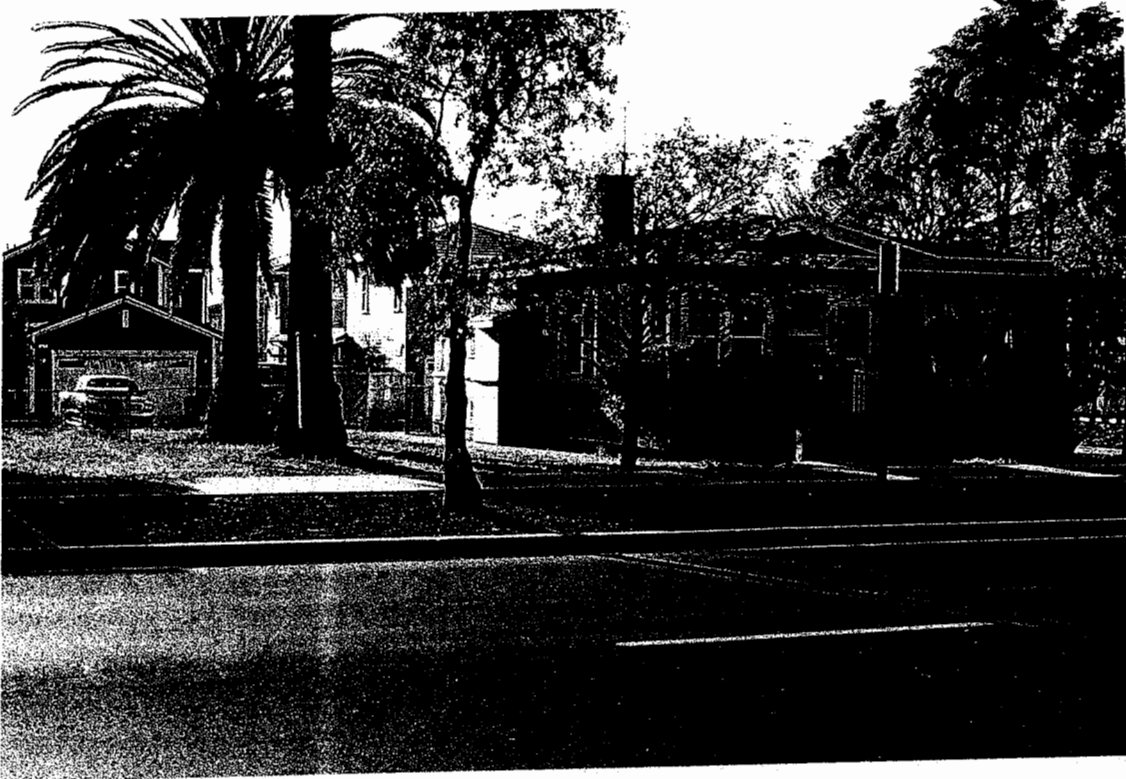
**CERTIFICATE OF APPROPRIATENESS #07-0050**  
**1015 Azuar Drive**  
**CONFLICT OF INTEREST MAP**  
**500' RADIUS**



**ATTACHMENT B**

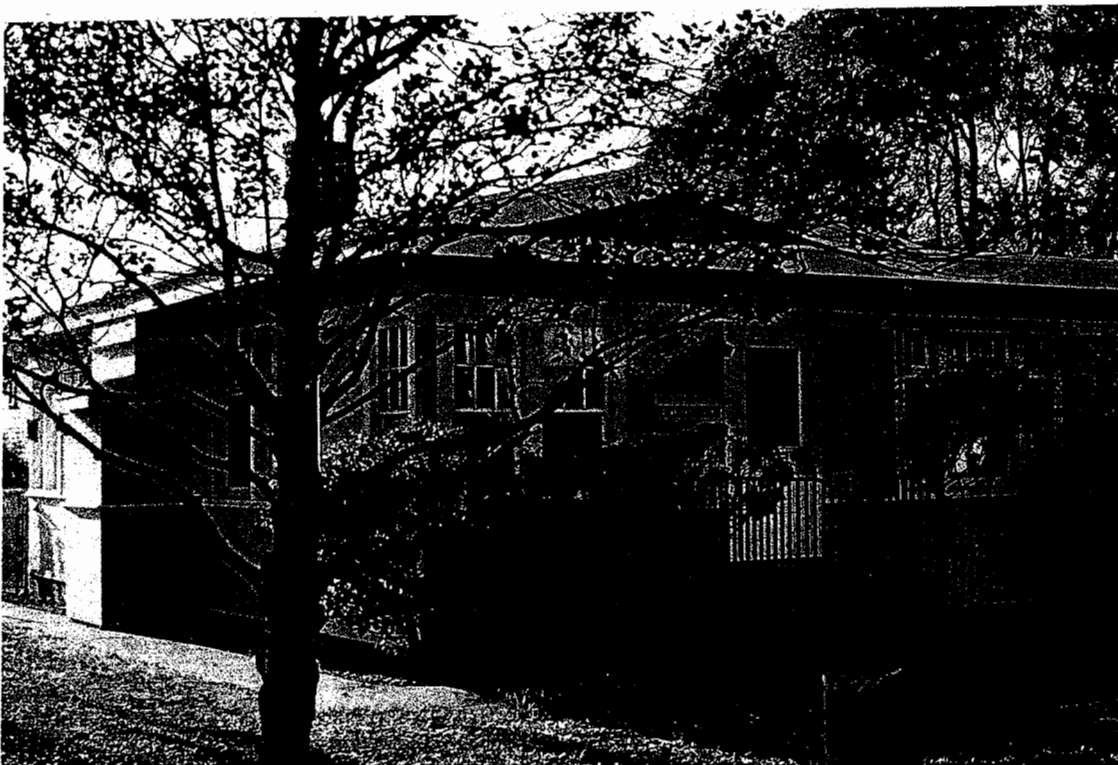
William W. and Betty J. Romine  
1015 Azuar Drive  
APN: 0066-100-020

