



AGENDA

City Of Vallejo Architectural Heritage and Landmarks Commission REGULAR MEETING – 6:30 P.M.

Angela McDonald (Chair)
Melissa Bowman (Vice-Chair)
Jimmy Genn
Brendan Riley
Lina Villenas
David McCandless
Pearl Jones Tranter

City Council Chambers
555 Santa Clara Street
Vallejo, CA 94590
www.cityofvallejo.net

January 17, 2019

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Architectural Heritage and Landmarks Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Agenda Items. Those wishing to address the Architectural Heritage and Landmarks Commission (AHLC) 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.

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.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the AHLC will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the AHLC. Such documents may also be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

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.

	The Vallejo Room in the JFK Library is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.
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If you have questions regarding any of the following agenda items, please contact the AHLC Secretary, Aaron Sage at 707-648-5391 or aaron.sage@cityofvallejo.net.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL

4. APPROVAL OF MINUTES

- A. September 21, 2017
- B. October 16, 2018
- C. November 15, 2018

5. WRITTEN COMMUNICATIONS

6. SECRETARY'S REPORT

- A. Notification of Administrative Approval of Certificate of Appropriateness #18-0022 for Reasonable Necessity Finding for Demolition/Dismantling of Building 834 on Mare Island
- B. Rules of Decorum Ordinance at City Council, January 22, 2019
- C. Board/Commission openings (including AHLC) – application deadline extended to January 25, 2019
- D. 2019 California Preservation Foundation conference – May 8-11, Palm Springs

7. REPORT OF THE CITY COUNCIL LIAISON

8. COMMUNITY FORUM

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his/her name and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes. The Commission may take information but may not take action on any item not on the agenda.

9. 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.

10. PUBLIC HEARINGS

- A. **602 Georgia Street** – Certificate of Appropriateness #18-0018; a request to renovate an existing single-family residence and construct an addition of approximately 450 square feet.

Recommendation: Adopt Resolution No. AHLC 19-01 approving Certificate of Appropriateness #18-0026, subject to the findings and conditions contained in the resolution.

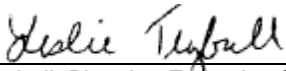
11. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

12. COMMITTEE REPORTS

13. ADJOURNMENT

I, Leslie Trybull, Planning Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Architectural Heritage and Landmarks Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 3:00 p.m. Friday, January 11, 2019.

Dated Friday, January 11, 2019



Leslie Trybull, Planning Executive Secretary

Minutes

**CITY OF VALLEJO ARCHITECTURAL HERITAGE
AND LANDMARKS COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
SEPTEMBER 21, 2017**

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair McDonald, Vice-Chair Bowman, Commissioners Genn, Villenas, Riley, Malifrando

Absent: Commissioner Snyder

Staff present: Associate Planner Tuikka

4. APPROVAL OF THE MINUTES – None

5. WRITTEN COMMUNICATIONS – None

6. SECRETARY'S REPORT

Associate Planner Tuikka announced the window workshop coming up on October 15, 2017. He also announced the administrative approval of COA17-0014, the demolition of Buildings 239 and 115 on Mare Island.

7. REPORT OF THE CITY COUNCIL LIAISON – None

8. COMMUNITY FORUM – None

9. APPROVAL OF THE AGENDA

Action: Moved by Commissioner Riley and carried to approve the Agenda, moving Item 13 before Item 12 (Absent – Snyder).

10. CONSENT CALENDAR – None

11. PUBLIC HEARING – None

12. OTHER ITEMS

A. City Attorney training on Commissioner Ethics and the Brown Act

City Attorney Quintana gave a presentation on ethics and the Brown Act.

Commissioners asked questions and City Attorney Quintana responded.

13. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Discussion regarding Sunday, October 15, 2017 Window Repair Workshop

14. COMMITTEE REPORTS

Commissioner Villenas provided a report on the St. Vincent's area properties.

15. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

ANGELA MCDONALD, CHAIRPERSON
Architectural Heritage and Landmarks Commission

ATTEST:

BILL TUIKKA, SECRETARY
Architectural Heritage and Landmarks Commission

**CITY OF VALLEJO ARCHITECTURAL HERITAGE
AND LANDMARKS COMMISSION
SPECIAL MEETING MINUTES
TOURO UNIVERSITY TOUR
OCTOBER 16, 2018**

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 5:10 p.m. at the Touro University Student Library, Mare Island.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair McDonald, Vice-Chair Bowman (late), Commissioners Genn, McCantless, Riley, Trantor, Villenas

Staff Present: Senior Planner Hightower

Guests Present: Tom Snyder (Former AHLC member), Erin Hanford (City Staff), one community member

4. TOURO WELCOME

Touro Staff and Robert Kim, Project Architect welcomed the AHLC members to the campus and provided a verbal overview of the Campus Master Plan, university goals and upcoming project.

5. CAMPUS TOUR

AHLC members, City staff, Touro staff and guests toured the central area of the campus near Buildings H80-81.

6. Refreshments and Closing Remarks

Several commissioners asked questions of Touro staff, project architect, and City staff.

7. ADJOURNMENT

The meeting adjourned at approximately 6:30 p.m.

ANGELA MCDONALD, CHAIRPERSON
Architectural Heritage and Landmarks Commission

ATTEST:

AARON SAGE, SECRETARY
Architectural Heritage and Landmarks Commission

**CITY OF VALLEJO ARCHITECTURAL HERITAGE
AND LANDMARKS COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
NOVEMBER 15, 2018**

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair McDonald, Vice-Chair Bowman, Commissioners Genn, McCantless, Riley, Trantor, Villenas

Staff present: Senior Planner Hightower

4. APPROVAL OF THE MINUTES – None

5. WRITTEN COMMUNICATIONS – None

6. SECRETARY’S REPORT

Senior Planner Hightower announced that Aaron Sage, new Principal Planner with the Planning Division, will serve as AHLC Secretary beginning December 2018. She also introduced Kelly Trujillo, Assistant City Attorney, who they met at the last meeting and has been assigned as the attorney for the AHLC members.

7. REPORT OF THE CITY COUNCIL LIAISON – None

8. COMMUNITY FORUM

9. APPROVAL OF THE AGENDA

Action: Moved by Vice-Chair Bowman and carried to approve the Agenda.

10. CONSENT CALENDAR – None

11. PUBLIC HEARING

A. Building Ways 2, Nimitz Avenue near 8th Street, Mare Island – Certificate of Appropriateness #18-0026; a request to establish a memorial exhibit for the USS M.G. Vallejo (SSBN-658) Submarine Sail at Building Ways 2 in the Mare Island Historic Core Plaza.

Recommendation: Adopt Resolution No. AHLC 18-09 Approving Certificate of Appropriateness #18-0026, subject to the findings and conditions contained in the resolution.

Action: Moved by Vice Chair Bowman to approve Certificate of Appropriateness #18-0026.

AYES: Chair McDonald, Vice-Chair Bowman, Commissioners Genn, McCandless, Riley, Trantor, Villenas
NOES: None
ABSENT: None
ABSTAIN: None

12. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Vice-Chair Bowman reported that she visited the Mare Island Historic Core area and was pleased with the outcome of some of the projects approved by the AHLC including the Savage and Cooke Distillery area.

Commissioner Riley reported that progress was being made on the 703 Sutter Street project (Daisy Villeneuve).

13. OTHER ITEMS

14. COMMITTEE REPORTS

Trackers Committee - Commissioner Villenas reported that 618 – 620 (?) was complete; 110 or 112 Ohio, work is progressing on the property and that there were problems with foundation and they may decide to demolish entire structure.
Three new properties that are on the market for sale

Preservation Award Subcommittee – Chair MacDonald stated that she received the Home Tour flyer and the AHLC has not participated as part of the preservation award (first week of December). AHLC should consider if the subcommittee will remain active in 2019 due to timing of the Home Tours actions required for participating.

Policy Subcommittee – Vice-Chair Bowman and Commissioner Villenas reported on their progress. Vice-Chair Bowman asked staff to assist in obtaining records for all projects permitted in the past five years where the City records indicate the structure is more than 50 years old, is not on the historic inventory list, and not in any historic district.

15. ADJOURNMENT

The meeting adjourned at 7:27 p.m.

ANGELA MCDONALD, CHAIRPERSON
Architectural Heritage and Landmarks Commission

ATTEST:

AARON SAGE, SECRETARY
Architectural Heritage and Landmarks Commission

Secretary's Report



MEMORANDUM

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

DATE: January 17, 2019
TO: Architectural Heritage and Landmarks Commission
FROM: Michelle Hightower, Senior Planner
SUBJECT: Notification of Administrative Approval of Certificate of Appropriateness #18-0022
Reasonable Necessity Finding for Demolition/Dismantling of Building 834 on Mare Island

SUMMARY

Lennar Mare Island, LLC, has submitted a request to demolish Building 834, a historic resource on Mare Island. According to the Mare Island Specific Plan, Amended and Restated (Specific Plan), Building 834 is located within Reuse Area 4 (Historic Core), classified as a Component contributing resource to the Mare Island Historic District (Historic District), and programmed for removal. The Mare Island Historic Project Guidelines, Appendix B.1 to the Specific Plan (Project Guidelines) provide three building/structure classifications for contributing resources to the Historic District which includes City Landmarks (Highly Significant); Notable Resources (Individually Significant); and Component Resources (Not Individually Significant). Pursuant to Section 4.4.1(A)(5) of the Historic Project Guidelines, demolition of a Component resource may be approved administratively by the Planning Manager with written notification to the Architectural Heritage and Landmarks Commission (AHLC) at the next regularly scheduled meeting of the AHLC. Staff received the application on August 31, 2018.

PROJECT DESCRIPTION

Building 834 is located in the Historic Core area of Mare Island on the east side of Nimitz Avenue, east of 8th Street and the Mare Island Museum (Building 46). The building is sited on a long dock with a large gantry crane between Building Ways 1 and 2. The dock has several small structures between the legs of the gantry crane and an asphalt paved path along the south edge to provide access to the buildings. This includes Building 632 (Component to be demolished), Buildings 624 and 634 (Components to be retained), and three non-contributing buildings (1302, 1304, and 1304A to be demolished). Building 854 (Component to be retained) is at the end of the dock.

Building 834 is considered a Component resource of less distinction within the Historic District, being one of 34 Type E – Small Industrial Garage/Shed/Pumphouse/Electrical Facility buildings in the Historic District¹. Building 834 is a one-story, rectangular building that measures 29 feet long, 17 feet wide and 9 feet tall, and is approximately 400 square feet in area. The building has a notch at the southwest corner to accommodate access to the gantry ladder above the building. The building has no roof and the top of the walls is finished with a concrete coping that projects from the wall. The base of the wall has rectangular openings to drain the interior raised slab. The exterior has exposed conduit, electrical equipment and pipes.

¹ Based on the inventory conducted for the 2005 Specific Plan.

The project site for Building 834 is within the Historic District, Industrial District Character Area, and Reuse Area 4. The Specific Plan identifies Reuse Area 4 as a visitor-oriented mixed use zone that celebrates Mare Island's history through reuse of some of its most historic and attractive buildings. The Land Use Plan for Reuse Area 4 includes the development of recreational uses such as the Historic Core Plaza and the Waterfront Promenade.

On November 17, 2018, the AHLC approved Certificate of Appropriateness (COA) #18-0030 to allow the installation of a memorial exhibit for the USS Mariano G. Vallejo Sail within Building Ways 2 as part of the Historic Core Plaza. The site plan for the area shows removal of the subject building. Building 834 is a Component resource that if removed will allow for more open space to accommodate the Historic Core Plaza in Reuse Area 4, and is slated for demolition as indicated on the Historic Resources: Disposition Map.

FINDINGS

Staff has determined that the proposal to demolish Building 834 meets the requirements of the Project Guidelines and is consistent with the Preliminary Development Plan of the Mare Island Specific Plan where the demolition of Building 834 was identified. Although the Development Plan states "the building will deter laydown area and parking", the area has been designated as a plaza. Staff has further determined that the project meets the Mitigation Monitoring Program requirements for providing adequate demolition/relocation analysis under California Environmental Quality Act (CEQA) based on the Reasonable Necessity Findings Analysis prepared by Knapp Architects (See Attachment A). The project therefore meets the findings as described below.

Reasonable Necessity Analysis, pursuant to Section 5.3.3 of the Historic Project Guidelines:

1) Criteria for Reasonable Necessity Finding

The attached reasonable necessity analysis provides detailed information that adequately demonstrates the proposed removal of Building 834 is reasonably necessary to implement the proposed Development Plan.

2) Findings

Based on the attached reasonable necessity analysis, Staff has determined the following:

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

On December 4, 2018, Staff approved Certificate of Appropriateness #18-0022 to allow the demolition of Building 834 based on the findings listed above.

NOTIFICATION

Staff has determined that the applicant has complied with the Mare Island Specific Plan Historic Project Guidelines and, with this memorandum, has duly notified the AHLC of the administrative approval to demolish Building 834.

ATTACHMENT

- A. Reasonable Necessity Finding, Demolition of Building 834, Mare Island by Knapp Architects dated January 2018.

Reasonable Necessity Finding
Demolition of Building
834
Mare Island



FINAL
January 2018
Vallejo, CA 94592

Prepared by
KnappARCHITECTS
HISTORIC PRESERVATION

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EXHIBITS:

- A. Catalogue of Resources (Specific Plan, Appendix B.3)
- B. Aerial Map
- C. Historic Resources Disposition Map
- D. Land Use Map
- E. Context and Building Images
- F. Consultant Qualifications

SECTION 1: INTRODUCTION

With a period of significance of 1854-1945, the Mare Island Historic District was listed in the National Register of Historic Places in 1997 (Specific Plan, Appendix B.4, Introduction, p. I-1, I-3.) The District includes four smaller areas previously designated together as a National Historic Landmark in 1975. Based on the National Register listing, the property was subsequently designated a California State Historical Landmark, listed in the California Register of Historical Resources, and locally designated as a City of Vallejo Historic District with 42 individual City Landmarks. Collectively, these areas are known as the Mare Island Historic District (Specific Plan, Section 2.1, p. 22.)

