

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, July 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  
July 17, 2008

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES** – (The June 19<sup>th</sup> minutes are not available at this time)
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.

Architectural Heritage and Landmarks Commission Agenda  
July 17, 2008

**13. PUBLIC HEARINGS**

- a) **Certificate of Appropriateness #08-0012, City Park, North of Louisiana St. at Sacramento St.** Request to construct a new playground structure on the south-west portion of City Park. City Park is located in the St. Vincent's Historic District

**Environmental Determination:** Exempt from the California Environmental Quality Act (CEQA) per Section 15331 (Class 31), as it consists of rehabilitation of historic property in a manner that is consistent with the Secretary of the Interior's Standards.

**Recommendation – Approve** Certificate of Appropriateness #08-0012 based on the findings and conditions provided in the staff report dated July 17, 2008.

**14. OTHER ITEMS**

- a) **Election of Chair and Vice Chair**

**15. ADJOURNMENT**



# ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

## STAFF REPORT

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

**Agenda Item:** 13a

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**Application:** Certificate of Appropriateness #08-0012 as governed by Chapter 16.38, Architectural Heritage and Historic Preservation, Vallejo Municipal Code.

**Recommendation:** **Approve** Certificate of Appropriateness #07-0048 subject to the findings and conditions contained in this staff report.

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1. **LOCATION:** City Park, east of Sacramento Street, West of Marin Street, South of Alabama Street and north of Louisiana Street. APN 0056-072-010
2. **APPLICANT:** Greater Vallejo Recreation District  
395 Amador Street  
Vallejo, CA 94590
3. **PROPERTY OWNER:** City of Vallejo
4. **PROJECT DESCRIPTION SUMMARY:**

The City Park neighborhood desires to construct a new community playground area in City Park. The new playground is to be constructed in an existing grassy area on the south-west portion of the park. Currently, the play area is in the north-east portion of the park, and will be removed when the new structures are completed. The City of Vallejo Housing and Community Development Division has allocated Federal funds to purchase the new equipment. The new equipment will be installed by volunteers.

The new play structures are proposed to be constructed in the Adirondack style, reflecting the design of the simple playground equipment that graced the park in the early part of the 20<sup>th</sup> century. The new equipment would be constructed several theme areas such as a marina, fort and tree house, and include such amenities as a tunnel, wiggle bridge, climbing structures, tunnels, monkey bars and a swing set. A schematic site plan drawn by Leathers and Associates of Ithica NY has been included for your review. Also included is the overall existing site plan, which was designed in 1983. Photos included are from older postcards showing what the City Park was shortly after the turn of the century. Since the

exact type of structures for City Park have not yet been designed, photos showing similar designs in the Adirondack style are included for your review.

### ***Cultural Landscape Report***

A *Cultural Landscape Report* was prepared for City Park, and a copy of the report was distributed to the Commission last December. This report is intended to be used by the Architectural Heritage and Landmarks Commission in assessing the appropriateness of various undertakings such as additions or change to park infrastructure; by City staff in determining best maintenance practices; by the Vallejo Architectural Heritage Foundation to support fundraising, advocacy and volunteer efforts; and by other civic improvement organizations to bracket specific sponsorship projects. The Report identifies features that define the historic character of City Park through an assessment of its historic evolution and period of significance. Based on that information, the appropriate treatment will be identified for any changes to the Park. At the December, 2007 meeting the Commission reviewed and approved a concept plan for a new 750 square foot community building. The playground project is the second of a series of changes and improvements slated for City Park over the next few years.

A history of City Park is included in this *Cultural Landscape Report*, starting on page 5 of the *Report*. This history is important to review and consider when assessing changes or additions to City Park.

Pages 45 through 51 of the *Cultural Landscape Report* discuss the history of playground structures at City Park. The first rustic playground equipment was located along the Marin Street edge of the park. When Marin Street was widened, it was moved closer to the center of the park. As part of a 1983 re-design, it was moved once again to the north-east corner of the park. Since the playground has moved twice during City Park's history, and the original site right along Marin Street would no longer be considered safe due to high traffic volume, the particular location of the playground is not considered a critical factor in regards to the Secretary of the Interior's standards. A larger area will be needed than in the current playground to accommodate equipment suitable for all age groups. It appears that the most appropriate place to relocate the playground equipment is within the circle of sycamore trees in the southwest quadrant of the Park. The proposed location can accommodate a larger play structure that would have areas for both younger and older children.