**Certificate of Appropriateness – Photos**



Existing house  
and neighborhood

view looking west  
through alleyway  
(Butterfly Lane)  
to Lennar homes



Front of existing house

showing the  
forced air unit  
to be removed

the sickly tree  
(*ilex wilsonii*)  
to be removed

the metal railing and  
concrete porch/steps  
to be restored

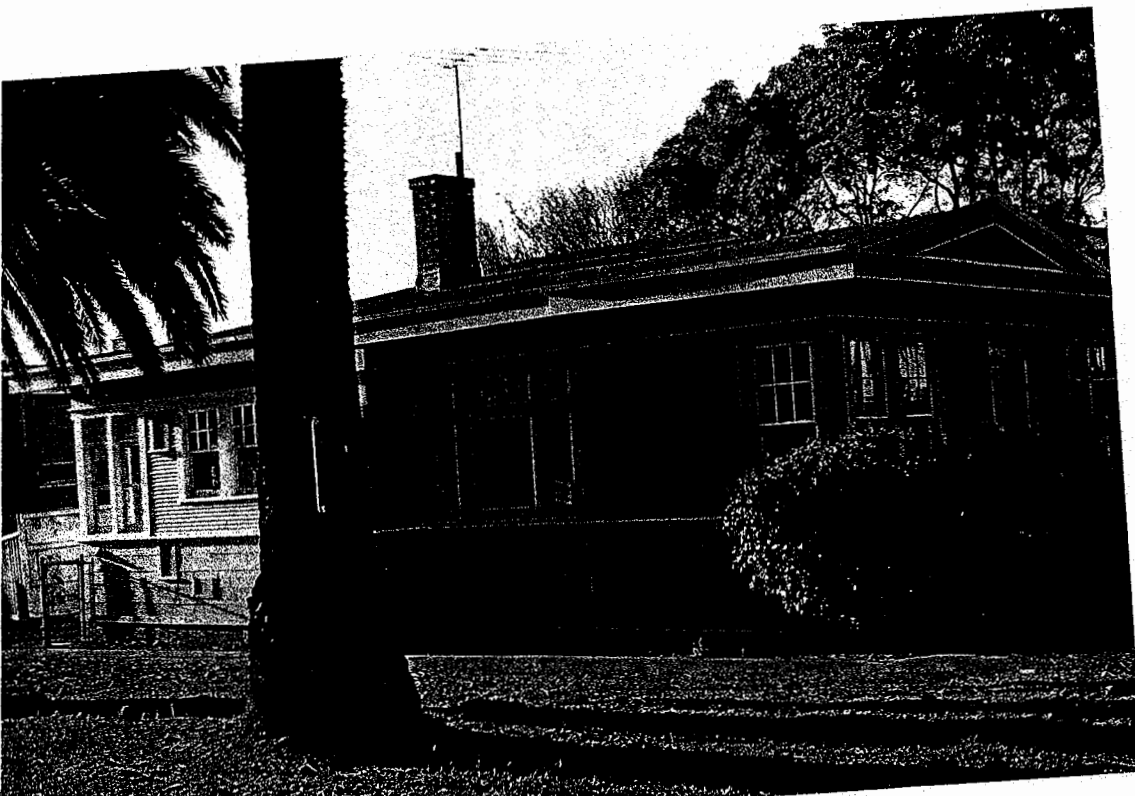
William W. and Betty J. Romine  
1015 Azuar Drive  
APN: 0066-100-020

Certificate of Appropriateness - Photos



Existing house  
and neighborhood

view from  
7<sup>th</sup> St. and Azuar  
looking north to  
John Laing homes



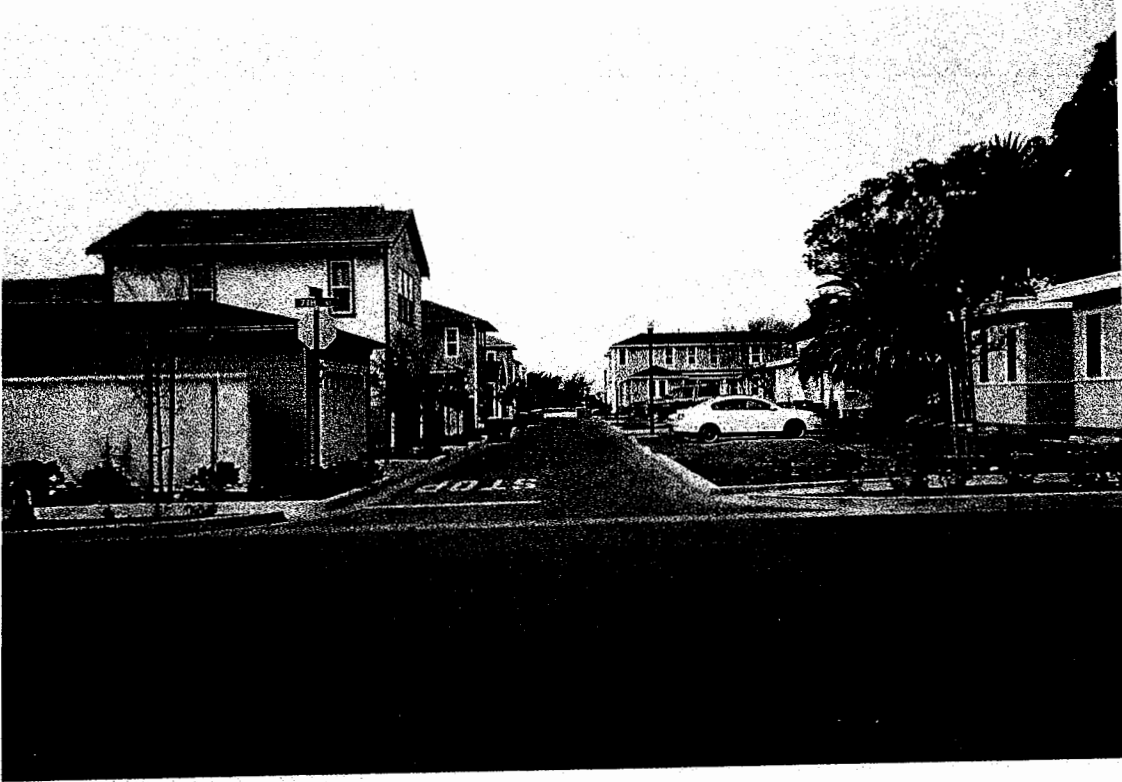
Existing house  
and side yard

view from Azuar  
looking northwest

TV antenna  
to be removed

William W. and Betty J. Romine  
1015 Azuar Drive  
APN: 0066-100-020

Certificate of Appropriateness - Photos



Looking north at Butterfly Lane  
(Driveway behind our house)



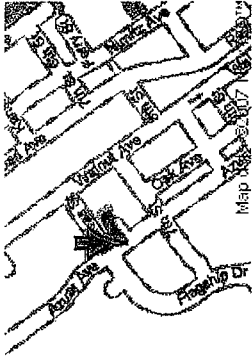
Looking south at Butterfly Lane  
(Driveway behind our house)

Address 1015 Azuar Avenue  
Lot area: Approximately 10,000 square feet  
Building Type: Single Family Residence  
Scope of work: Renovate existing house, construct new garage, build fence. Make house wheelchair accessible.

**Project Data**

- A1 Title Sheet - Notes, Vicinity Map and Site Plan
- A2 (E) House Floor Plan
- A3 (E) Exterior Elevations
- A4 (E) Interior Elevations
- A5 (E) Interior Elevations
- A6 (E) Interior Elevations
- A7 Proposed Site Plan
- A8 Proposed New Garage Plan
- A9 Proposed Exterior Elevations
- A10 Proposed Exterior Elevations
- A11 Proposed House Floor Plan
- A12 Proposed House Interior Elevations
- A13 Proposed House Interior Elevations
- A14 Proposed Mechanical Layout
- A15 Proposed Framing Sections of New Garage
- A16 (E) House Roof Plan and Proposed Garage Roof Plan