As a vital part of the local economy during its primary era of World War II, Mare Island slowly downsized until its closure in 1996. The Mare Island Specific Plan (Specific Plan), as amended through 2008, carefully considered the reuse of the property after its closure to revitalize the old shipyard and also encourage economic development. The redevelopment scenario presented in the Specific Plan suggests both retention and selective demolition of historic resources and integration of new residential, commercial, educational/civic, and landscape uses (Specific Plan, Section 1.0, p. 1-2.)

To address the management of historic resources, the Specific Plan established Historic Project Guidelines in Appendix B.1, Section 5. This appendix addresses the demolition of historic resources and the criteria by which they must be assessed prior to demolition of notable, component, or hazardous structures. Generally, the goal is to retain "a mix of Eras, materials, and architectural styles" and treat historic resources to remain in conformance with the Secretary of the Interior's Standards (Specific Plan, Appendix B.1, Section 5.1, p. 68.)

The building addressed in this report has a Navy-issued number 834. The Master Developer Preliminary Development Plan: Historic Resources table (Specific Plan, Appendix B.1, Attachment 1) notes that Building 834 (Electrical Distribution) is a component resource that deters laydown area and parking and is slated for demolition as also indicated on the Historic Resources: Disposition map. So, for the purposes of this report, the following findings must be made to acquire an administrative permit from the City of Vallejo for the demolition component resources per Appendix B.1, Section 5.3.3 of the Specific Plan:

"a) Demolition of the Component Resource is reasonably necessary to implement the proposed Development Plan; and

b) Demolition of the resource will not cause a substantial adverse change in eligibility of the Historic District for the National and California Registers."

Building 834 is in good condition, with cracks at the top of concrete block walls, peeling paint, and exposed conduit and pipes. The building has no direct relationship to the use of the Building Ways other than as a support structure and is not vital to the interpretation of the gantry and Building Ways. The use of the building for electrical distribution is secondary to the other buildings in the historic core, which are primarily notable and landmark structures. The Specific Plan notes that the building deters parking and laydown space within the historic core of Mare Island, an area to be developed as a visitor-oriented mixed-use zone for public gatherings, events, and interpretative activities. The funds required for the rehabilitation of Building 834 would be more appropriately used to rehabilitate the other component resources along the gantry to convey the relevant historical context. The demolition of Building 834 would not affect the predominantly large-scale industrial character of this sector of Reuse Area 4 and the overall Mare Island Historic District. This report finds that this building meets both criteria a, and b and can be demolished.

SECTION 2: SITE INFORMATION

Reuse Area 4

Building 834 is located on the east side of Reuse Area 4 on a long dock with a large gantry crane between Building Ways 1 and 2. The dock is just off of Nimitz Avenue along the central waterfront along Mare Island Strait facing the City of Vallejo.

Specific Plan, Appendix B.1, Section 3.6 describes Reuse Area 4 as 52 acres, "bounded by Azuar Drive (formerly Cedar Avenue) and Oak Street to the west, 7th Street and Reuse Area 3B to the north, Mare Island Strait to the east, and Reuse Area 5 (Dry Dock 2, 9th Street, and Walnut Avenue) to the south. At the south edge of the waterfront, the open area including and to the east of Railroad Avenue, which are planned for the public plaza and waterfront promenade, end at a fence that separates these areas from the adjacent heavy industrial uses." (p.45)

Composed of 87 contributing resources, the range of structures includes residential, commercial, and industrial primarily from Era 3 Spanish-American War through Era 5 World War II (Specific Plan, Appendix B.1, Section 3.4, p.36). As shown on the Historic Resources: Disposition map, Reuse Area 4 has small residential structures at the west side and much larger industrial structures at the east side closer to the Mare Island Strait waterfront. Most of the structures slated for demolition in Reuse Area 4 are small component structures, which include bomb shelters, support structures, and residential outbuildings. There are also a few notable residential outbuildings that are slated for demolition.

Per the Specific Plan, Appendix B.1, Section 5.2 for Area-Level Demolition Criteria,

"Reuse Area 4, known as the Historic Core, contains 17 Landmarks, 40 Notable Resources, and 30 Component Resources from all 5 Eras, as well as four of the ten designated landscapes. Together with Reuse Area 3B, Reuse Area 4 contains some of the oldest buildings on Mare Island. The pace of construction in Reuse Area 4 increased dramatically after the Spanish-American War, with 32 structures from Era 3, 19 from Era 4 and 27 from Era 5. Reuse Area 4 is the most evocative of all of the sub-areas, containing a mix of distinct residences, bomb shelters, landscaped parks, waterfront uses and unique Classical Revival industrial buildings. The residential neighborhoods are characterized by extensive landscaping, while the industrial areas are distinguished by asphalt paving. Impressive officers' quarters line the north [more accurately west] side of Walnut Avenue, providing a strong visual connection with each other and the landscaped parks to the south. The industrial areas are developed at a relatively higher density, similar to Reuse Area 3B, and were clearly planned for pedestrian access. Reuse Area 4 also contains Dry Dock 1, the first dry dock on the Pacific Ocean. Unlike many other sub-areas, Area 4 contains relatively few post-1945 intrusions. Demolition proposals in Reuse Area 4 should be evaluated to ensure retention of the exciting mix of architectural styles and Eras, as well as the strong visual rhythm and pattern of the officers' quarters, including the landscaped open space, along the Walnut Avenue frontage. Demolition proposals, coupled with new construction, should also retain the comparatively higher density of development and pedestrian orientation which characterize both Reuse Areas 3B and 4." (p. 70)

Reuse Area 4 is being developed as a retail/commercial zone with the intention of creating a visitor-oriented mixed use zone, which retains the most significant structures of varied uses, sizes, and architectural styles to reflect the historic character. (Specific Plan Figure 3.1 for Land Use and the Specific Plan, Section 3.5.7, p.72-73)

SECTION 3: BUILDING INFORMATION

Site

The dock between Buildings Ways 1 and 2, centered on the east side of Reuse Area 4, constitutes the subject site. The dock is a long rectangular element that juts into the Mare Island Strait with a view of the City of Vallejo. The dock is paved and void of landscaping and is relatively flat. The dock has a large steel-framed gantry crane, which extends east the full length of the dock and west across Nimitz Avenue at 8th Street between Buildings 45 and 46. The subject site is bounded on the west by Nimitz Avenue, on the north by Building Ways 1, on

the east by Mare Island Strait, and at the south by Building Ways 2 (See Exhibit B.)

The dock has a series of small structures located between the legs of the gantry crane structure and an asphalt paved path along the south edge of the dock provides access to the buildings. From west to east, the series of buildings includes: Building 632 (Welding Material Issue Station, 1933) at Nimitz Avenue; then, a non-contributing building (no number); Building 634 (Lunch/Locker Room, 1932); the subject Building 834 (Electrical Distribution, 1942); Building 624 (Latrine, 1932); three non-contributing buildings (1304A, 1304 and 1302); and Building 854 (Pump house, 1926) at the end of the dock. According to the 2005 Mare Island Specific Plan Amended and Restated Settlement Agreement—Summary of Changes, Buildings 632, 634, and 854 are component resources to remain (Table 2: Buildings Designated for Reuse/Retention). Building 624 is a component resource to remain with no development reuse. Building 834 is a component structure slated for demolition. (Specific Plan, Appendix B.1, Attachment 1: Master Developer Preliminary Development Plan - Historic Resources Table) The other non-historic buildings on the dock will also be demolished by the developer.

Building

Building 834 is classified as Type E Small Industrial Garage/Shed/Pumphouse/Electrical Facility building in the Specific Plan, Appendix B.3, Catalogue of Resources. (See Exhibit A & Specific Plan, 2.5.1 D p. 40) The building was observed as described in the 1994 Department of Parks and Recreation (DPR) Primary Record DPR-523A form. The subject building is a one-story, rectangular building, with a notch at the southwest corner to accommodate access to the gantry ladder above. The building is approximately 400 square feet in area. It is similar in size to the other structures on the dock but much smaller compared with the large industrial buildings in this sector of Reuse Area 4. The overall building is approximately 29 feet long, 17 feet wide and 9 feet high. The exterior walls are composed of painted concrete block over a concrete slab on grade surrounded by asphalt paving. The building has no roof and the top of the walls is finished with a concrete coping that projects from the wall. The base of the wall has rectangular openings to drain the interior raised slab. The building has two chain link gates on steel posts embedded in the ground. The exterior has exposed conduit, electrical equipment, and pipes. The interior has unpainted concrete block walls, raised concrete slab and large electrical equipment with conduit extending onto and through walls.

The south façade, which faces the paved path along the dock, has a notch at the west side for access to the gantry ladder; a central door opening with chain link gate; and two rectangular drainage openings at the base of the wall on the east side. The west façade has a door opening at the north side and two electrical

vaults mounted on the wall at the center and south side adjacent to the notch for the gantry ladder. The east façade is flat wall with a single electrical vault at the north side. The north façade is a flat wall with electrical vaults and conduit on the east side of the facade. The interior is open with no partition walls.

The condition of the building is good. The walls are fairly intact but cracked at the top at corner. The interior floor slab is also intact. Paint is peeling at exterior walls, which are also discolored. Metal conduit appears rusted. The surrounding asphalt paving is uneven.

Building 834 is listed as a contributing resource to the Mare Island Historic District in the National Register of Historic Places (NR) Registration Form (NR Registration Form, Section 7, Page 65). Three criteria are noted in the form for a contributing resource: (1) it is contained within the Historic District boundaries, (2) it was built during the period of significance, and (3) it retains integrity. (NR Registration Form, Section 7, Page 59).

Built in 1942, Building 834 was constructed in Era 5: World War II 1930-1945 within the overall period of significance of 1854-1945 for Mare Island. The World War II era was significant for the repair and building of maritime vessels and also intense manufacturing of other wartime materials (Section 8, Page 47.) The vast majority of surviving buildings from this era were for support of ship repair and building operations and multiple housing complexes and barracks. Since most of these buildings were constructed quickly, some were done in a temporary manner and most with utility rather than context or architectural merit in mind, with a few exceptions (Section 8, Page 53.) Building 834 is among the majority of support buildings of this era although it is not significant in the actual repair and building of vessels or materials manufacturing. Since Building 834 was constructed as a support structure with no direct relationship to the significant activities of its own era or the architectural styles of the adjacent buildings from a different era, it is a component resource of low distinction.

SECTION 4: ASSESSMENT OF REHABILITATION & DEMOLITION

Rehabilitation

The rehabilitation of Building 834 would require repair of cracked concrete block, repainting, and replacement of rusted equipment. The paving around the structure would need to be redone to be even and sloped away from the building. Its small size and lack of a roof mean the building does not lend itself to many uses. Whether it would be practical to place new electrical infrastructure in it would depend on the electrical service needed—and whether equipment to provide that service is made for outdoor locations. Depending on the current code, alterations may be necessary to accommodate upgraded equipment.

Rehabilitation funds may be more effectively allocated to repair the adjacent, more adaptable structures, which benefit the history and character of the dock.

Demolition

Overall, the development plan for Reuse Area 4 will be to clear mostly small-scale component resources and a few notable resources so that the remaining structures exhibit the variety of architectural styles and uses characteristic of Reuse Area 4. Although Building 834 was used as a support structure within the shipyard, it does not relate in size and character to the larger industrial structures, which characterize this Reuse Area. Therefore, it is considered a component resource of lesser distinction.

Of the 34 Type E – Small Industrial Garage/Shed/Pumphouse/Electrical Facility buildings in the Mare Island Historic District, 0 are landmarks, 2 are notable and 32 are component resources (Specific Plan, Appendix B.1, p. 18, Table 2). Most Type E buildings date from Era 5 (1939-1945), a total of 20 buildings. There are also 10 from Era 4 (1919-1938), and 4 from Era 3 (1898-1918). (Specific Plan, Appendix B.1, p. 37, Table 4) All 34 Type E buildings are considered repetitive resources, defined as a grouping five or more examples of a particular type of building. Although Type E buildings are varied in appearance, many can be categorized into two subtypes: rectangular with side-gabled roof and rectangular or square with flat roof. The subject building has no roof but is listed with the latter group, which includes the bulk of Type E buildings (Specific Plan, Appendix B.1, Section 3.3, p. 25 and Section 3.3.2, p. 33, Type C on p.33). Of the 6 Type E structures in Reuse Area 4 including component Buildings 110, 255, 516, 632, 834, and 854, only Buildings 516 and 834 are slated for demolition according to the Historic Resources: Disposition map. (Specific Plan, Appendix B.1, p. 36, Table 3) The remaining resources will represent this building type within the Mare Island Historic District.

If Building 834 is demolished, the overall distribution of notable and landmark buildings and variety of types within Reuse Area 4 is sufficient to retain its character and integrity. Therefore, demolition of Building 834 will not cause a substantial adverse change in the eligibility of the Historic District for the National and California Registers.

SECTION 5: FINDING

Building 834 was constructed during a period known for the repair and building of maritime vessels and intense manufacturing of other wartime materials. As a support building, it was not integral to the significant activities of Era 5. Its size and style do not relate to the larger notable and landmark Classical Revival industrial buildings in the vicinity, which are characteristic of this Reuse Area. The demolition of Building 834 would not cause a substantial adverse change to

the character, significance, or integrity of the Historic District. In addition, its removal would allow for improved spatial use of the dock in a sector of visitor-oriented mixed-use activities as envisioned by the development plan.