In order to be most consistent with the Standards as well as the Park's history, the new playground equipment will be designed to replicate the historic rustic or Adirondack style. Modern materials required for safety should reflect the rustic wooden construction of the historic play structure, as well as be sensitive to the parks collection of historic trees. Appropriate materials for the structure include

treated wood, plastic made to look like wood or a combination of those materials, with some elements of powdercoated metal, plastic or other materials allowed as small decorative details. Bright plastic or metal or off-the-shelf playground equipment is not appropriate. Staff believes that type of play structure described in his draft proposal is within the spirit of the Cultural Landscape Report.

As was the case with the review of the building in December, staff encourages the Commission to save this copy of the *Cultural Landscape Report* to use when reviewing future projects in City Park. Future projects will include changes to the existing landscaping and lighting.

**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) because it consists of an addition to an historic resource in a manner consistent with the Secretary of the Interior's Standards.

**6. NOTICING AND PUBLIC COMMENTS**

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 and the Vallejo Architectural Heritage Foundation on July 3, 2008.

**7. STAFF 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 project, as designed, is compatible with the historic landscape as City Park originally contained a play structure. The proposed structure attempts to retain the traditional spirit of the original Adirondack-style while using required modern materials.

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 basic configuration of City Park remains intact. No major trees are being removed.

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 new playground structure is proposed to be constructed from modern materials in a traditional style.

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

The existing playground structure that was installed in 1983 will be removed. These existing play facilities have not been identified as having acquired historic significance in their own right.

5. *"Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."*

No changes to any other features of the park are planned at this time.

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."*



This project does not propose any changes to the existing "Tree House", structure in the park, or any other historic features. However if repairs/modifications are proposed at a later date to any park facilities, the above Standard will apply.

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 specifically proposed in this project as it involves the construction of a new building. .

8. *"Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken."*

If archeological resources are identified in the subject area when construction begins, additional archaeological exploration shall be recommended to determine the importance of the site by CEQA criteria. All archaeological excavation and monitoring activities shall be conducted in accordance with prevailing professional standards outlined in Appendix K of the State CEQA Guidelines and by the California Office of Historic Preservation.

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."*

This project involves the construction of a new play structure. Previously, the Commission approved a COA for a new community building. No other changes are proposed for City Park at this time. The features and details of the new play structure protect the integrity of City Park by being compatible with the historic use of the park, while being constructed from modern materials.

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 of a new play structure and removal of the existing play area would not impair the essential form and integrity of the historic properties and surrounding environment.

## **Conclusion**

The proposed new play structure would not affect the historic nature of the district except as noted above and conditioned below.

## **8. STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** Certificate of Appropriateness #08-0012 subject to the following:

### **Findings**

1. The proposed project shall not adversely affect the relationship and congruity between the subject property and its surroundings in City Park, including the existing landscaping on the property and other structures in the area per Section 7 of this report.
2. The proposed project would not adversely affect the special character of the St. Vincent's Historic District per Section 7 of this report.

## **9. CONDITIONS OF APPROVAL**

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 final construction and landscape drawings to the Secretary of the Commission for review.

## **10. PROJECT REQUIREMENTS**

1. Standard practices for protecting archeological resources shall be applied. The applicant shall ensure that all workers at the site are familiar with and comply with these practices and all other requirements of this project.
2. All contractors and subcontractors on the project shall obtain City of Vallejo business licenses.
3. Construction-related activities for the play structure shall be limited to between the hours of 7 a.m. and 8 p.m. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
4. 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.

5. 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.