**Sheet Index**



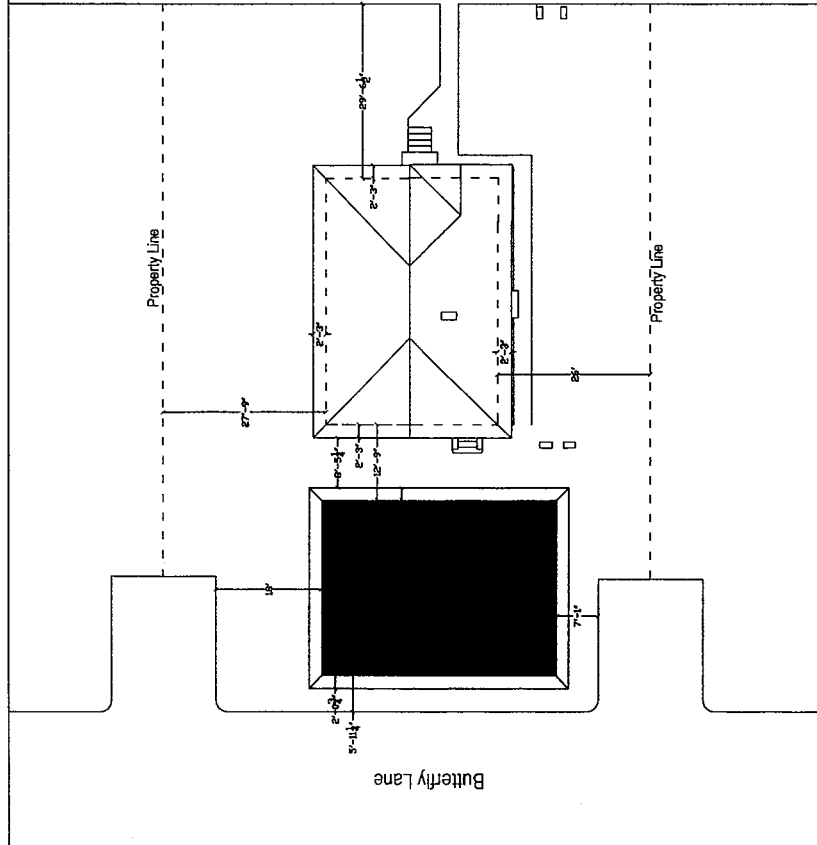
©2007 Google  
Map Data ©2007

**Vicinity Map**



**Symbol Key**

Azuar Ave



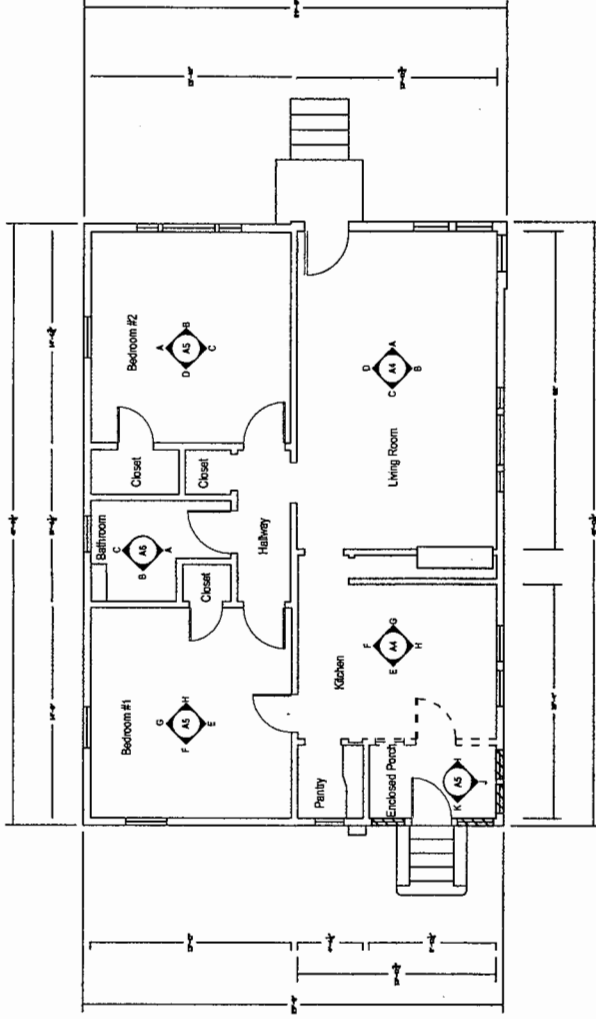
North

**Site Plan**

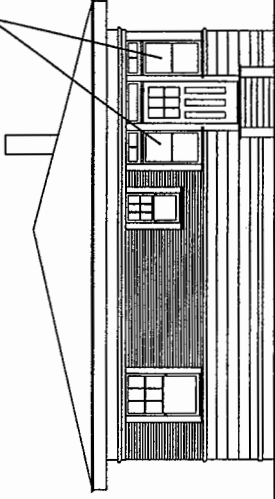
3/32"=1'

**Legend**

(-)	To be Removed
----	Windows at Front
----	Windows at Rear
----	Windows at Side
=====	replace with custom
=====	make double hung wood
=====	windows to match (E)
=====	windows



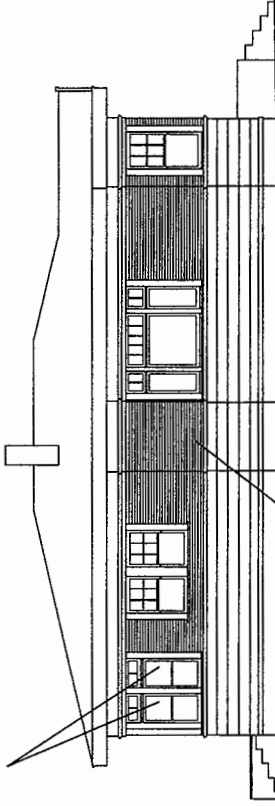
Windows at Porch to be removed and replaced with custom made double hung wood windows to match (E) windows. Windows will be reinstalled 7" higher to allow for raised floor. Floor will be raised to accommodate wheelchair access for homeowner. (E) door to be raised for same reason.



(E) Exterior Elevations - West

SCALE: 1/4" = 1'

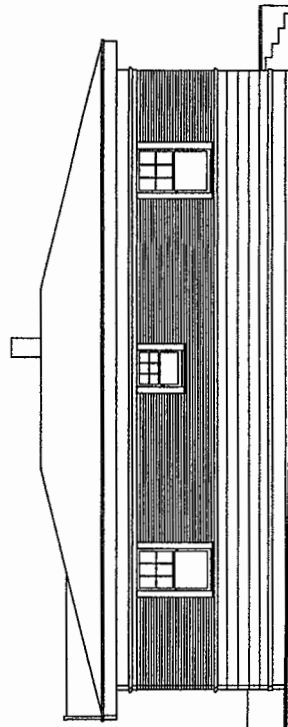
Windows at Porch to be removed and replaced with custom made double hung wood windows to match (E) windows. Windows will be reinstalled 7" higher to allow for raised floor. Floor will be raised to accommodate wheelchair access for homeowner.



(E) Furnace Shed. To be removed. Original Siding and detailing to be replaced/restored.