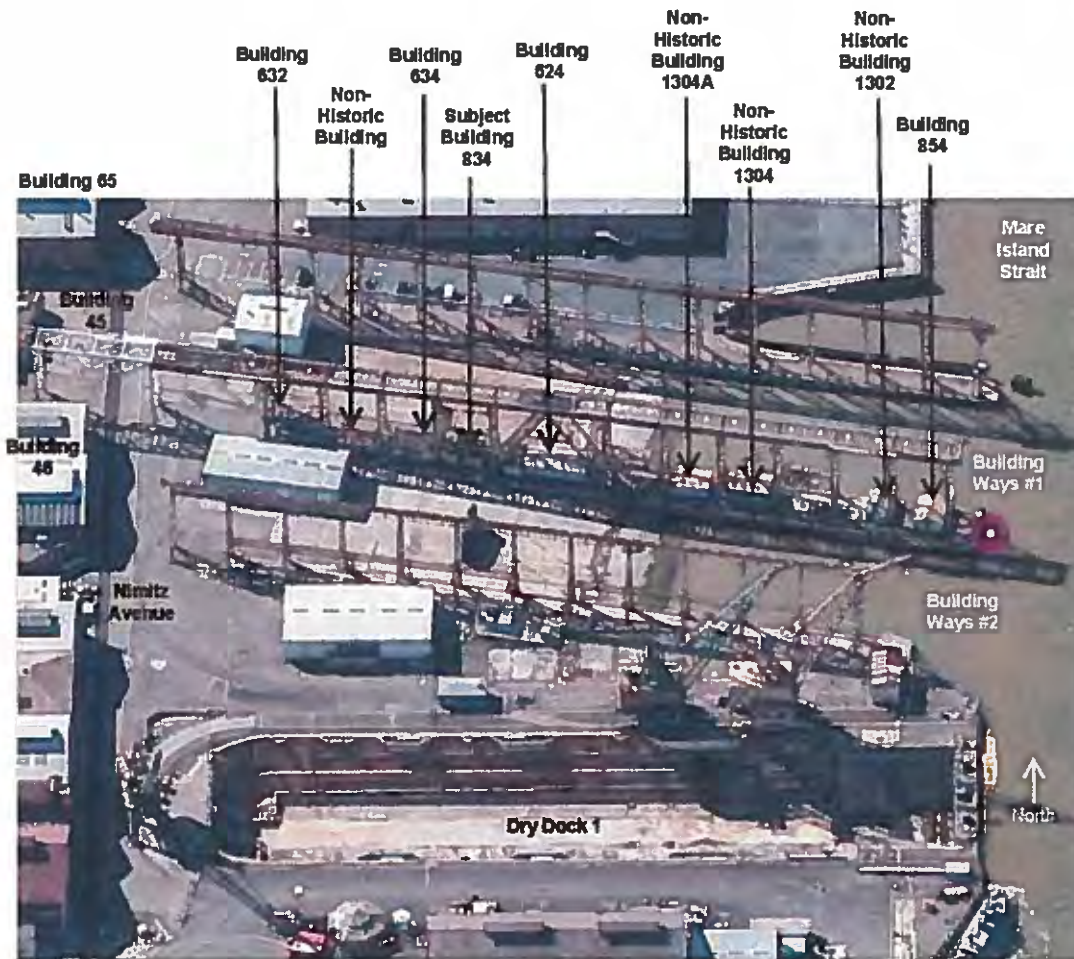
Building 834 meets the criteria established by the Specific Plan, Appendix B.1, Section 5.3.3, for the demolition of a component resource. The demolition of Building 834 both (a) is reasonably necessary to implement a development plan and (b) does not cause a substantial adverse change in the eligibility of the Historic District to the National and California Registers. These findings are presented to the City of Vallejo in support of an administrative permit for demolition of this component resource.

EXHIBIT A Catalogue of Resources – Resource Listings



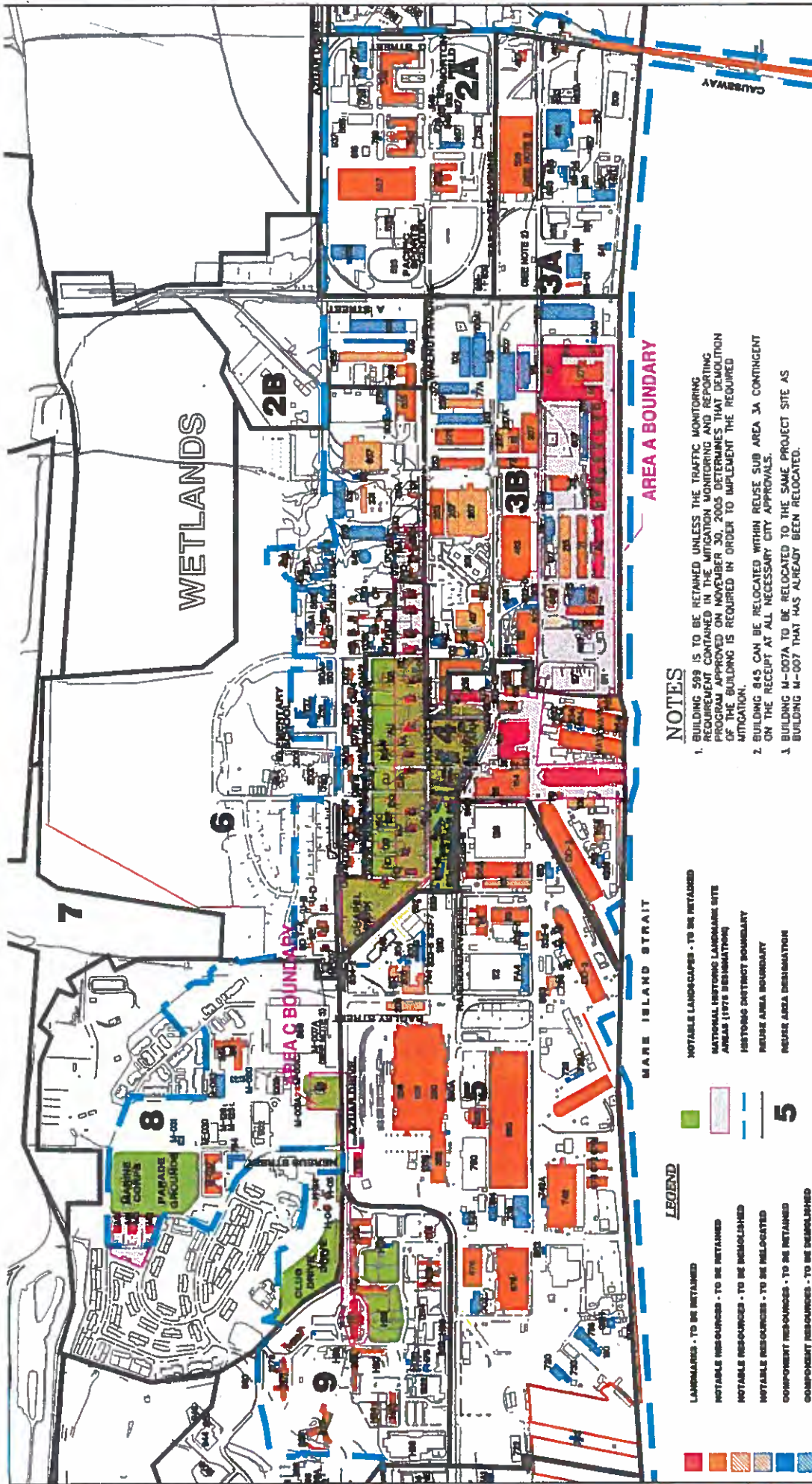
Area	4	Resource number	0834
Resource name	Electrical distribution		
Classification	Component	Repetitive resource	E
Type	E - Small Industrial garage/shed/Pumphouse/Electrical Facility		
Architectural style	Utilitarian	Stories	1
Construction date	1942	Square feet	400
DPR form	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Era	5

EXHIBIT B
Aerial Map (Annotated)



(Bing Bird's Eye View: Microsoft 2017)

EXHIBIT C
Historic Resources Disposition Map (Annotated)



NOTES

1. BUILDING 599 IS TO BE RETAINED UNLESS THE TRAFFIC MONITORING REQUIREMENT CONTAINED IN THE MITIGATION MONITORING AND REPORTING PROGRAM APPROVED ON NOVEMBER 30, 2005 DETERMINES THAT DEMOLITION OF THE BUILDING IS REQUIRED IN ORDER TO IMPLEMENT THE REQUIRED MITIGATION.
2. BUILDING 845 CAN BE RELOCATED WITHIN REUSE SLIP AREA 3A CONTINGENT ON THE RECEIPT AT ALL NECESSARY CITY APPROVALS.
3. BUILDING M-007A TO BE RELOCATED TO THE SAME PROJECT SITE AS BUILDING M-007B THAT HAS ALREADY BEEN RELOCATED.

- LEGEND**
- LANDMARKS - TO BE RETAINED
 - NOTABLE RESOURCES - TO BE RETAINED
 - NOTABLE RESOURCES - TO BE DEMOLISHED
 - NOTABLE RESOURCES - TO BE RELOCATED
 - COMPONENT RESOURCES - TO BE RETAINED
 - COMPONENT RESOURCES - TO BE DEMOLISHED

- NOTABLE LANDSCAPES - TO BE RETAINED
- NATIONAL HISTORIC LANDMARK SITE AREAS (1975 DESIGNATION)
- HISTORIC DISTRICT BOUNDARY
- REUSE AREA BOUNDARY
- REUSE AREA DESIGNATION



PREPARED BY:



PREPARED FOR:



**A PARTIAL ISLAND MAP OF
HISTORIC RESOURCES: DISPOSITION**

DATE: JUNE 28, 2006

G:\Work\2006\Projects\GIS\Map\1-hist-rcs.dwg 1-28-06 8:48:13 PM

EXHIBIT D
Land Use Map (Annotated)

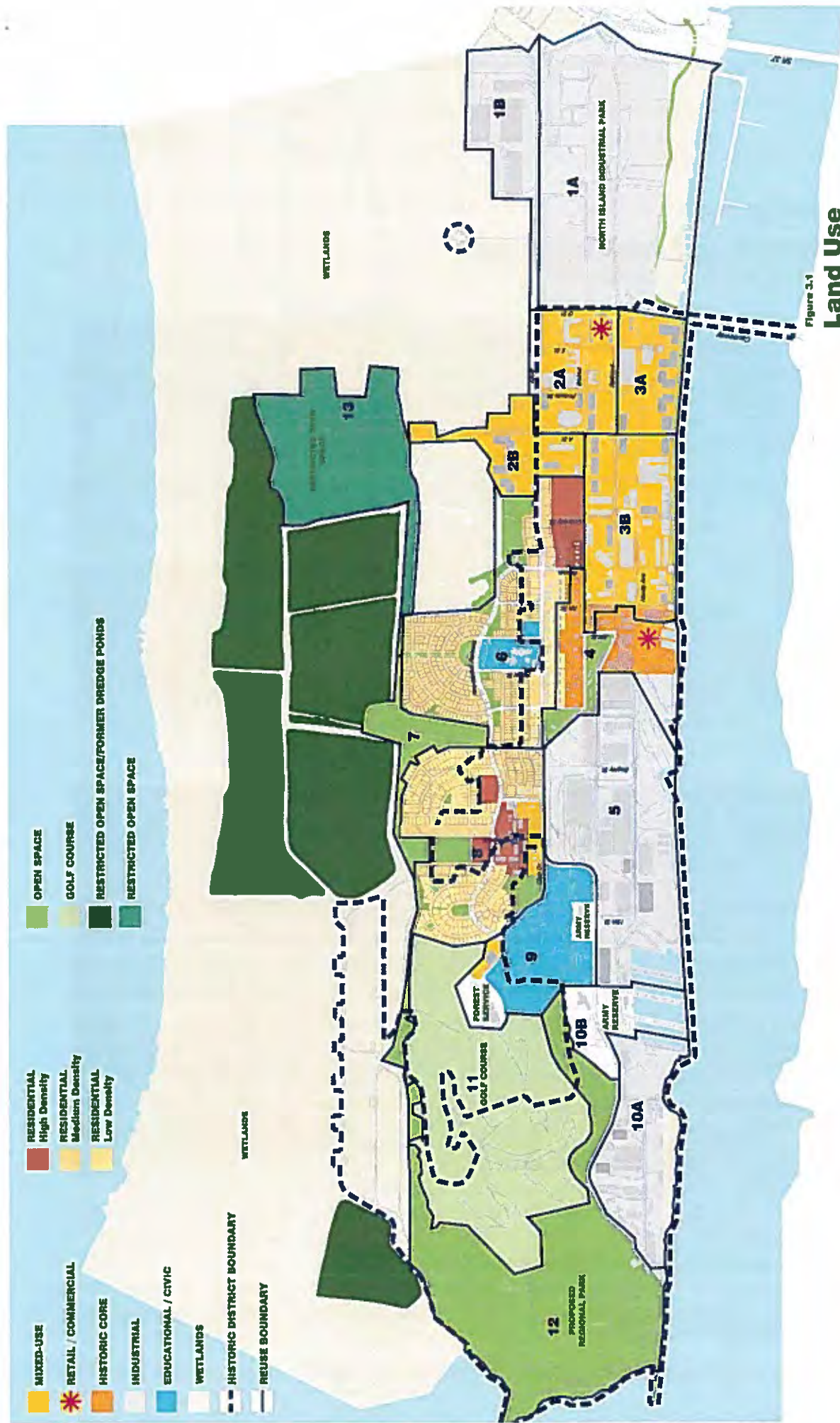


Figure 3-1

Land Use

Mare Island Specific Plan, Revised January 2008

Note: Land uses are subject to change at any time without notice. Building masses shown for diagrammatic purposes only and do not constitute final buildout.

EXHIBIT E
Context and Building Images
(Knapp Architects, October 2017)



Image 1. Context view looking east at the subject dock with gantry crane with Building Ways #1 at the left.



Image 2. Context view looking southeast from Building Ways #1 to the yellow subject building at the right of the image. Building 624 is located to the left of the subject building and Building 634 is partially visible at the far right. The end of the dock at Mare Island Strait is to the left.



Image 3. South façade with central opening and chain link gate.