## 12. 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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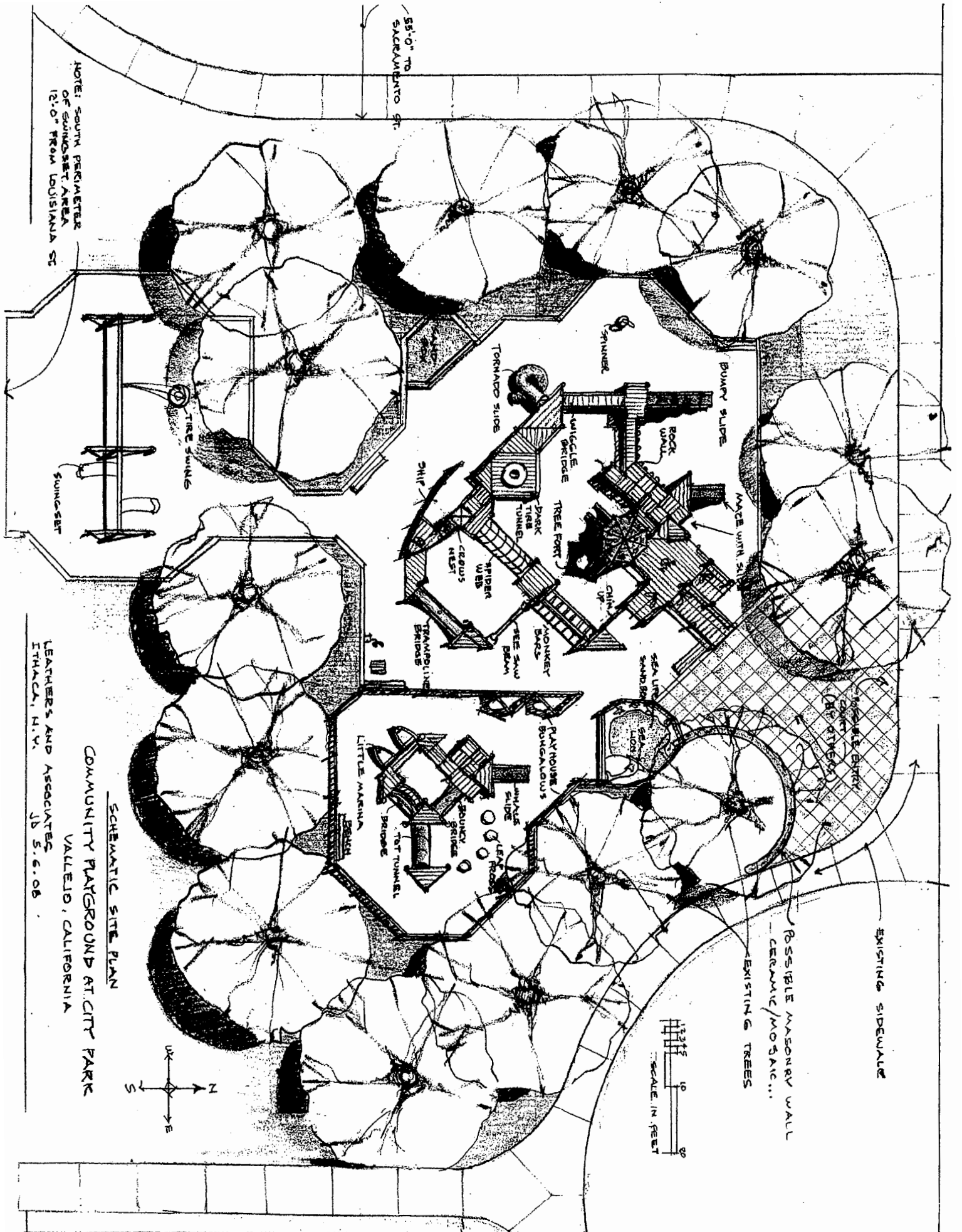
The applicant or any party aggrieved by a determination of the Architectural Heritage and Landmarks Commission may appeal the action to the City Council. Such appeal must be filed in writing with the City Clerk within ten (10) calendar days after the action by the Architectural Heritage and Landmarks 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.

### ATTACHMENTS:

1. Project Plans and City Park site plan.
2. Photos of similar play structures

Prepared by:

  
Bill Tuikka, Associate Planner, Secretary of the AHLC

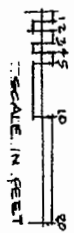
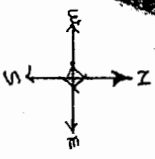


NOTE: SOUTH PERIMETER OF SWINGSET AREA 12'-0" FROM LOUISIANA ST

55'-0" TO SACRAMENTO ST.