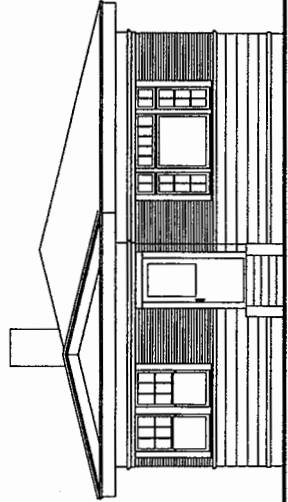
(E) Exterior Elevations - South

SCALE: 1/4" = 1'



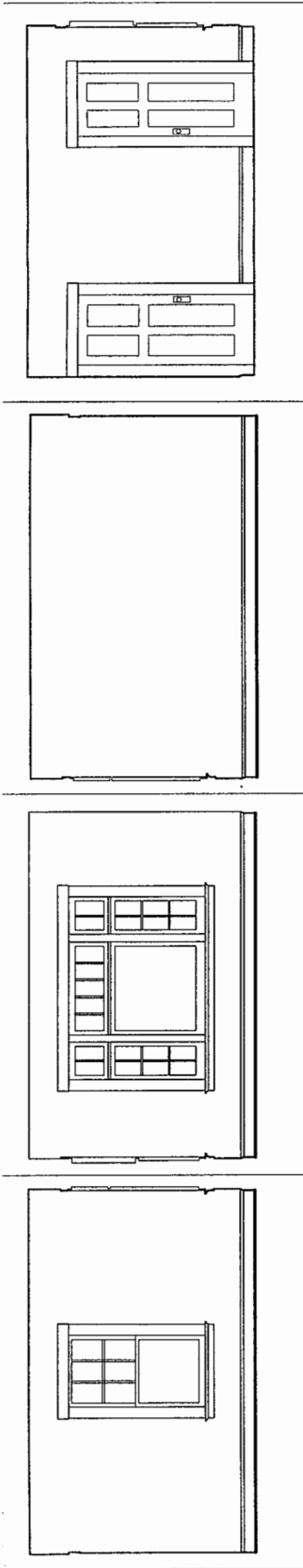
(E) Exterior Elevations - North

SCALE: 1/4" = 1'

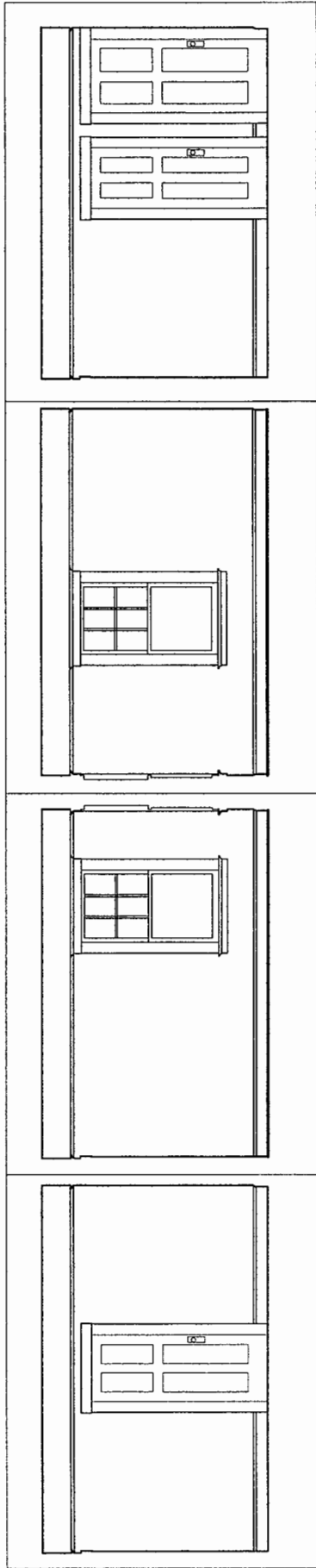


(E) Exterior Elevations - East

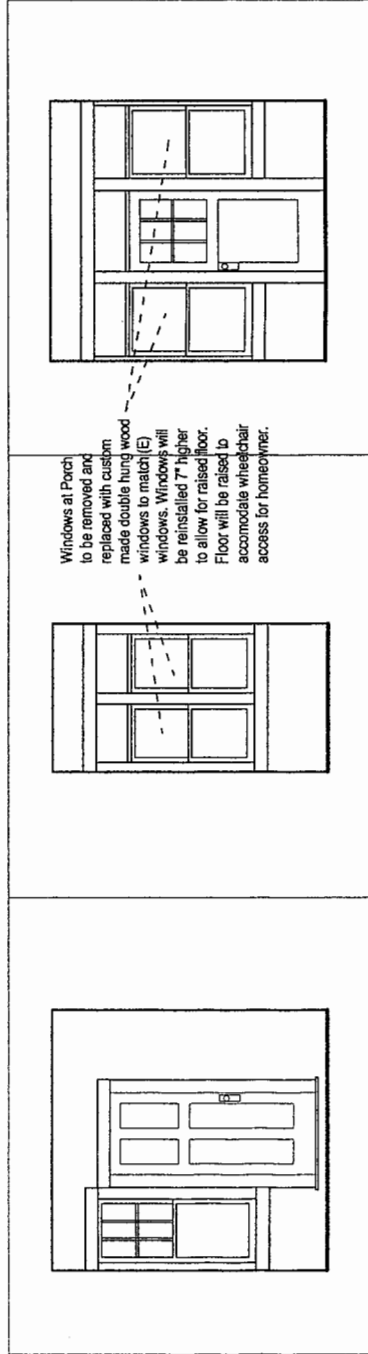
SCALE: 1/4" = 1'



(E) Elevation-Bedroom1 SCALE: 1/2" = 1' (A) (E) Elevation-Bedroom1 SCALE: 1/2" = 1' (B) (E) Elevation-Bedroom1 SCALE: 1/2" = 1' (C) (E) Elevation-Bedroom1 SCALE: 1/2" = 1' (D)