Image 4. South façade, west end. The west façade with electrical vaults is somewhat visible at the left.



Image 5. South façade, east end. The east façade with electrical vault is visible at the right.



Image 6. North façade with miscellaneous electrical equipment at the east end. The lower part of the photo shows the wall of Building Ways #1 with large pipes running horizontally.



Image 7 & 8. The south entry (left) and the southwest entry (right), each with a chain link gate



Image 9. South façade, typical drainage openings at the base of the wall.



Image 10. West façade, the concrete wall cap and block are cracked.



Image 11. Southwest corner, the concrete cap is cracked.



Image 12. Interior view looking east from the west entry. The concrete block walls and floor slab are unpainted. A large electrical vault is visible at the right.



Image 13. Interior view looking north from the south entry. The concrete block walls and floor slab are unpainted. A small electrical vault is visible at the right.



Image 14 & 15. Electrical equipment at the west façade (left) and north façade (right).



Image 16. Conduit extending to the gantry crane above Building 834.

EXHIBIT F

Consultant Qualifications

Frederic Knapp has 30 years of experience in architecture and historic preservation. Registered to practice architecture in California and Arizona, he has worked in all phases of architectural practice, from pre-design and programming to post-occupancy and forensic investigation. Frederic Knapp meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture. In addition to preparing architectural documents for preservation projects conforming to the Secretary of the Interior's Standards for the Treatment of Historic Resources, he has prepared feasibility studies, historic structure reports, National Register nominations, federal historic preservation tax credit applications, and evaluations under review processes such as NEPA, CEQA, Section 106 of the National Historic Preservation Act, and local preservation ordinances.

Ruchira Nageswaran is a registered architect in California with experience both in historic preservation and new construction. Since 1996, her professional experience has included project management and development of drawings from schematic design through construction documents, construction administration, building conditions surveys, written architectural assessments, sketches, and renderings. Ruchira Nageswaran meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture. She has prepared various documents evaluating historic buildings to determine conformance with the Secretary of the Interior's Standards for the Treatment of Historic Resources including federal historic preservation tax credit applications, evaluations for CEQA and Section 106 of the National Historic Preservation Act.

Staff Reports



**STAFF REPORT – PLANNING
CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION**

I. PROJECT INFORMATION

DATE OF MEETING: January 17, 2019 **Item No. 10.A**

PREPARED BY: Tyler LeSage, Associate Planner

PROJECT NUMBER: Certificate of Appropriateness (COA) #18-0018

PROJECT LOCATION: 602 Georgia Street, APN 0056-201-200

PROJECT SUMMARY: The application is a request to expand and renovate an existing single-family residence located at 602 Georgia Street. The project includes removal of two one-story additions and the mansard roof, a new addition of approximately 450 square feet, new windows and exterior siding, and a new driveway and basement garage/workshop. Per VMC Section 16.38.270.A.2, the Architectural Heritage and Landmarks Commission (AHLC) has purview over proposed exterior alterations, but not interior modifications.

PROPOSED ENVIRONMENTAL DETERMINATION:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301(e) (1) (Existing Facilities) of Title 14 of the California Code of Regulations because the addition does not exceed 50 percent of the floor area of the structure before the addition or 2,500 square feet. Therefore, no further review is required under CEQA.

RECOMMENDATION: **APPROVE** COA #18-0018, based on the findings contained in Resolution No. 19-01, and subject to the conditions attached to the resolution.

PROJECT DATA SUMMARY:

Applicant/Property Owner: Jean Drolet
602 Georgia Street
Vallejo, CA 94590

General Plan Designation: Primarily Single Family (PSF)

Zoning District: Low Density Residential (LDR)

Overlay District: Vallejo Architecture Heritage District (Heritage District)

II. PROJECT DESCRIPTION:

Background and Setting

The subject property is approximately 7,008 square feet and has a downward north to south slope. The General Plan designation is Primarily Single Family (PSF). The zoning district is Low Density Residential (LDR). The surrounding neighborhood consists primarily of single-family and multi-family homes. The existing single-family home is located one block east of Sonoma Boulevard on the northeastern corner of Georgia and Sutter Streets near downtown Vallejo and within the boundaries of the Heritage District (See Figures 1 and 2 below). Sutter Street is a north/south two-lane collector that is stop-sign controlled for both directions, Georgia Street is a two-lane arterial that runs east/west and connects Downtown Vallejo with Interstate 80.

According to the Solano County Assessor's Office and research by the applicant, the subject building was originally constructed in 1915. While the structure is located within the Heritage District, it is not listed on the City's Historic Resources Inventory. Based on historic photos provided by the applicant, it appears the original architectural style was First Bay Tradition, a regional variant of the Craftsman style. This conclusion is based on the following elements visible in the historic photos:

- Wood shingle siding
- Multi-pane upper window sashes
- Exposed rafters tails
- Exposed knee braces on south elevation (under bay, porch roof, and upper story window box)

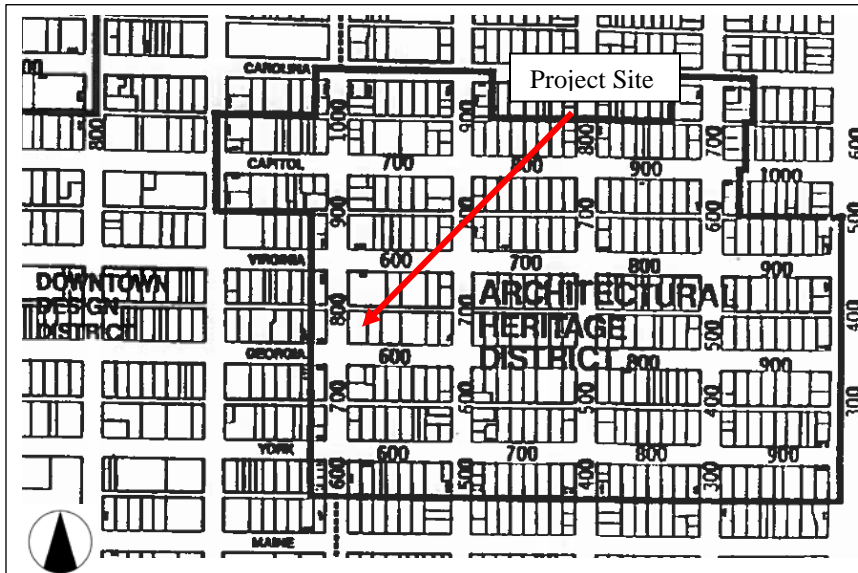
Later modifications in the 1960s, including the mansard roof, arched windows and Juliet balconies, represent a poorly executed attempt to give the structure a Second (French) Empire style.

The approximately 3,615 square foot structure currently occupies approximately 29 percent of the lot with the main entrance on Georgia Street. The site includes a front yard adjacent to Georgia Street and side yard adjacent to Sutter Street that is landscaped with shrubs and trees. A cement retaining wall topped with a wrought iron fence lines the property on Georgia Street and wraps around the corner of the site. There is no existing off-street parking or curb cut for this property. The project site is bounded by a two-story Queen Anne house to the east and a two-story Colonial Revival house with a basement to the north.

Figure 1 – Project Location Map



Figure 2 – Historic District Map



Proposed Project

A statement from the applicant describing the intent of the project is provided in Attachment 3. The applicant proposes the following exterior alterations as part of this COA application:

Additions to Existing Building:

1. Removal of a one-story sunroom, removal of a deck and gazebo and removal of a one story breakfast nook, see sheet A1.1 of the attached plans.
2. New two-story addition on the northwest side, and new patio.
3. Expansion of existing basement to accommodate a new 700 square foot, three car garage with a workshop. The northern portion beneath the two-story addition is outside of the existing building footprint and is subject to AHLC approval.

Other Exterior Alterations to Existing Building:

4. Replace the existing wood shingle siding with stone cladding around the base of the structure.
5. Remove the mansard roof to expose the original gable roof. New gables are proposed above the bay window and the recessed eastern portion of the structure.
6. New vinyl windows with simulated divided lights on the outside of the glass to replace the existing wood windows. The proposed window design replicates the grille pattern of the original wood windows. The proposed window design along the basement does not include simulated divided light.
7. The Juliet balcony on the first and second story, added in the 1960's, will be removed and a canopy is proposed over the entry. Figures 3 and 4 below illustrate the existing structure and proposed improvements as visible from Georgia Street.

The net living area of the home will increase from 3,615 to 3,750 square feet, plus the 700 square foot garage and a 1,200 square foot accessory dwelling unit (ADU) in the basement. The ADU has already been approved pursuant to State law, and is not subject to AHLC approval. The ADU approval includes only the exterior changes at the ground level that are directly tied to the ADU construction (e.g. new door and additional windows). Other interior modifications (not subject to AHLC approval except where window

changes occur) include reconfiguration and expansion of the existing laundry, kitchen, and breakfast nook on the first floor, and a new walk-in closet and bathroom on the second floor.

In addition to the COA, the project will also require approval of Minor Exceptions under VMC Section 16.80.090 for the following elements:

1. A setback of 7 feet, 7 inches from the Sutter Street property line, where 10 feet is normally required; and
2. A total building height of 37 feet, 10.5 inches, where 35 feet is normally allowed.

Minor Exceptions are approved by staff if the exception is within 25 percent of the normal standard, along with other findings. The requirement to obtain a Minor Exception for the above elements is included as a condition of approval of this COA.

Figure 3 – Existing House



Figure 4 – Proposed Improvements



III. STAFF ANALYSIS

Proposed Architectural Changes:

As noted earlier, the existing home includes several poorly executed architectural elements that were added in the 1960s, apparently in an attempt to remake the home in a Second Empire style. The most notable of these elements are the mansard roof, Juliet balconies, faux shutters, and arched windows. The addition of these elements contradicted the following Secretary of the Interior's Standard for Rehabilitation:

"Each property will 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, will not be undertaken."

As discussed in the attached statement from the applicant (see Attachment 3), primary goal of this project is to "undo the mistake" made by the earlier property owner in applying a false Second Empire treatment to the home, and restore more of the home's original style. The applicant intends to remove the 1960s elements, expose original elements that are still present, and introduce new elements that are more compatible with the home's original style, as follows:

- **Roof:** The removal of the mansard roof exposes the hidden, gabled roof on the west side. The addition of the cross gable above the bay window and recessed gable on the eastern portion of the structure replicate the detail, color, and roof line of the existing pitched roof. The extended eastern roofline is recessed to match the form of the building.
- **Siding:** The proposed siding on the existing home will be composite fiber cement shingles with a seven-inch exposure, where the existing wood shingles are approximately five and one half inches. The basement and the north addition will be made less visually prominent than the original structure through the use of different siding: irregular rough-cut stone cladding for the basement, and fiber cement (e.g. Hardiplank) lap siding for the addition.
- **Windows and Doors:** The existing windows will be replaced with cellular vinyl windows which have a simulated divided light pattern replicating the 3 x 2 pattern of the original windows. The decorative entry and segmental front door will remain, and a new canopy above the entry will replicate a canopy which existed on the original structure. Historical photographs provide inspiration for the exposed rafters and brackets of the entry canopy, as well as the planter adjacent to the bay window on the second floor.
- **Garage:** The proposed garage, visible from Sutter Street, has split doors and a canopy which reflects the exposed rafters of the roofline above.

Due to the extensive inappropriate modifications to the original structure, the existing structure would not be considered an individually "historic" property subject to the Secretary of the Interior's Standards for the Treatment of Historic Properties (the SOI Standards). However, as a best practice, staff has included an analysis of the project's conformance with the SOI Standards for Rehabilitation in the attached COA resolution.

Design Changes Recommended by Staff:

During the review process, staff identified several changes that staff felt would improve the overall project design and better harmonize the various architectural elements. Although the applicant has

elected not to include these changes, he has provided renderings of some of them for the AHLC's consideration and input (see Attachment 2, Sheets A7.1, A7.2 and A7.3, right hand column):

- **Addition Gable:** The applicant has proposed a shed roof for the large two-story addition on the north side. In order to better harmonize the massing of this addition with the rest of the home, staff requested that the applicant consider a gable over this addition. *See top right image on A7.1 and bottom right image on A7.2.*
- **Addition West Window:** The west wall of the north addition is a relatively large (approximately 7.5 feet by 19 feet) expanse that is devoid of windows, or significant articulation or detail. Staff is recommending that an additional window be provided on this wall. *See top right image on A7.1, bottom right image on A7.2, and top right image on A7.3.*
- **Addition West Setback:** The west side of the addition is set back approximately 2 feet, 6 inches from the west wall of the existing home. Increasing this setback, perhaps to 5 feet, would provide greater differentiation of the addition's massing from that of the existing home, allowing the form of the existing home to be more apparent. Although the use of different siding on the addition does provide some differentiation, staff believes the design would benefit from an additional setback. *The applicant has not rendered this option.*
- **Basement Stone Cap:** Staff suggested that the applicant provide a protruding course of flat stone work over the proposed stone cladding, to help provide a more elegant and finished transition between the stone and the shingles. The applicant has rendered a horizontal band of white trim (wood or substitute) for AHLC's consideration. *See bottom right image on A7.1, top right image on A7.2, and right hand images on A7.3.*
- **Basement Windows:** The basement windows are proposed as single panes rather than divided lights. The applicant prefers single panes in order to help provide a visual distinction between the basement and the upper stories of the home. The proposed basement windows have already been approved as part of the ADU; however, if the AHLC prefers divided lights, it may provide this input to the applicant for his consideration. *The applicant has not rendered this option.*

Conformance with the Vallejo Municipal Code:

The site is located within a Low Density Residential zoning district and considered legal nonconforming as it does not meet the current "site development" standards provided in VMC Section 16.14.060 (D). An analysis of the standards is provided below with the standards shown in bold, followed by staff's response in regular text.

A. Maximum number of dwelling units per lot: one.

There is only one existing unit. The proposed project does not increase the amount of dwelling units, and therefore meets code.