SCHEMATIC SITE PLAN  
COMMUNITY PLAYGROUND AT CITY PARK  
VALLEJO, CALIFORNIA

LEATHERS AND ASSOCIATES  
ITHACA, N.Y. JB 5.6.08

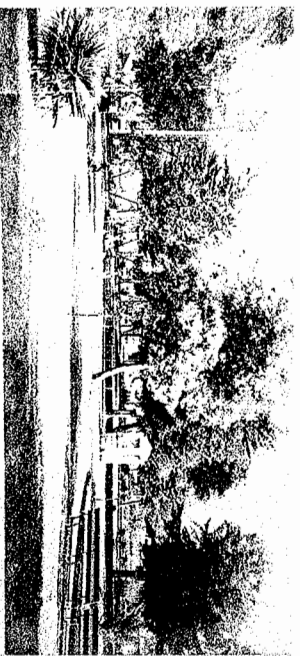


EXISTING TREES  
POSSIBLE MASONRY WALL - CERAMIC/MOSAIC...

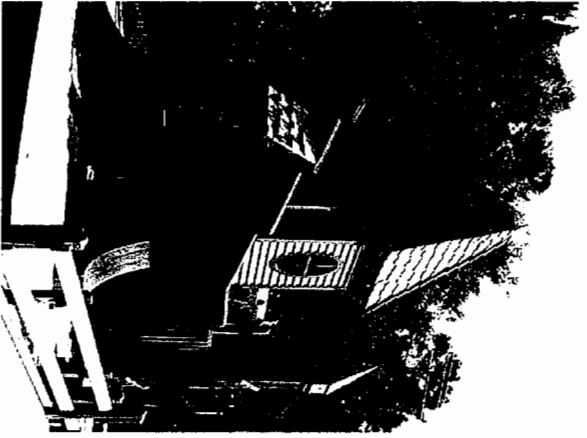
EXISTING SIDEWALK

## Images of the original City Park Playground

The only images we have of the original City Park Playground come from postcards circa 1910-1920. These show rustic, Adirondack-style play structures located along the Marin Street side of the park. The structures can be difficult to make out in some of these images, but the beauty of the materials in the Park's setting is clear.



**Contemporary Playground Structures, similar to proposed City Park Playground**  
Please note the appropriate use of materials in keeping with the Adirondack-style aesthetic



**Additional Items**

Item	Quantity	Ea	Notes	Unit price	Cost
Cradle Climber	1	Ea	From Darquest Industries		
Cargo Net	1	Ea	From Darquest Industries		

**LUMBER:**

**PRESSURE-TREATED LUMBER:**

The grade and quality of lumber must be Dense Select Structural Southern Yellow Pine (DSS SYP). The lumber must be pressure treated to a minimum retention level of .40lbs/cu.ft.if ACQ Preserve or to a minimum retention level of .21lbs/cu.ft.if Wolmanized (CBA). The lumber must also be Kiln Dried After Treatment (KDAT) to a maximum moisture content of 19%. Lumber that meets our specifications will be tagged accordingly. The lumber must be pressure treated with one of the following preservatives:

web **ACQ Preserve®**: An arsenic-free alternative to traditional pressure-treated wood.

web **Wolmanized® Natural Select™** : An arsenic-free alternative to traditional pressure-treated wood.

Item	Quantity	Ea	Notes	Unit price	Cost
2x10x14'	30	Ea			
2x8x14'	20	Ea			
2x6x16'	30	Ea			
2x6x14'	670	Ea			
2x4x16'	30	Ea			
2x4x14'	190	Ea			
8x8x16'	3	Ea	Pressure-treated to a minimum of .60 lbs./cu.ft. retention if ACQ or .31 lbs./cu.ft. retention if CBA. Must be No.1 dense.		
6x6x12'	50	Ea	Pressure-treated to a minimum of .60 lbs./cu.ft. retention if ACQ or .31 lbs./cu.ft. retention if CBA. Must be No.1 dense.		
4x4x16'	30	Ea	Pressure-treated to a minimum of .40 lbs./cu.ft. retention if ACQ or .21 lbs./cu.ft. retention if CBA. Must be No.1 dense.		
5/4x2-3/4x4'	370	Ea	Must be No.1 dense or higher (for fence pickets with names)		