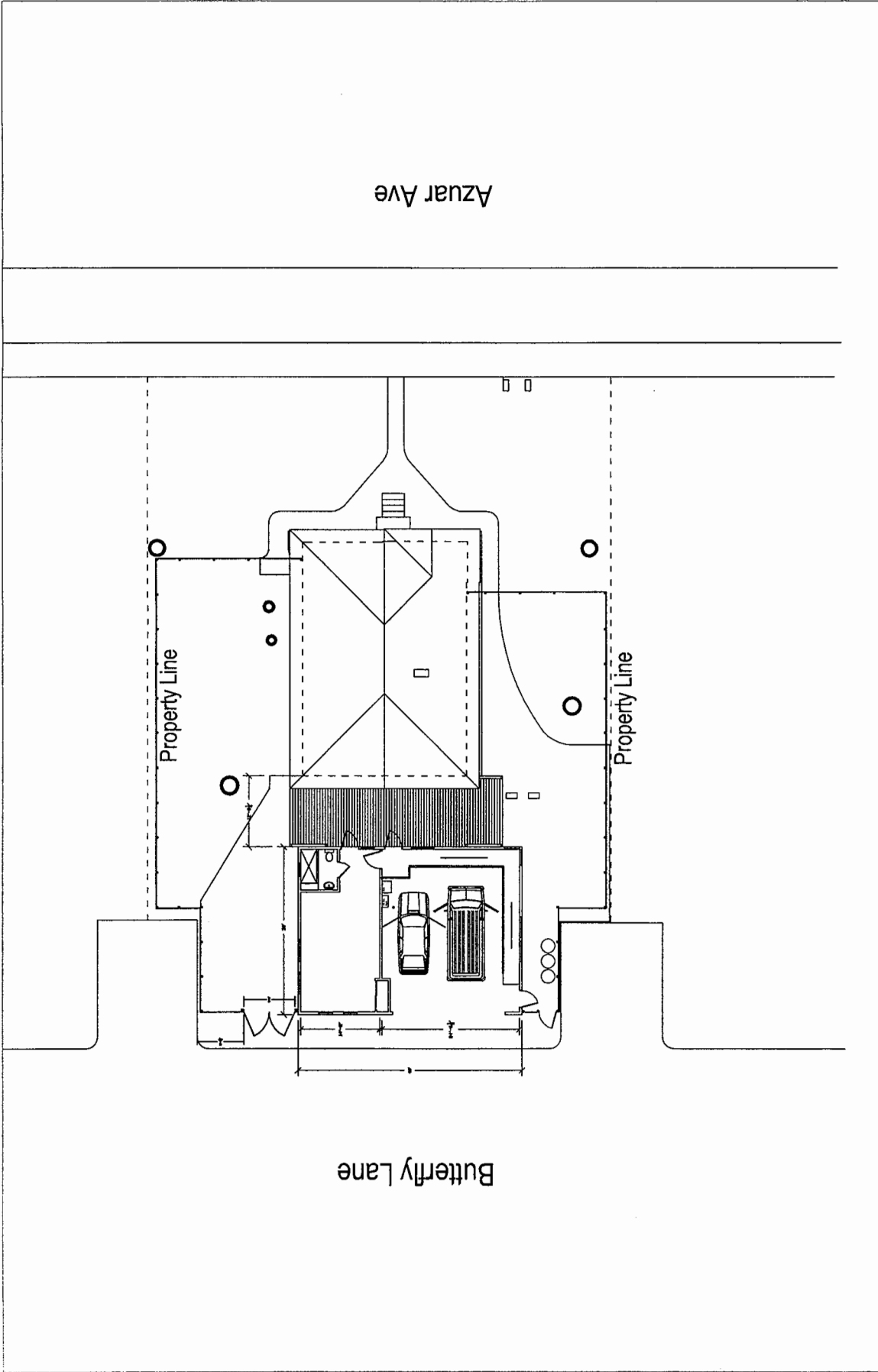


(E) Elevation-Bedroom2 SCALE: 1/2" = 1' (E) (E) Elevation-Bedroom2 SCALE: 1/2" = 1' (F) (E) Elevation-Bedroom2 SCALE: 1/2" = 1' (G) (E) Elevation-Bedroom2 SCALE: 1/2" = 1' (H)



(E) Elevation-Enclosed Porch SCALE: 1/2" = 1' (I) (E) Elevation-Enclosed Porch SCALE: 1/2" = 1' (J) (E) Elevation-Enclosed Porch SCALE: 1/2" = 1' (K)

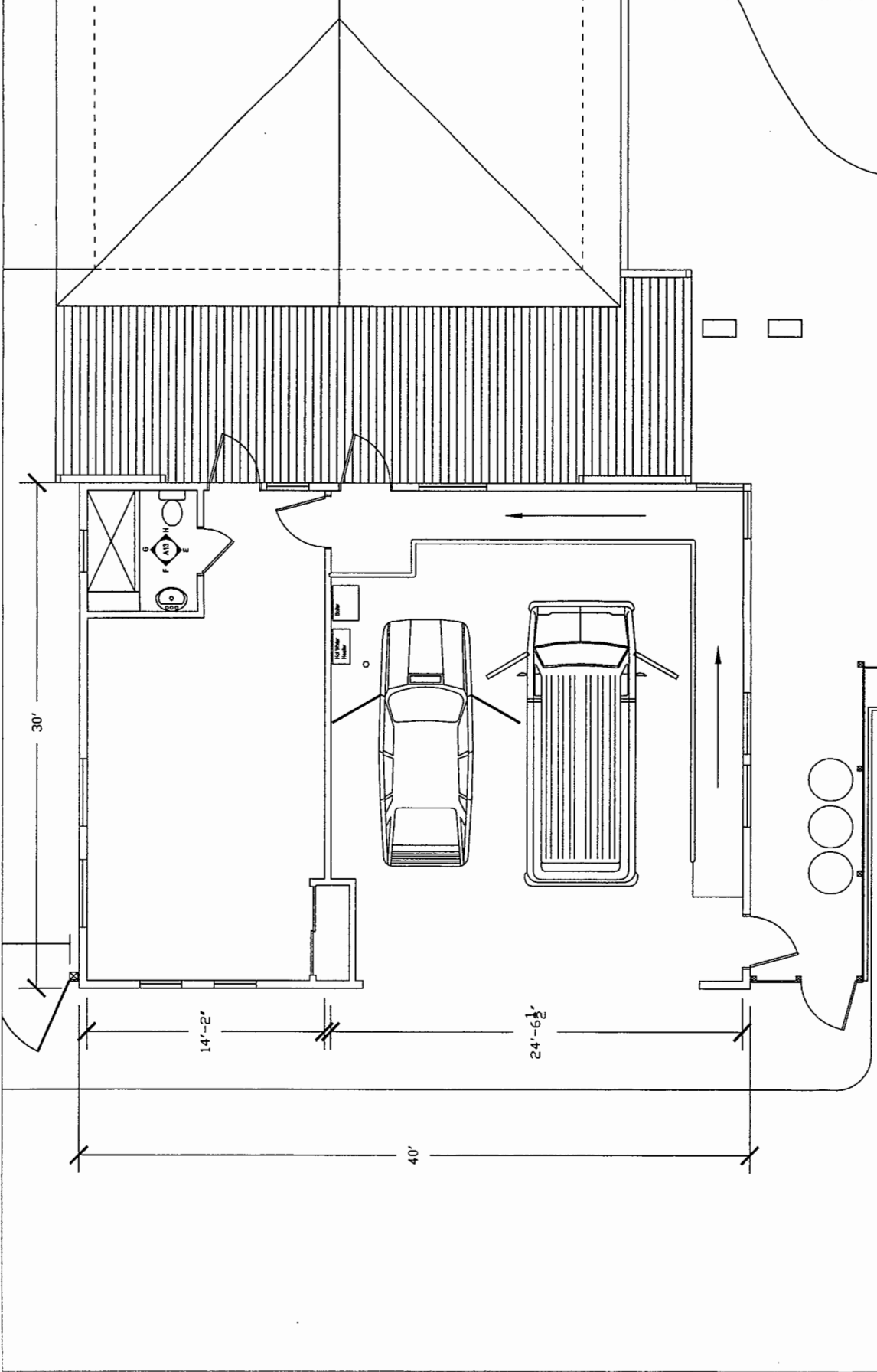
Windows at Porch to be removed and replaced with custom made double hung wood windows to match (E) windows. Windows will be reinstalled 7" higher to allow for raised floor. Floor will be raised to accommodate wheelchair access for homeowner.