B. Minimum Required Yards (Setbacks): Required and proposed setbacks are indicated in the table below:

Setback	Required Setback	Existing Setback	Proposed Setback	Meets Code?
Front (South)	15 feet	13 feet	13 feet	No, but maintains original condition
West Side	10 feet	7 feet 7 inches	7 feet 7 inches	No, but allowed with Minor Exception
North Side	36 feet 9 inches	32 feet 2 inches	36 feet 9 inches	Yes
Rear (East)	5 feet	0 feet	3 feet 2 inches	No, but more conforming than existing

The existing structure does not meet the setback requirements and is therefore considered a legal nonconforming structure for the east, south and west property lines. Section 16.78.030.D of the VMC permits a nonconforming structure located in the Heritage District to be restored to its original or a more conforming condition with the approval of a certificate of appropriateness. As indicated above, the proposed setbacks are consistent with Section 16.78.030.D because the nonconforming setbacks will either be kept in their original condition, or made more conforming through an increased setback or approval of a Minor Exception.

C. Lot coverage: The maximum lot coverage is 50 percent.

The proposed project will have a net reduction resulting in approximately 28 percent of the lot, and therefore meets code.

D. Structure height: The maximum height of a structure in the LDR zoning district is two stories or 35 feet.

The existing structure is two stories or 33 feet, 9 inches in height, as measured from the lowest grade to the topmost point of the roof. The proposed structure is two stories¹ or 37 feet, 10.5 inches in height. It should be noted that the proposed height is 35 feet, 5 inches when the excavated grade at the garage doors (not visible except when standing on the adjacent sidewalk on Sutter Street) is excluded. The actual height increase relative to the existing mansard roofline is approximately 15 inches, and the height under the zoning code is increased primarily by the lowering of the grade at the garage entrance and at the southwest portion of the building.

The proposed height requires a Minor Exception, the approval of which has been included as a condition of approval of this COA. According to the applicant, the main purpose of the height increase is to raise the first floor level so that it is entirely above grade, in order to avoid contact between the wood framing and the earth. The height increase also avoids excavation of a landing with retaining walls at the rear entry.

Staff is aware of concerns from the residents of the property to the north that the project may obstruct their view toward Mare Island and the Vallejo waterfront. Staff will fully evaluate these concerns prior to a decision on the Minor Exception. However, documentation submitted by

¹ Per Section 16.04.510 of the VMC, the basement is not considered a “story” because the finished floor level directly above the basement is more than 6 feet above grade for less than 50 percent of the structure’s perimeter.

the applicant (see Attachment 4) indicates that the removal of the mansard roof would “cancel out” any additional impact on the view from the increase in the height of the original roof ridge.

E. Off-street Parking: Pursuant to Section 16.62 of the VMC, the parking requirement for a two-bedroom or larger home is two parking spaces. Driveways are also required to have a 20-foot depth.

The home requires two off-street spaces, and there are currently no off-street spaces. The code does not require an existing house without parking to be brought into conformance with current parking requirements. However, the applicant intends to provide three parking spaces in the new garage, with a driveway measuring 21 feet, 7 inches from the garage doors to the back of the sidewalk. While typically the 20-foot driveway standard is measured from the property line rather than the sidewalk, staff finds this proposal meets the intent of the code because the driveway will allow sufficient space for a car to be located in front of the garage and not encroach onto the sidewalk, as well as sufficient visibility for a vehicle leaving the property to enter Sutter Street. Staff has confirmed with the Public Works Department that there are no plans to widen the public right-of-way on Sutter Street.

IV. NOTICING AND PUBLIC COMMENTS

Notice of a public hearing was sent to property owners within 200 feet of the subject property, to the Vallejo Heritage Neighborhood, the Vallejo Architectural Heritage Foundation and other interested parties on January 4, 2019. As of the writing of this staff report, one comment has been received by staff. A neighbor is concerned with the removal of the additions and the extent of design modifications proposed.

V. CONCLUSION/STAFF RECOMMENDATION

The project is consistent with the General Plan and the Vallejo Municipal Code, and maintains a level of quality that will be an asset to the neighborhood and will not adversely affect adjacent structures or the Architectural Heritage District. Staff therefore recommends the AHLC **APPROVE** Certificate of Appropriateness #18-0018 with the recommendations listed below and subject to the findings contained in Resolution No. 19-01 and conditions of approval provided in Exhibit A of the Resolution.

Prior to making its decision, staff also recommends that the AHLC consider the following changes that staff recommended to the applicant, but which the applicant has decided not to include:

1. Add a gable roof over the north addition.
2. Provide an additional setback on the west side of the north addition.
3. Add a cap to the stone veneer at the basement level.
4. Add simulated divided lights on the basement windows.

VI. EXPIRATION

Approval of the Certificate of Appropriateness shall expire automatically 18 months after the date of approval (on July 17, 2020), 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 12 months. If the Secretary denies the application for extension, the applicant may appeal to the Commission within 10 days after the Secretary has denied the extension.

VII. APPEAL

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.

VIII. ATTACHMENTS

1. Resolution No. 19-01 and Conditions of Approval
2. Project Plans
3. Applicant Statement
4. Applicant's View Analysis
5. Conflict of Interest Map

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION NO. AHLC 19-01

**A RESOLUTION OF THE ARCHITECTURAL HERITAGE AND
LANDMARKS COMMISSION APPROVING CERTIFICATE OF APPROPRIATENESS
(COA) #18-0018 REGARDING REHABILITATION OF THE HOME LOCATED AT 602
GEORGIA STREET**

APN #0056-201-200

I. GENERAL FINDINGS

WHEREAS, on August 29, 2018, the City Council adopted the General Plan 2040, and

WHEREAS, on July 1, 2018, an application was filed by Jean Drolet, property owner, seeking approval for a Certificate of Appropriateness (COA) to rehabilitate the dwelling located at 602 Georgia Street and construct an addition of approximately 457 square feet; and

WHEREAS, the property is located in the Vallejo Architectural Heritage District and is zoned Low Density Residential (LDR); and

WHEREAS, pursuant to Section 16.38.270(A)(6) of the Vallejo Municipal Code, projects involving more than 100 square feet of new construction on a building located within the Vallejo Architectural Heritage District require a Certificate of Appropriateness (COA) to be approved by the Architectural Heritage and Landmarks Commission (AHLC); and

WHEREAS, on December XX, 2018 the application was deemed complete for processing; and

WHEREAS, on January 17, 2019, the City of Vallejo Architectural Heritage and Landmarks Commission conducted a duly noticed public hearing to consider the COA application at which testimony and evidence, both written and oral, were presented to and considered by the AHLC; and

WHEREAS, on January 17, 2019, the City of Vallejo Architectural Heritage and Landmarks Commission, approved Resolution No. 19-01, with Conditions of Approval, approving an application for a Certificate of Appropriateness to construct/allow a 3,750 square foot home with additions, a 700 square foot garage and façade improvements at 602 Georgia Street, APN 0056-201-200, and is hereby referenced as Attachment 1; and

WHEREAS, on January 27, 2019, an appeal period of 10 days expired, and no appeal was filed, and the approval on January 17, 2019 is valid for a period of twenty-four months, and

WHEREAS, based on evidence received at the public hearing, the AHLC makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

The Architectural Heritage and Landmarks Commission finds that on the basis of the whole record before it, the City of Vallejo, as a local agency acknowledges that the project is exempt from the requirements of the California Environmental Quality Act per Section 15301(e)(1) (Existing Facilities) of Title 14 of the California Code of Regulations because project will not result in the addition of 50 percent of the floor area of the structure before the addition or 2,500 square feet. Therefore, no further environmental review is required, and therefore no further review is required under CEQA.

III. FINDINGS RELEVANT TO THE GRANTING OF A CERTIFICATE OF APPROPRIATENESS

Pursuant to Vallejo Municipal Code Section 16.38.310 (A), the AHLC finds:

With respect to property in an architectural heritage district or a historic district, that the proposed work shall not adversely affect the exterior features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including façade, setback, bulk, height, color and wall or continuity; nor shall the proposed work adversely affect the special character or special historical, cultural architectural or aesthetic interest or value of the district.

The proposed project will remove inappropriate, falsely historic, and poorly executed modifications to the original structure, expose original elements that are still present, and introduce new elements that are more compatible with the home's original First Bay Tradition style. Therefore, the project will be a major improvement to the historic integrity of the structure and its compatibility with the better preserved adjacent structures and with the overall Architectural Heritage District.

Due to the extensive modifications to the original structure, the existing structure would not be considered an individually "historic" property subject to the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. However, the following findings regarding the SOI Standards for Rehabilitation are provided to illustrate the individual elements of the project and demonstrate its overall benefit to the historic integrity of the structure:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The extensive improvements to the building will allow the continuation of the property's historic use as a single-family home.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

The proposal intends to remove architectural details added after the initial construction of the home. Key features such as the shingle siding, bay windows, and the building's presence on the corner of Georgia and Sutter Streets will be maintained and upgraded. The removal of the facade mansard roof will expose the existing pitched roof, a key component of this building's original mass and character. The addition, visible from Sutter Street, is recessed from the setback of the existing structure to maintain and emphasize the original massing on this secondary street.

- 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 will remove false Second Empire elements detracting from the architectural style of the original building, including the mansard roof, arched windows, and Juliet balconies. The proposed grill pattern of the replacement windows, addition of the canopy above the entry, and exposure of the pitched roof intentionally restores original elements of the structure.

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

Not applicable; this standard is meant to address later modifications to individually significant buildings beyond their original period of significance. The subject building is not individually significant due to the many inappropriate modifications that have occurred since its original construction.

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

The character of the distinctive shingle siding will be retained, but replaced with a fiber cement material. The unique segmental front door and door surround will be preserved as well as the offset bay window. The removal of the mansard roof will uncover the roofline and exposed rafters, a defining feature of the home prior to the mansard roof.

- 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 deteriorated wooden siding and windows will be replaced with high quality, modern materials which replicate the look and feel of the existing materials. The lifetime of the proposed materials will add longevity to the structure and its character. The deteriorated mansard roof will be removed to expose the pitched roof. The addition of the canopy over the entry replicates a documented canopy

which existed into the 1960's. Since this structure is not individually listed in the City's Historic Resource Inventory, and has been dramatically altered from its original appearance, it is appropriate to allow the replacement of certain features and modification of the structure to the overall benefit of the structure and the Heritage District.

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

No chemical or physical treatments are proposed for this project.

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

Should any archaeological resources be discovered in the course of project implementation, the project will be stopped and a qualified archaeologist will be hired to determine the significance of the resource and protocol for preservation in place or removal of the items. Once the resource has been preserved in a manner approved by an archaeologist, the project may resume.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterized the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The new addition will be differentiated by the roof line, setback, and siding. The recess of the addition will preserve the spatial relationship of the existing structure. A greater setback would further differentiate the addition but the current setback is adequate. The lap siding is compatible with the shingles of the existing structure, and it will not draw attention to the rear addition but will be different enough to outline the existing structure.

10. **New additions and adjacent or related new construction shall 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 proposed addition has a greater setback to emphasize the form of the existing structure. The fiber cement lap plank siding on the addition will have similar horizontal expression to not draw attention but distinct enough from the shingle siding to differentiate the addition. The addition was intentionally designed to have minimal impact to the form and integrity of the existing structure.

IV. RESOLUTION OF THE ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION TO APPROVE THE CERTIFICATE OF APPROPRIATENESS

NOW, THEREFORE, BE IT RESOLVED that the Architectural Heritage and Landmarks Commission hereby APPROVES Certificate of Appropriateness #18-0008 based on the findings contained herein and subject to the Conditions of Approval attached as Exhibit A to this resolution.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 17th day of January, 2019 by the following vote to-wit:

AYES:

NOES:

ABSENT:

Angela McDonald, Chairperson
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

Aaron Sage, Secretary
City of Vallejo Architectural Heritage and Landmarks Commission

ATTACHMENTS

Exhibit A : Conditions of Approval

CONDITIONS OF APPROVAL
Certificate of Appropriateness (COA) #18-0018
602 Georgia Street – APN 0056-201-200

PERMIT DESCRIPTION

1. These Conditions of Approval apply to and constitute the approval of a Certificate of Appropriateness consisting of (COA #18-0018) for a proposed existing single family home with additions, new garage and façade improvements.

CONDITIONS**Planning Division – Tyler LeSage (tyler.lesage@cityofvallejo.net)**

1. The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff reports, and approved plans (Attachment 2 of the January 17, 2019 staff report to AHLC), and as amended by the following Conditions of Approval. Any additional uses or facilities other than those approved with this permit as described in the resolution, project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval, or use shall require prior written approval from the Secretary to the Architectural Heritage and Landmarks Commission (AHLC) or designee. The Secretary shall have discretion to refer any substantial modifications to the AHLC for review and approval.
2. Prior to building permit issuance, submit a numbered list to the Planning Division stating how each condition of approval will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition.
3. Prior to building permit issuance the applicant shall apply for and obtain a Minor Exception from the Planning Division for the portion of the addition within the required setback and the total height of the structure. All conditions of such Minor Exception shall be satisfied prior to building permit issuance.
4. Prior to building permit issuance the applicant shall apply for and obtain an encroachment permit from the Public Works department for the portion of the work occurring within the City's right-of-way.
5. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum of 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping is completed and finalized in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning Manager or his or her designee.

6. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
7. Pursuant to VMC Section 16.70.090, required landscaping shall be maintained in a neat, clean and a healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
8. Pursuant to VMC Section 16.58.090, obtain an administrative permit from the Planning Division for any temporary office or construction trailer prior to building permit issuance.
9. The practices for protecting archaeological resources detailed in the City of Vallejo Municipal Code shall be adhered to. The project applicant must cease all work if or when an Archaeological Resource is found. The applicant must hire a qualified archaeologist (approved by the City) to evaluate the resource(s) and determine appropriate protocol for preservation and determine the appropriate method(s) of removal and then authorize the continuation of work once the site has been cleared.
10. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.
11. This permit shall expire 18 months from the date of approval (July 17, 2020), unless construction permits are obtained and work has begun. A request for a time extension from the permit expiration date can be considered if an application with required fee is filed at least 45 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial.