**6"x10" WOODEN BEAMS (special order)**

The beams must be pressure treated to a minimum retention level of .40lbs/cu.ft if ACQ or .21 lbs./cu.ft. retention if CBA. Check with mill that is supplying the other lumber items for your playground for the availability of these beams. The lumber must be pressure treated with one of the following preservatives:

**ACQ Preserve®**: An arsenic-free alternative to traditional pressure-treated wood.

**Wolmanized® Natural Select™**: An arsenic-free alternative to traditional pressure-treated wood.

Item	Quantity	Ea	Notes	Unit price	Cost
6"x10"x20'	1	Ea	Tire swing beam		
6"x10"x12'	1	Ea	Swing beam		

**PLASTIC COMPOSITE LUMBER:**

**web TREX (Winchester Grey):** Trex is a composite lumber (wood and plastic) made from recycled materials.

**web EverGrain composite decking:** EverGrain is a composite lumber (wood and plastic) made from recycled materials.

**web MoistureShield Composite Decking-Classic:** MoistureShield is a composite lumber (wood and plastic) made from recycled materials.

Item	Quantity		Notes	Unit price	Cost
2x6x16'	290	Ea			
2x4x16'	160	Ea			
5/4x6x16'	20	Ea			

**# NON PRESSURE-TREATED LOCAL LUMBER:**

# 2 grade framing lumber from local sources. Get donated from local lumberyard.

Item	Quantity		Notes	Unit price	Cost
2x6x14'	40	Ea			
2x4x14'	40	Ea			
Plywood	3	Ea	1/4" or 1/2" x 4' x 8'		

**HARDWARE:**

**NAILS (Some of these are special order)**

All must be hot-dipped (double-dipped) galvanized.

Item	Quantity		Notes	Unit price	Cost
! 20d ardox	170	Lbs	Spiral galvanized deck nail (must order through Darquest)		
! 10d ardox	140	Lbs	Spiral galvanized deck nail (must order through Darquest)		
# 40d ardox	13	Lbs	5" long galvanized pole barn nail (ring shank acceptable)		
! 8d ardox	30	Lbs	Spiral galvanized deck nail (must order through Darquest)		
# Roofing nails	1	Lbs	1-1/2" Galvanized roofing nail		

**PAN HEAD SCREWS**

Item	Quantity		Notes	Unit price	Cost
# 1" screws	374	Ea	#8 stainless steel pan head screw, phillips head		



**FACTORY DIRECT EQUIPMENT:**

The following items must be purchased through our office, as we work directly with a manufacturer to supply the appropriate equipment. No substitutions are allowed. We will send you an invoice for the equipment and place the order for you with enough lead time to allow for delivery prior to construction. **In order to ensure that delivery is made in time for construction, payment must be made by the date stated on the invoice. We will also need a delivery address.**

**PLASTIC SLIDES:**

Item	Quantity		Notes	Unit price	Cost
Spiral tube	1	Ea	#0744141	\$ 3,270	\$ 3,270
Wave (long)	1	Ea	#0745241	\$ 870	\$ 870
D-Rail (tot wide)	2	Ea	#0744641	\$ 520	\$ 1,040

**PLASTIC CAPS FOR POSTS:**

			Notes		
6x6 caps	90	Ea	PC-66 #0067855	\$ 8	\$ 720

**ROCK WALL HANDHOLDS:**

Item	Quantity		Notes	Unit price	Cost
Rock wall handholds	4	Set(s)	#CRH. Note: This is the number of sets to order. There are 4 in a set.	\$ 35	\$ 140

**SWING SEATS:**

Item	Quantity		Notes	Unit price	Cost
Rubber bumper	2	Ea	Rubber bumper edge seat #S-02, #0060250	\$ 23	\$ 46

**HARDWARE PARTS:**

Item	Quantity		Notes	Unit price	Cost
Steering wheel	1	Ea	A-40, #0764650	\$ 70	\$ 70
Tire eye bolts	1	Ea	SH-08 #0065800 - set of 3	\$ 20	\$ 20
Clevis eye connectors	22	Ea	SH-40 #0069100	\$ 5.50	\$ 121
Allen wrench	2	Ea	SH-41 #0069110	\$ 4	\$ 8
Swing hangers	4	Ea	SH-04, #0065501 (wood)	\$ 30	\$ 120
Tire swing swivel	1	Ea	SH-01, #0065101	\$ 250	\$ 250