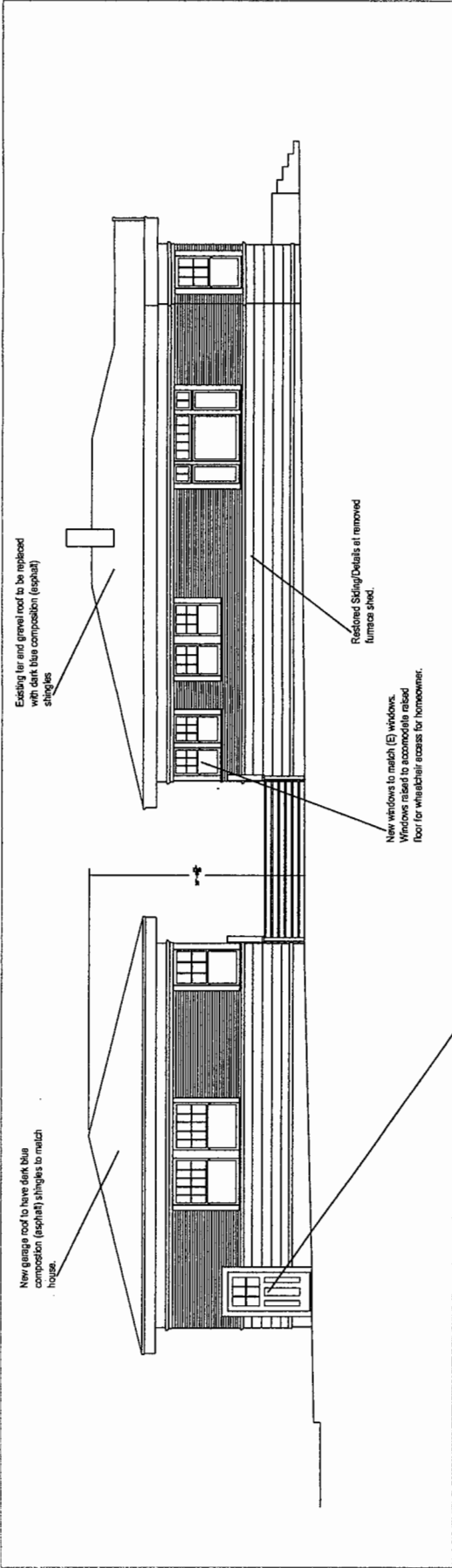
SCALE: 1/8" = 1'

Proposed Site Plan

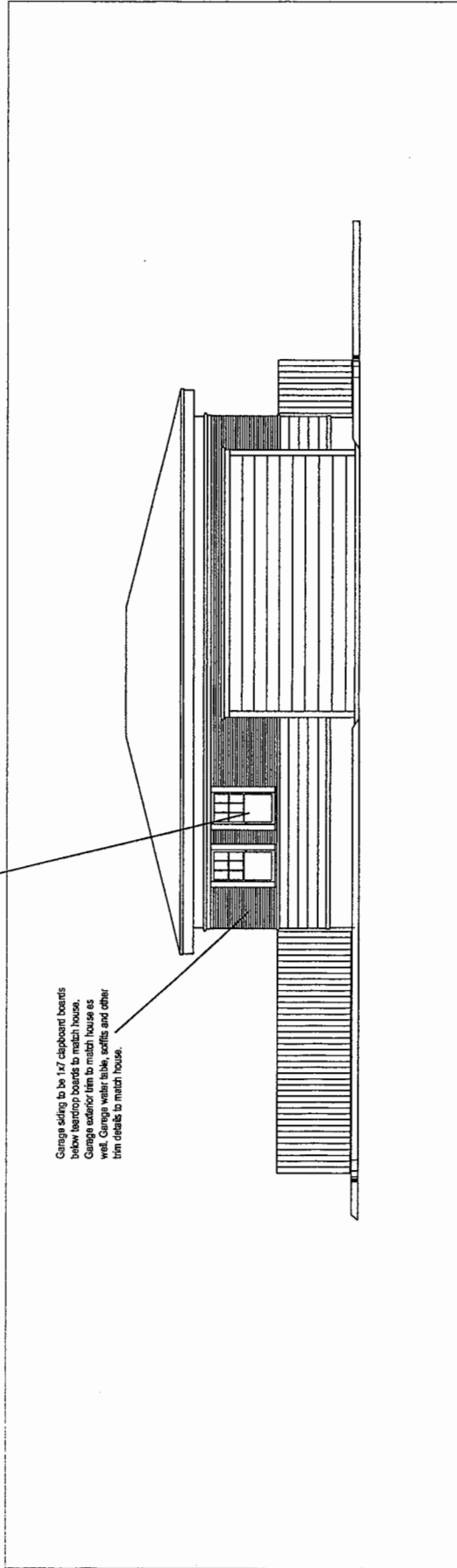




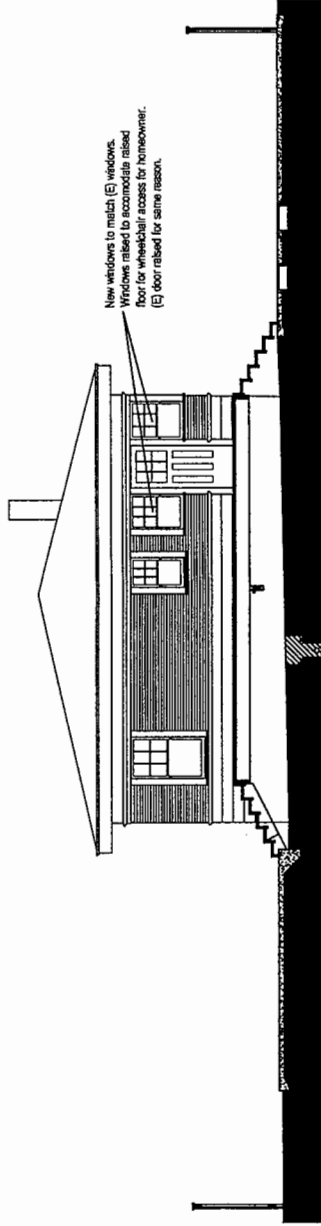
Proposed (N) Garage Plan  
SCALE: 3/8" = 1'



Proposed Garage South Elevation (with e) house) SCALE: 1/4" = 1'

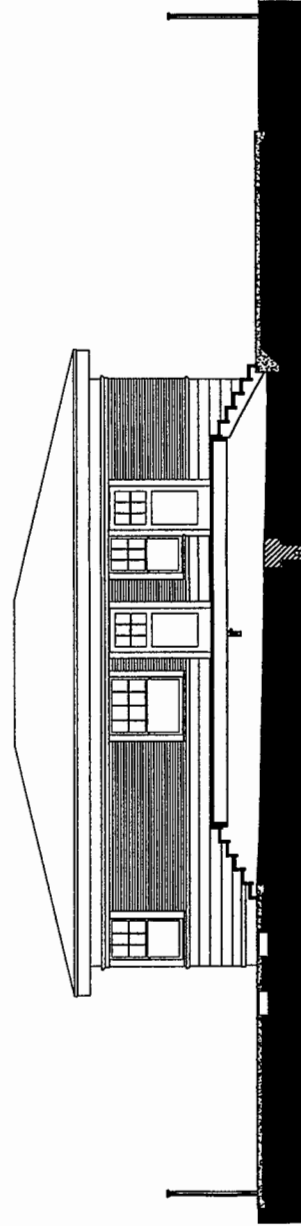


Proposed Garage West Elevation (with e) house) SCALE: 1/4" = 1'