Building Division – Sergio Caldera (Sergio.caldera@cityofvallejo.net)

12. The applicant shall comply with the latest adopted California Building Standards Codes and pay permit fees.
13. Construction related activities shall be limited to between the hours of 7 a.m. to 6 p.m., Monday through Saturday. No exterior construction is to occur on Sunday or Federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.



1800's - 1914



1915 - mid 1960's



mid 1960's - present



602 Georgia St.

COA Application
January 2019

Scale valid only
on 12" x 18"
printouts

ABBREVIATIONS

@	AT	MAX.	MAXIMUM
&	AND	MECH.	MECHANICAL
ABV.	ABOVE	MFR.	MANUFACTURER
A.C.	ASPHALTIC CONCRETE	MH.	MAN HOLE
AC	AIR CONDITIONING	MIN.	MINIMUM
ACT.	ABOVE COUNTERTOP	MIR.	MIRROR
ACOUST.	ACOUSTICAL	MISC.	MISCELLANEOUS
ADDNL.	ADJACENT	MW.	MICROWAVE
ADJ.	ADJACENT	MOD.	MODULE
AFF.	ABOVE FINISH FLOOR	MTL.	METAL
AGG.	AGGREGATE		
ALUM.	ALUMINIUM	(N)	NEW
ALT.	ALTERNATE	NEC	NATIONAL ELECTRIC CODE
ARCH.	ARCHITECTURAL	NIC.	NOT IN CONTRACT
AVG.	AVERAGE	N/A	NOT APPLICABLE
		NTS.	NOT TO SCALE
BD.	BOARD	O/	OVER
BENC	BENCH	O.C.	ON CENTER
BF.	BOTH FACES	O.D.	OUTSIDE DIAMETER
BF.	BOTH FACES	OFD.	OVERFLOW DRAIN
BIC.	BUILT-IN CABINET	OH.	OVERHEAD
BLDG.	BUILDING	OPP.	OPPOSITE
BLK.	BLOCK	PERF.	PERFORATED
BLK/G.	BLOCKING	PLAM.	PLASTIC LAMINATED
BLW.	BELOW	PLYWD.	PLYWOOD
BRZ.	BRONZE	PNT.	PAINT
BTM.	BOTTOM	PP.	POWER POLE
BTR.	BETTER	PSF	POUNDS PER SQUARE FOOT
BTWN.	BETWEEN	PT.	PRESSURE TREATED
BVL.	BEVELED	PVC.	POLY VINYL CHLORIDE
BW.	BOTH WAYS	PVMT.	PAVEMENT
		PUE.	PUBLIC UTILITY EASEMENT
CAB.	CABINET	QT.	QUARRY TILE
CBC	CALIFORNIA BUILDING CODE	QT.	QUARRY TILE
CCR	CALIFORNIA CODE OF REGULATIONS		
CEC	CALIFORNIA ELECTRIC CODE	R.	RISER
CF	CUBIC FEET	RD.	RADIUS
CFC	CALIFORNIA FIRE CODE	RD/WD.	ROOF DRAIN
CLG.	CEILING	REIN.	REINFORCING
CJ.	CONTROL JOINT	REF.	REFRIGERATOR
CLR.	CLEAR	REQ'D	REQUIRED
CMC	CALIFORNIA MECHANICAL CODE	RET.	RETAINING
CMU	CONCRETE MASONRY UNIT	REV.	REVISION
CNTR.	COUNTER	RM.	ROOM
C.O.	CLEAN OUT	RO.	ROUGH OPENING
COL.	COLUMN	S.	STEP
COMP.	COMPOSITION	SC.	SOLID CORE
CONC.	CONCRETE	SC.	SOLID CORE
CONC.	CONNECTION	SCHED.	SCHEDULE
CONT.	CONTINUOUS	SD	SOAP DISPENSER
CONTR.	CONTRACTOR	SDR.	STORM DRAIN
CPC	CALIFORNIA PLUMBING CODE	SECT.	SECTION
CT.	CERAMIC TILE	SEZ	STREAM EASEMENT ZONE
		SF	SQUARE FOOT/FEET
		SHT.	SHEET
DBL.	DOUBLE	SHLV.	SHELVES
DET.	DETAIL	SHWR.	SHOWER
DEPT.	DEPARTMENT	SIM.	SIMILAR
D.F.	DOUGLAS FIR	SLR.	SEALER
DIA.	DIAMETER	SPECS.	SPECIFICATIONS
DIM.	DIMENSION	SQ.	SQUARE
DIV.	DIVISION	S&P	SHELF & POLE
DN.	DOWN	SS	SANITARY SEWER
DW.	DISHWASHER	S.S.D.	SEE STRUCTURAL DRAWINGS
DWG.	DRAWING	S.ST.	STAINLESS STEEL
DRY.	DRYER	STD.	STANDARD
		STMG.	STEAM GENERATOR
(E)	EXISTING	STL.	STEEL
EA.	EACH	STR.	STRUCTURAL
EJ.	EXPANSION JOINT	SUSP.	SUSPENDED
ELECT.	ELECTRIC/ELECTRICAL	S.W.	SHEARWALL
ELEV.	ELEVATION	T.	TREAD
EMER.	EMERGENCY	TC.	TRASH COMPACTOR
EN.	EDGE	TEL.	TELEPHONE
EOP.	EDGE OF PAVEMENT	TEMP.	TEMPERED
EOS.	EDGE OF SLAB	T&G	TONGUE & GROOVED
EQ.	EQUAL	TV	TELEVISION
EQUIP.	EQUIPMENT	TYP.	TYPICAL
EXT.	EXTERIOR		
		UBC	UNIFORM BUILDING CODE
FA.	FIRE ALARM	UFC	UNIFORM FIRE CODE
FACP	FIRE ALARM CONTROL PANEL	UMC	UNIFORM MECHANICAL CODE
FAU	FORCED AIR UNIT	UON	UNLESS OTHERWISE NOTED
FFE.	FINISHED FLOOR ELEVATION	UPN	UNIFORM PLUMBING CODE
FG.	FIXED GLASS	VCT	VINYL COMPOSITION TILE
FH.	FIRE HYDRANT	VENT.	VENTILATION
FIN.	FINISH	VERT.	VERTICAL
FLR.	FLOOR	VIF.	VERIFY IN FIELD
		VNR.	VENEER
GA.	GAUGE	WITH	WITH
GALV.	GALVANIZED	WC.	WATER CLOSET
GC.	GENERAL CONTRACTOR	WD.	WOOD
GF.	GROUND FAULT INTERRUPTER	W.	WASHER
GI.	GALVANIZED IRON	WH.	WATER HEATER
GLB.	GLUED LAMINATED BEAM	W/O	WATER HEATER
GND.	GROUND	WP.	WATER PROOF
GSM.	GALVANIZED SHEET METAL	YD.	YARD
GYP.	BD. GYPSUM WALL BOARD		
HB.	HOSE BIBB		
HC.	HOLLOW CORE / HANDICAP		
HDWR.	HARDWARE		
HORIZ.	HORIZONTAL		
HP.	HIGH POINT		
HTC.	HEATING		
HVAC.	HEATING/VENTILATION/AIR CONDITIONING		
HW.	HOT WATER		
ID.	INSIDE DIAMETER		
ID.	INSIDE DIAMETER		
INCL.	INCLUDED		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
INF.	INFRARED		
LAM.	LAMINATE		
LB.	POUND		
LF.	LINEAL FOOT		
LVL.	LAMINATED VENEER LUMBER		

HISTORY

1800'S A VICTORIAN HOME WAS ORIGINALLY BUILT AT THIS LOCATION. (SEE COVER PAGE)
 1915 THE VICTORIAN HOME WAS MOVED TO THE BACKYARD AND TURNED TO FACE SUTTER ST. IT WAS REPLACED BY THE CURRENT STRUCTURE ON GEORGIA.
 1820'S IN THE LATE 20'S, THE VICTORIAN WAS REMOVED FROM THE BACKYARD. WE DO NOT KNOW WHAT HAPPENED TO IT.
 1945 THE SECOND FLOOR BACK AND SIDE PORCHES WERE APPARENTLY CLOSED IN. THE AREA UNDER THE SIDE PORCH WAS ALSO ENCLOSED.
 1960'S THE APPEARANCE OF THE HOME WAS SIGNIFICANTLY ALTERED THROUGH THE ADDITION OF A FAUX MANSARD AND ITALIANATE ORNAMENTATION INCLUDING ARCH WINDOWS AND SHUTTERS. TWO ADDITIONS WERE ADDED TO THE BACK OF THE HOUSE. A LARGE ROOM WITH BAR WAS ADDED TO THE LIVING ROOM. A BREAKFAST ROOM REPLACED A HUB ROOM NEXT TO THE KITCHEN.
 IN ADDITION, OVER THE LIFE OF THIS HOME, AN INDEPENDENT ENTRANCE WAS ADDED TO THE ENCLOSED EAST PORCH WITH AN EXTERIOR STAIRCASE LEADING TO IT FROM GEORGIA. EVIDENCE SUGGESTS THE FOLLOWING ALTERATIONS: A MAID'S ROOM ADJACENT TO THE KITCHEN WAS TRANSFORMED INTO A LAUNDRY ROOM AND ITS CLOSET TURNED INTO A PANTRY. THE DOOR OF THE THIRD UPSTAIR BED ROOM CLOSET WAS RELOCATED TO THE HALWAY TO FACILITATE THE INSTALLATION OF HEATING VENTS

MATERIALS

ALL MATERIALS WILL BE CHOSEN CONSISTENT WITH THE NEED TO MAINTAIN THE HISTORICAL INTEGRITY OF THE NEIGHBORHOOD AND TO RESTORE THE ORIGINAL APPEARANCE OF THIS HOME.

COMPOSITION SHINGLE ROOFING:	50 YEAR CLASS A
MODIFIED BITUMEN ROOFING:	CLASS A, APP TORCH DOWN MULTI-PLY MODIFIED BITUMEN ROOFING
SIDING:	ADVANCED FIBER-CEMENT SHINGLES. 7" STRAIGHT SHINGLES THAT APPEAR LIKE PAINTED CEDAR SHINGLES ADDITIONS WILL USE FIBER-CEMENT LAP BOARDS
WINDOWS:	PAINTED CELLULAR PVC WINDOWS MATCHING THE PROFILE OF TRADITIONAL WOOD SHASH WINDOWS WITH ENERGY EFFICIENT DOUBLE-GLAZED PANES
DOORS:	PAINTED FIBERGLASS DOORS IN COMPLIANCE W/ CBC CH. 7A

2013 CALGREEN MANDATORY MEASURES

SITE DEVELOPMENT (4.106):
 STORM WATER DRAINAGE MANAGEMENT PLAN SHALL BE IMPLEMENTED DURING CONSTRUCTION

INDOOR WATER USE (4.303):
 MAXIMUM PLUMBING FIXTURE FLOW REQUIREMENTS SHALL BE AS FOLLOWS:
 SHOWER HEADS: 2GPM
 LAVATORY FAUCETS: 1.5 GPM
 KITCHEN FAUCETS: 1.8 GPM
 WATER CLOSETS: 1.28 GALLONS/FLUSH
 WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI.

OUTDOOR WATER USE (4.304):
 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS WITH LOW FLOW EMITTERS (DRIP).

ENHANCED DURABILITY AND REDUCED MAINTENANCE (4.406):
 ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (4.408):
 A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED BY USING COUNTY CERTIFIED LAND FILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE APPROVED BY ENVIRONMENTAL SERVICES DIVISION.

BUILDING MAINTENANCE AND OPERATION (4.410):
 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OCCUPANT OR OWNER.

FIREPLACES (4.503):
 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT VENT SEALED COMBUSTION TYPE.

POLLUTANT CONTROL (4.504):
 DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. PAINTS, STAINS AND OTHER COMPONENTS SHALL BE COMPLIANT WITH VOC LIMITS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MANUFACTURER LIMITS FOR VOC AND OTHER TOXIC COMPOUND LIMITS. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY BUILDING INSPECTOR VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMIT DEFINED IN THE COLLABORATION FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. PARTICLE BOARD, MEDIUM DENSITY FIBER BOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH THE LOW / FORMALDEHYDE STANDARDS.

INTERIOR MOISTURE CONTROL (4.505):
 VAPOR RETARDERS AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS. WATERPROOFING MEMBRANE APPLIED TO FOUNDATION WALLS
 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

ENVIRONMENTAL COMFORT (4.507):
 HVAC WILL USE THREE MULTI-ZONE HIGH-EFFICIENCY MINISPLIT HEAT PUMPS (COP EXCEEDING 3.5 @ 32F).

INDOOR AIR QUALITY AND EXHAUST (4.506):
 BATHROOM FANS SHALL BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

QUALIFICATIONS (702):
 HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE INSTALLATION OF HVAC EQUIPMENT.