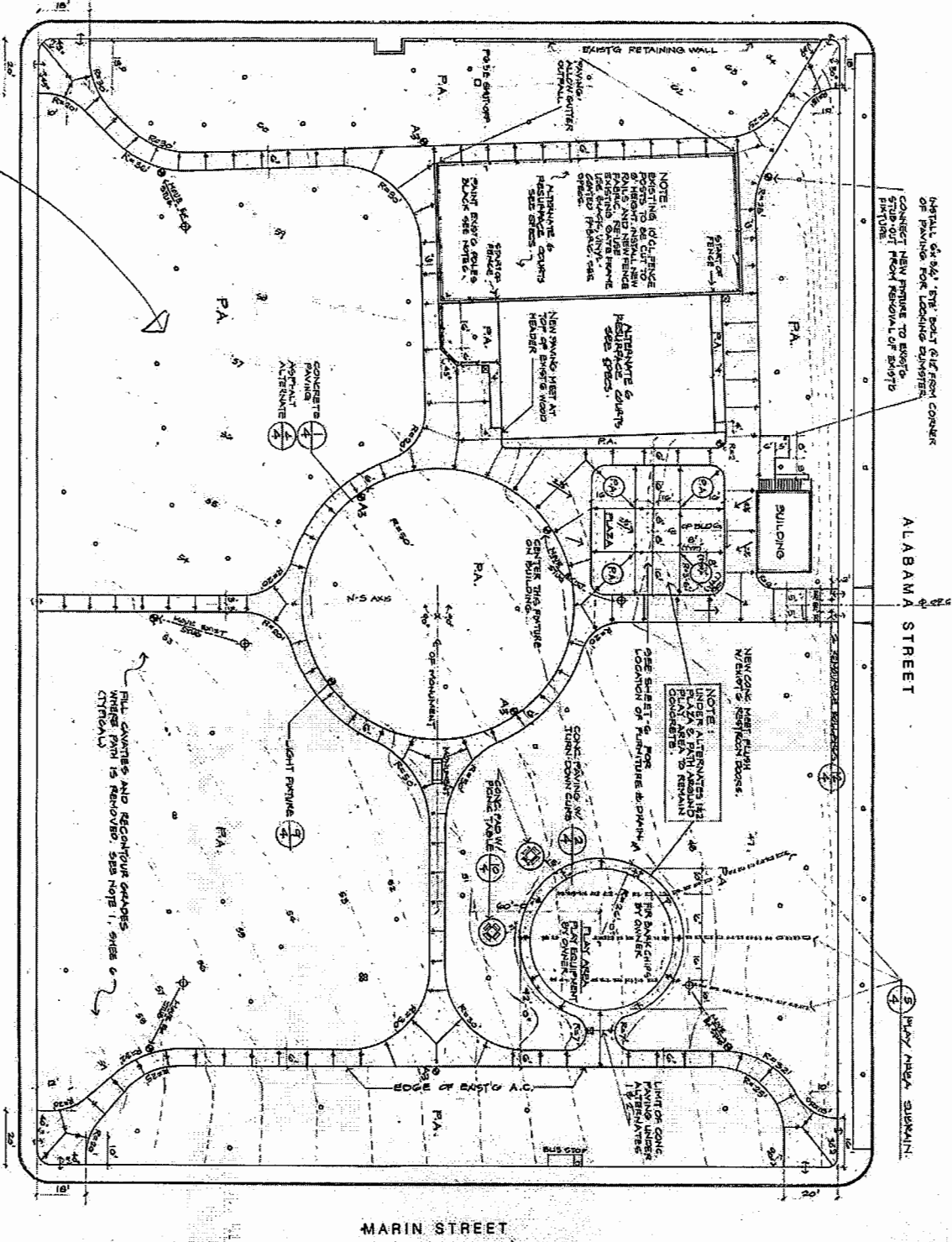
**CRAWL TUNNELS:**

Item	Quantity		Notes	Unit price	Cost
6'-8"x4'-9"	1	Ea	#074551 (6')	\$ 1,530	\$ 1,530

SACRAMENTO STREET

CITY PARK TODAY - THE 1983 DILLINGHAM PLAN

*Location of proposed play ground*



MARIN STREET