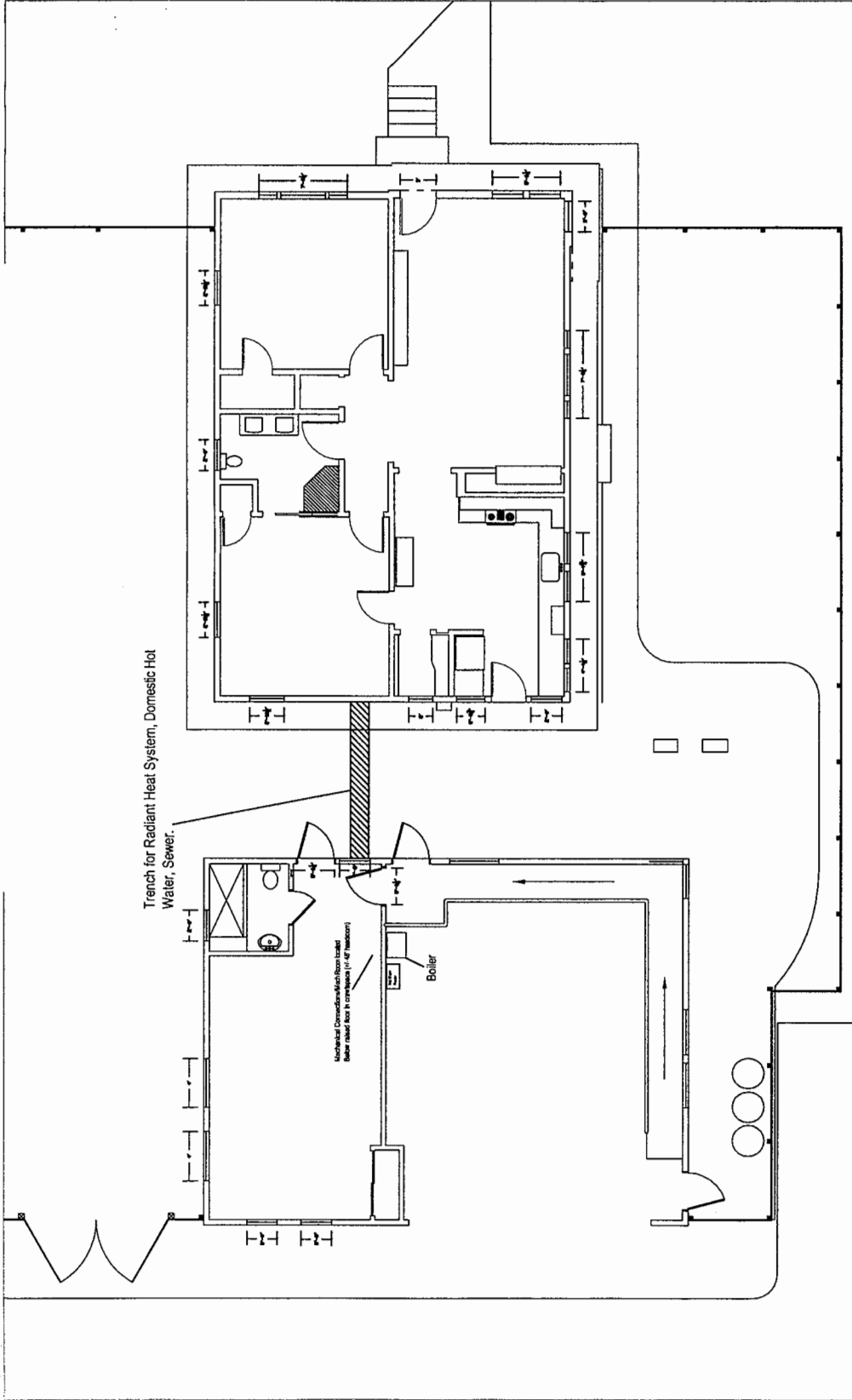
SCALE: 1/4" = 1'

Proposed House West Elevation - Back Entry Altered for Wheelchair Access



SCALE: 1/4" = 1'

Proposed Garage East Elevation



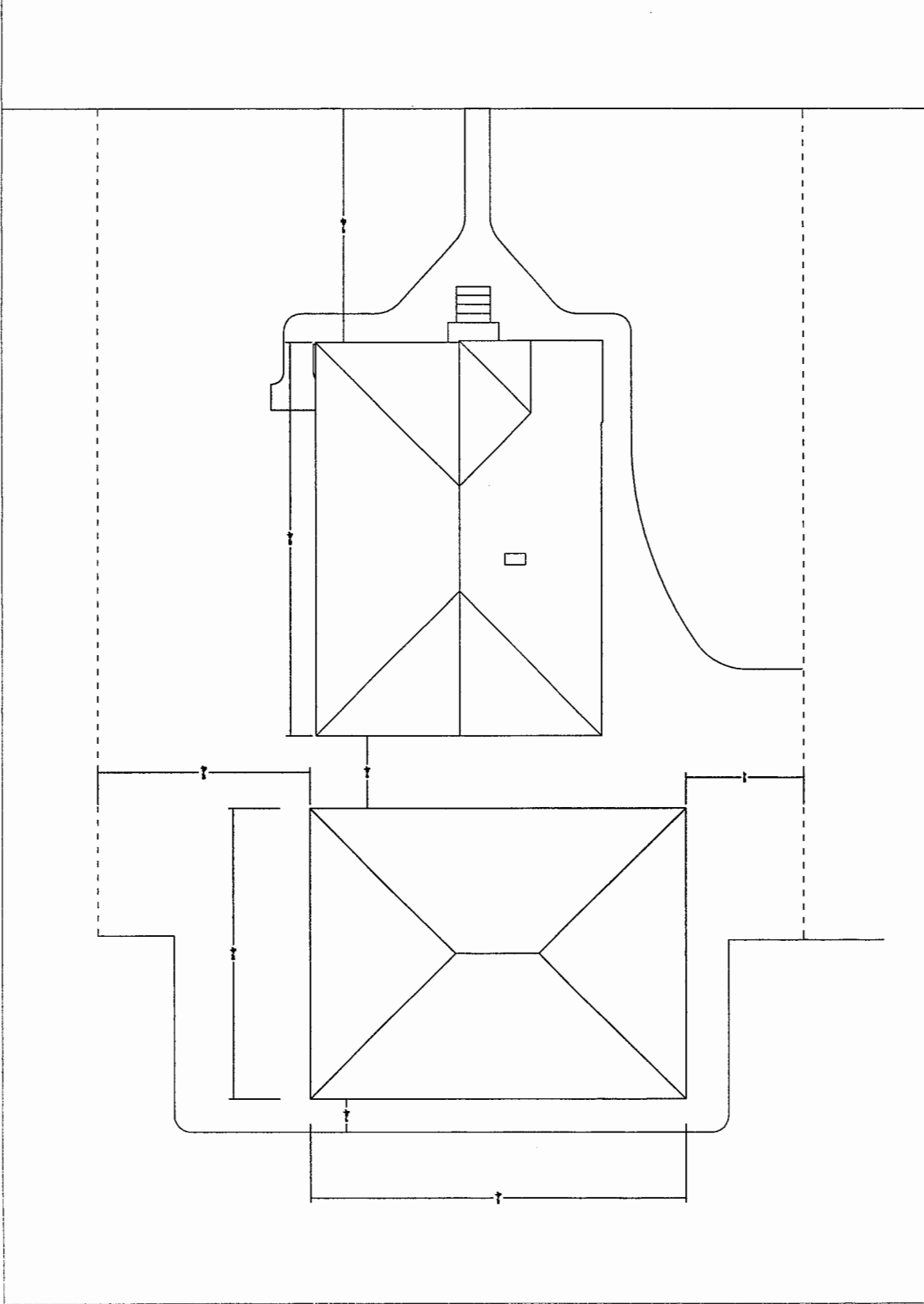
Proposed Mechanical Layout

SCALE: 1/4" = 1'