VERIFICATIONS (703):
 VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

VICINITY MAP



PROJECT DATA

YEAR BUILT: 1915, 1945, MID SIXTIES

BUILDING AREA:	Existing	Proposed
MAIN LIVING AREA:	3615 SF	4950 SF
1st FLOOR:	1999 SF	1939 SF
2nd FLOOR ADU (BASEMENT LEVEL):	1616 SF	1811 SF
	0 SF	1200 SF
GARAGE:	0 SF	700 SF
COVERED PATIO:	15 SF	187 SF
OPEN PATIO:	243 SF	432 SF

SITE COVERAGE:

PARCEL AREA:	7008 SF	7008 SF
TOTAL PROJECT AREA:	8074 SF	8074 SF

BUILDING IMPERVIOUS COVERAGE:	2153 SF	2122 SF
BUILDING FOOT PRINT:	2153 SF	1954 SF
COVERED PATIOS:	15 SF	187 SF
PATIOS (INCLUDING DG):	243 SF	432 SF
DECKS:	200 SF	322 SF
WALKWAY:	466 SF	466 SF
DRIVEWAY COVERAGE:	0 SF	451 SF

TOTAL IMPERVIOUS COVERAGE:	3062 SF (44% of parcel)	3210 SF (46% of parcel)
	(38% of total)	(40% of total)

TOTAL ALLOWABLE IMPERVIOUS COVERAGE: 50%

CONSTRUCTION SUMMARY:
 CONSTRUCTION TYPE: V-B,
 OCCUPANCY GROUP: R-3

APPLICABLE CODES:
 2016 RESIDENTIAL CODE
 2016 GREEN BUILDING STANDARDS CODE
 2016 ELECTRIC CODE
 2016 MECHANICAL CODE
 2016 PLUMBING CODE
 2016 ENERGY CODE

JURISDICTION:
 CITY OF VALLEJO'S PLANNING DIVISION
 555 SANTA CLARA ST
 VALLEJO, CA 94590
 707.648.4374

STRUCTURAL DATA

SNOW LOAD INFORMATION: (N/A)

PROJECT ELEVATION: 80'

VERTICAL DESIGN LOADS (ROOF):

ROOF DEAD LOAD:	15 PSF
ROOF LIVE LOAD:	20 PSF

VERTICAL DESIGN LOADS (FLOORS):

FLOOR DEAD LOAD:	12 PSF
FLOOR LIVE LOAD:	40 PSF

VERTICAL DESIGN LOADS (WALLS):

EXTERIOR WALL DEAD LOAD:	10 PSF
EXTERIOR WALL DEAD LOAD (STONE VENEER):	25 PSF
INTERIOR WALL DEAD LOAD:	10 PSF

LATERAL DESIGN LOADS (WIND):

WIND SPEED (3) SEC GUST:	110 MPH
BASIC WIND SPEED:	101 MPH
EXPOSURE:	C
RISK CATEGORY:	II
IMPORTANCE FACTOR (I):	1.0
TOPOGRAPHIC FACTOR (Kzt):	1.0

LATERAL DESIGN LOADS (SEISMIC):

SEISMIC DESIGN CATEGORY (IBC 1613.5.6):	D
RISK CATEGORY:	II
IMPORTANCE FACTOR (I):	1.0
Ss:	1.306g
S1:	0.4370g
Fa:	1.0
Fv:	1.56
SDS:	0.871g
Cs (N-S):	0.1339
Cs (E-W):	0.2488

SOILS DESIGN CRITERIA:

SOIL BEARING CAPACITY:	250-450 KPA (5000 - 9000 PSF)
SOIL BEARING PRESSURE (SHORT TERM):	250-450 KPA (5000 - 9000 PSF)
FROST DEPTH:	12 INCHES
PASSIVE EARTH PRESSURE:	350 PCF
SOIL FRICTION FACTOR:	0.30
CONCRETE COMPRESSIVE STRENGTH (F'c):	2500 PSI AT 28 DAYS

DESIGN TEAM

OWNER:
 Jean Drolet
 602 Georgia St.
 Vallejo, CA 94590
 (951) 251-5326
 jd_vallejo@netdynamo

ARCHITECT:
 Designed by owner

LAND SURVEYOR:
 N/A. Structure has been at that location for over 100 years.

STRUCTURAL ENGINEER:
 FIRM TBA
 ADDRESS
 CITY, STATE XXXXX
 TEL

T-24 ENGINEER:
 Prepared by owner with online service such as eztitle24.com, or DIY with cloud-based applications such as easytitle24.com

GEOTECHNICAL ENGINEER:
 N/A. Structure has been at that location for over 100 years.

CONTENTS

PAGE	VOC PERMIT	DESCRIPTION
GENERAL		
A0.0	✓	COVER SHEET
A0.1	✓	PROJECT DATA
A0.2	✓	EXTERIOR PERSPECTIVES
A0.3	✓	EXTERIOR PERSPECTIVES
A0.4	✓	NEIGHBOR PHOTOGRAPHS
A0.5	✓	VIEW ANALYSIS
SITE		
A1.1	✓	EXISTING SITE PLAN
A1.2	✓	PROPOSED SITE PLAN
PLAN VIEWS		
A2.1	✓	BASEMENT
A2.2	✓	FIRST FLOOR
A2.3	✓	SECOND FLOOR
A2.4	✓	ROOF
A2.5	✓	EXISTING BASEMENT
A2.6	✓	EXISTING FIRST FLOOR
A2.7	✓	EXISTING SECOND FLOOR
A2.8	✓	EXISTING ROOF
A2.9	✓	BASEMENT REFLECTED CEILING
A2.10	✓	FIRST FLOOR REFLECTED CEILING
A2.11	✓	SECOND FLOOR REFLECTED CEILING
EXTERIOR ELEVATIONS		
A3.1	✓	SOUTH
A3.2	✓	EAST & WEST
A3.3	✓	NORTH
BUILDING ENVELOPE		
A4.1	✓	DOOR & WINDOW SCHEDULE
A4.2	✓	FINISHES
SECTIONS		
A5.1	✓	BUILDING SECTIONS
INTERIOR ELEVATIONS		
A6.1	✓	BUILDING CUTS
STUDIES		
A7.1	✓	STUDIES
A7.2	✓	STUDIES
A7.3	✓	STUDIES
MECHANICAL PLUMBING ELECTRICAL		
MPED.0	✓	GENERAL NOTES
MPED.1	✓	BASEMENT POWER & SIGNAL PLAN
MPED.2	✓	FIRST FLOOR POWER & SIGNAL PLAN
MPED.3	✓	SECOND FLOOR POWER & SIGNAL PLAN
MPED.4	✓	BASEMENT LIGHTING PLAN
MPED.5	✓	FIRST FLOOR LIGHTING PLAN
MPED.6	✓	SECOND FLOOR LIGHTING PLAN
STRUCTURAL		
S0.0	✓	NOTES & DETAILS
S0.1	✓	FOUNDATION PLAN
S0.2	✓	STRUCTURAL PLANS
MISCELLANEOUS		
	✓	TITLE 24 REPORT

602 Georgia St.

Document Date:
 February, 2018

Document Phase:
 Construction Documents

rev.	date	remark
1	2/01/2018	General Plans For ADU Application
2	7/01/2018	Certificate of Appropriateness



1 South-East Perspective
A0.1 NTS



2 South-East Perspective (proposed)
A0.1 NTS



3 South-West Perspective
A0.1 NTS



4 South-West Perspective (proposed)
A0.1 NTS

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Jean Drolet (Owner)

Document Date:
February 2018

Document Phase:
Schematic Design

rev.	date	remark
1	2/01/2018	General Plans For ADU Application
2	7/01/2018	General Plans For ADU and COA Application

Exterior Perspectives

A0.1



1 North-West Perspective
A0.2 NTS



2 North-West Perspective (proposed)
A0.2 NTS



3 North-East Perspective
A0.2 NTS



4 North-East Perspective (proposed)
A0.2 NTS

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1	2/01/2018	General Plans For ADU Application
2	7/01/2018	General Plans For ADU and COA Application

Exterior
Perspectives

A0.2

The property is located across the street from three apartment buildings and lies next to a Victorian home and a greek revival / american foursquare home.

The first apartment building, kitty corner from the applicant's property, has a stunning brick facade and terra-cotta roof. See A0.3-1.

The second apartment building, across Sutter street, has a simple stucco facade but remains imposing due to its size. See A 0.3-2.

Directly across Georgia street lies a beige stucco apartment building that appears to have art-deco influences. See A 0.4-2.

Directly to the North of the property lies a greek revival (could be american foursquare) single-family house. Despite its average size, it rises much higher than the applicant's property. (A 0.4-1 and A 0.4-3).

Finally to the East we see a large Victorian multi-family home (A 0.4-4) with a narrow facade on Georgia that extends deep to the back. It is set back noticeably farther from the street than the applicant's home. It too towers above the applicant's home.



1
A0.3 545 Georgia



2
A0.3 807 Sutter

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Document Phase:
Schematic Design

rev.	date	remark
1	10/31/17	General Plans For ADU Application
2	9/28/2018	Fixed Typos

Neighbor
Photographs

A0.3



1 810 Sutter
A0.4



2 601 Georgia
A0.4



3 810 Sutter
A0.4



4 610 Georgia
A0.4

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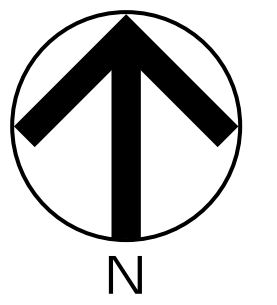
Document Date:

Document Phase:
Schematic Design

rev.	date	remark
1	10/31/17	General Plans For ADU Application
2	9/28/2018	Fixed Typos

Neighbor
Photographs

A0.4



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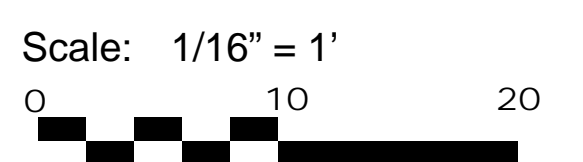
Jean Drolet (Owner)

602 Georgia St.

Document Date:
 June, 2018

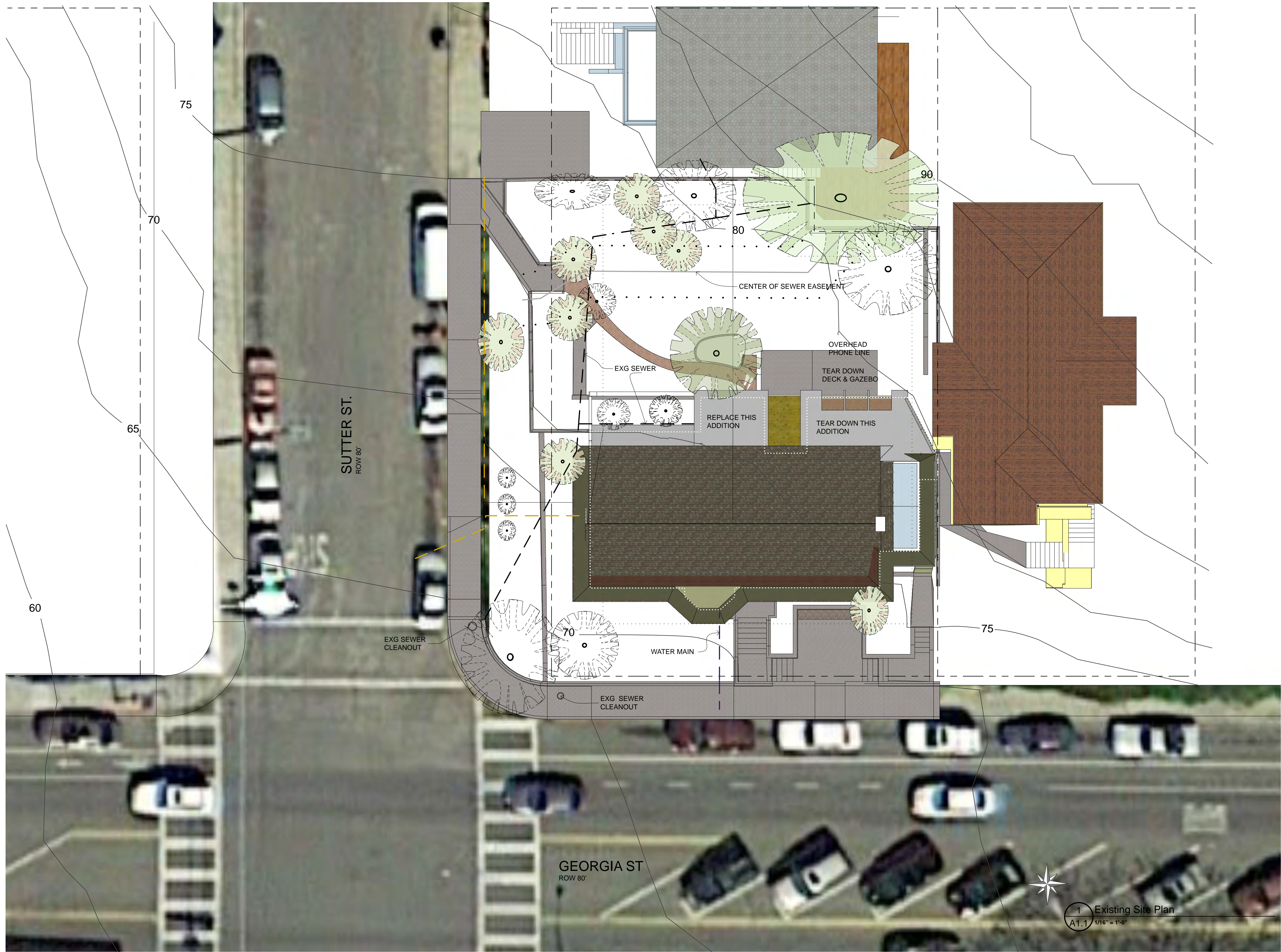
Document Phase:
 Schematic Design

rev.	date	remark
1	2/01/2018	General Plans For ADU Application
2	9/28/2018	Fixed Typo
3	1/06/2019	Show new upper lat.