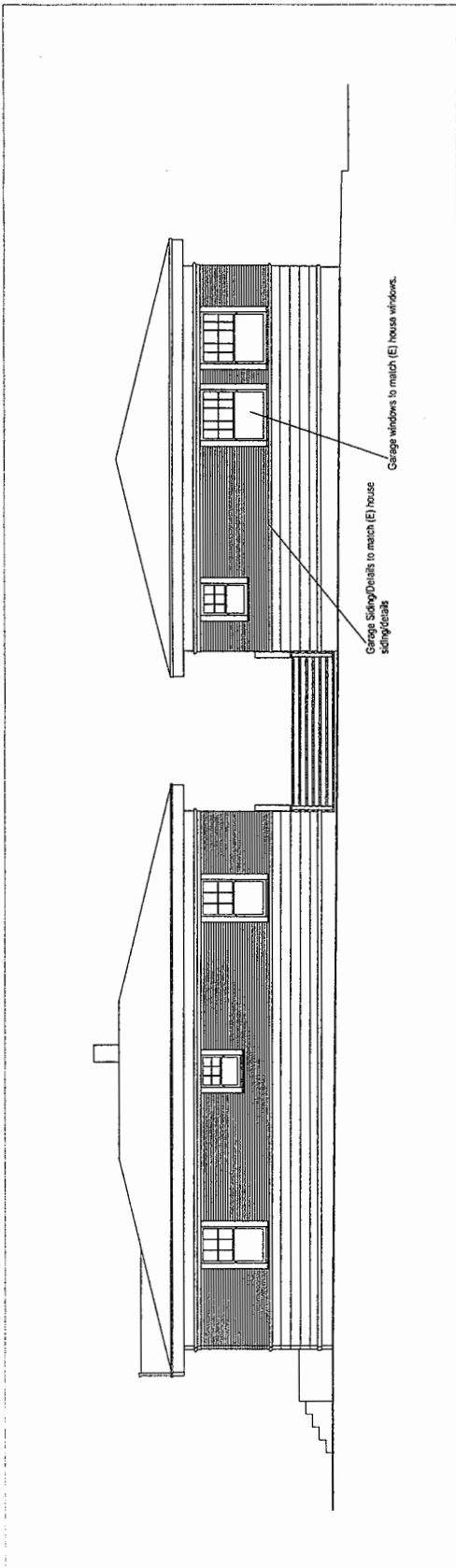


Notes:

- Garage space is unheated
- All equipment located in mechanical area in garage
- All windows are 5'0" tall, single glazed except kitchen (3'6" tall).
- Plan on towel bar radiators in two bathrooms.
- Plan on baseboard radiators at rest of house. Increase tubes as necessary to keep length of tubes limited to window width (dimensions shown on plans).

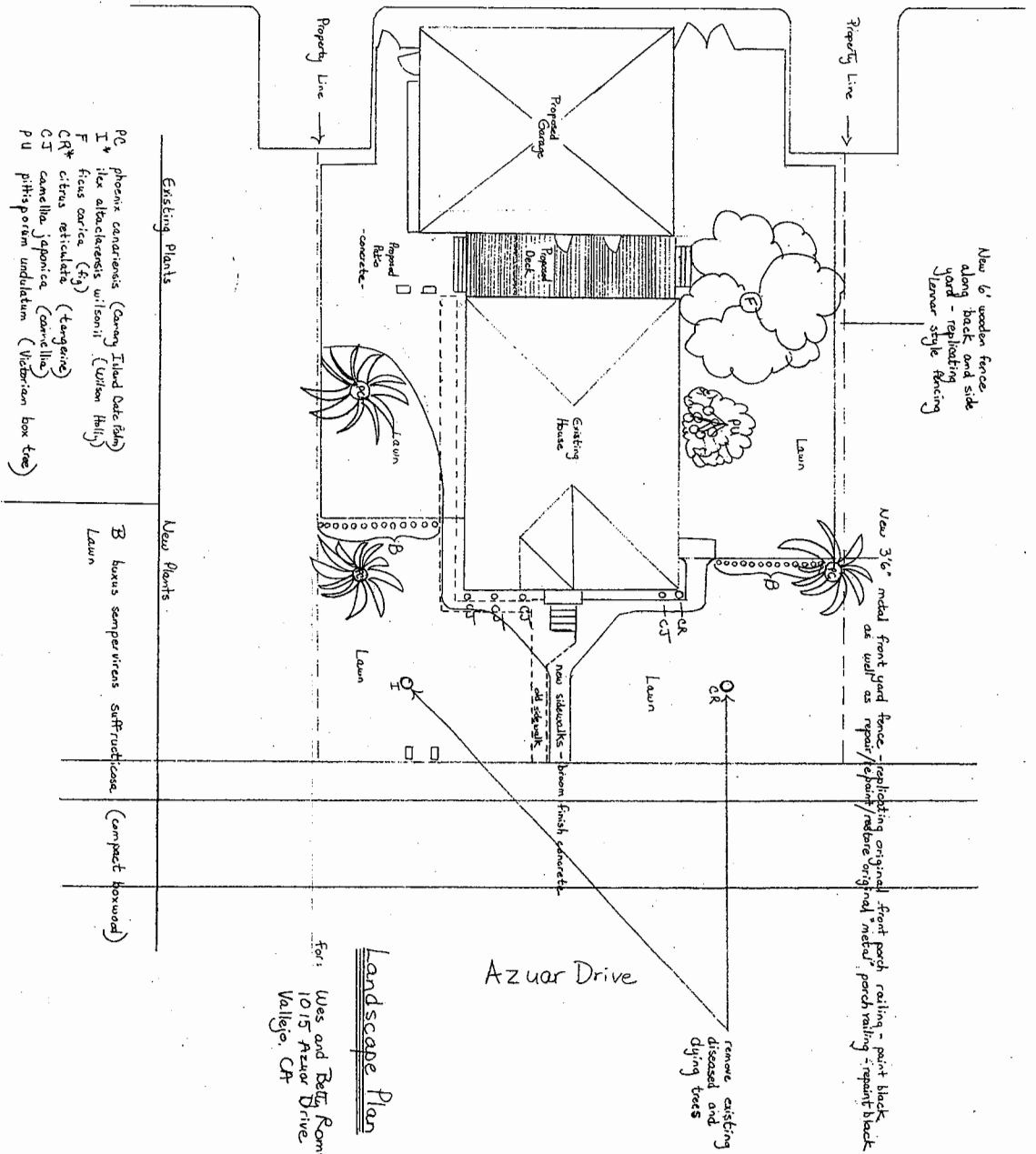


(E) House Roof Plan and (N) Garage Roof Plan SCALE: 3/8"=1'-0"



Proposed Garage North Elevation (with (e) house) SCALE: 1/4" = 1'

# Butterfly Lane



\* propose removing I (one) citrus reticulata and I (one) Ilex wilsonii

Landscape Plan  
 For: Ues and Betty Romire  
 1015 Azuar Drive  
 Vallejo, CA