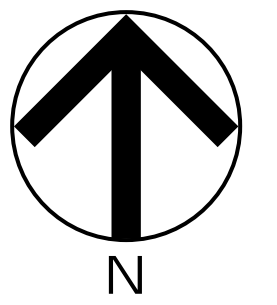


Existing Site
 Plan

A1.1



1 Existing Site Plan
 A1.1 1/16" = 1'-0"



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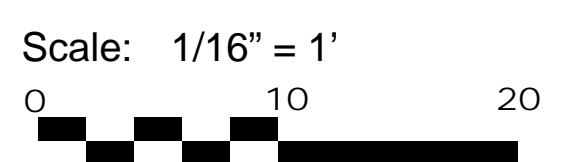
Jean Drolet (Owner)

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Document Phase:
 Schematic Design

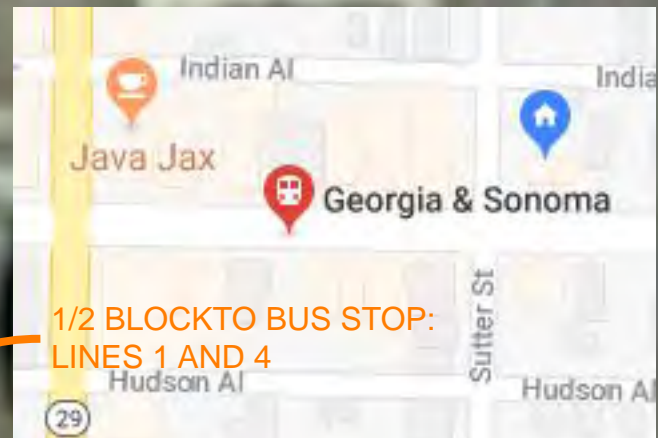
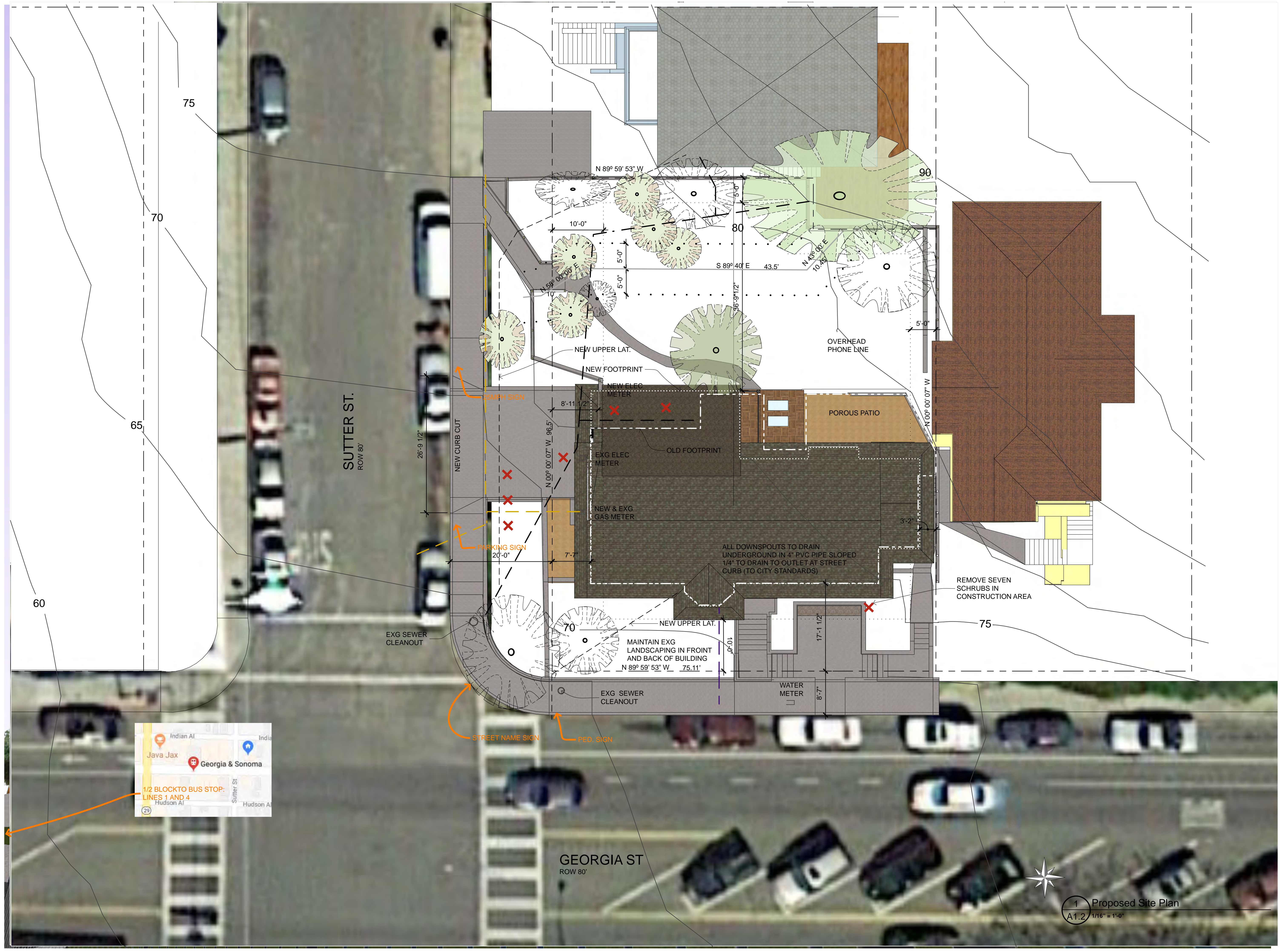
rev.	date	remark
1	2/01/2018	General Plans For ADU Application
2	9/28/2018	Fixed Typo
3	1/06/2019	Show new upper lat.



Proposed Site
 Plan

A1.2

1 Proposed Site Plan
 A1.2 1/16" = 1'-0"



GEORGIA ST
 ROW 80'

SUTTER ST.
 ROW 80'

60

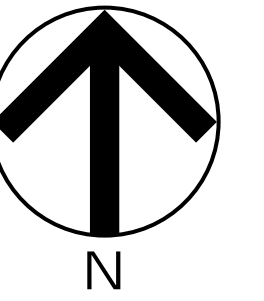
65

70

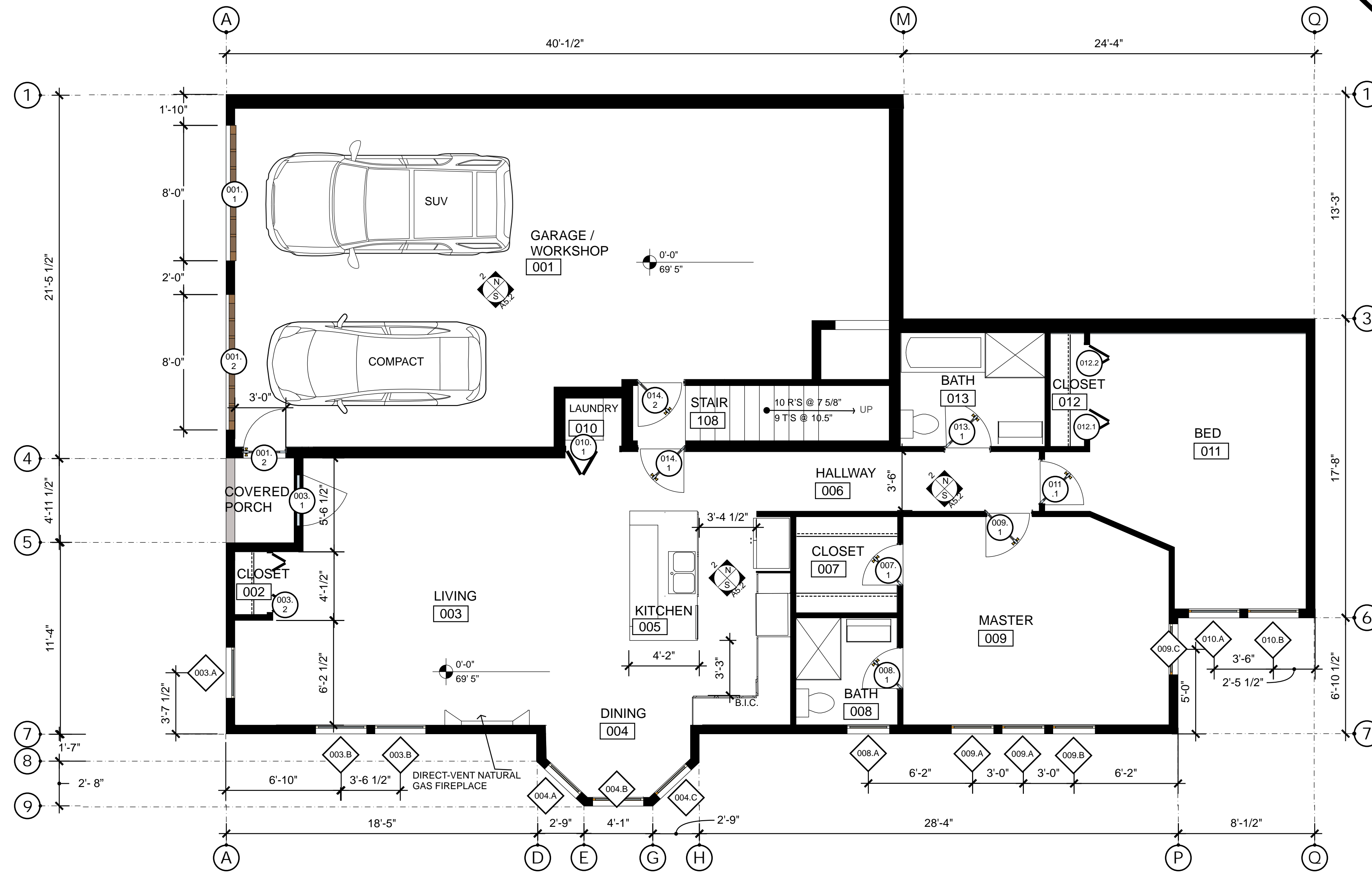
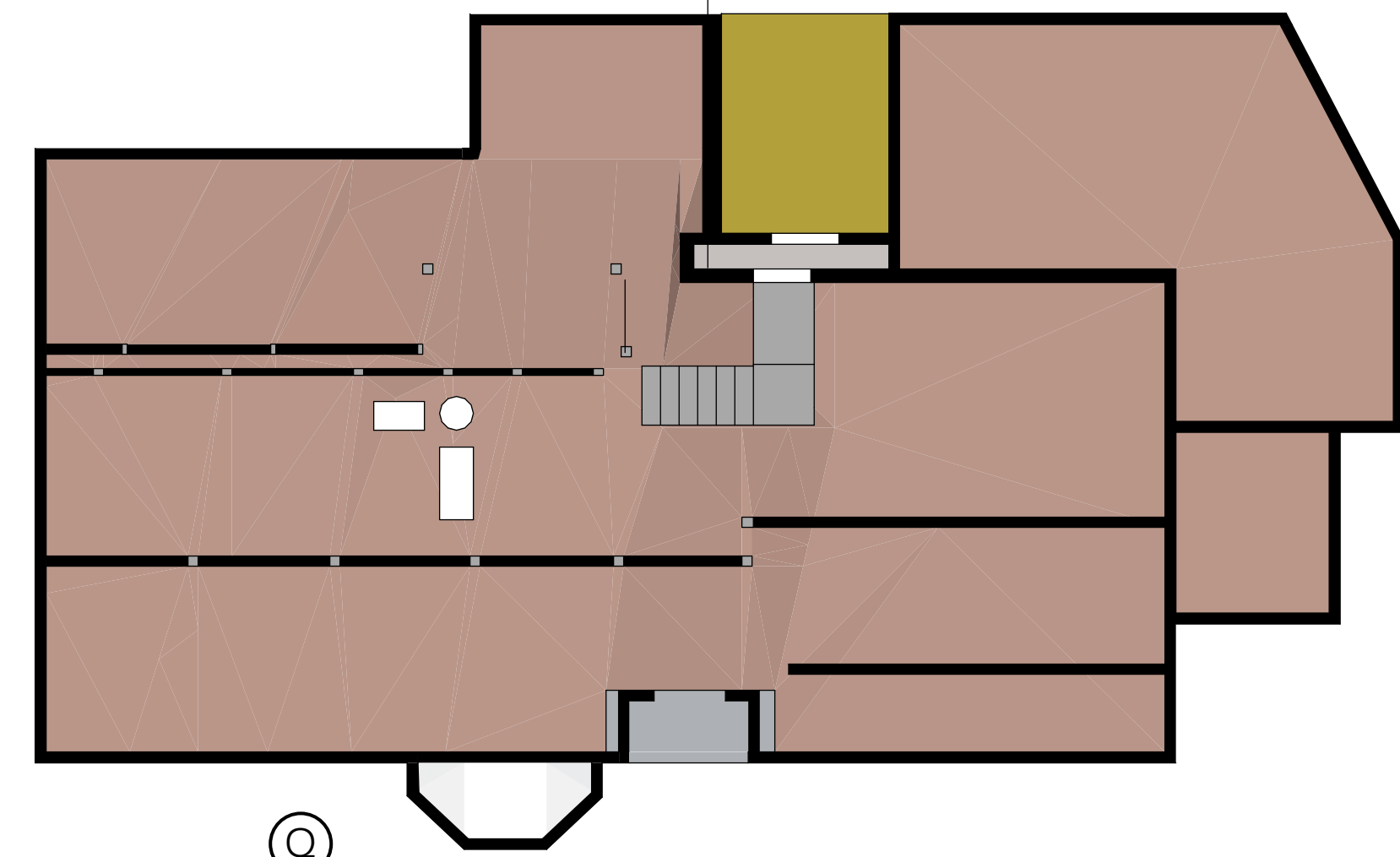
75

75

90



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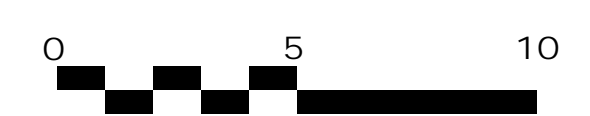
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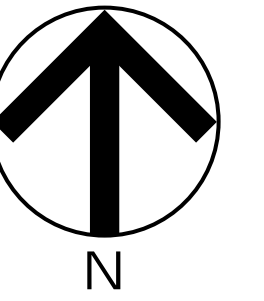
rev.	date	remark
1	12/15/17	1st Draft
2	2/01/2018	ADU SUBMISSION
3	2/19/2018	Fixed window numbering



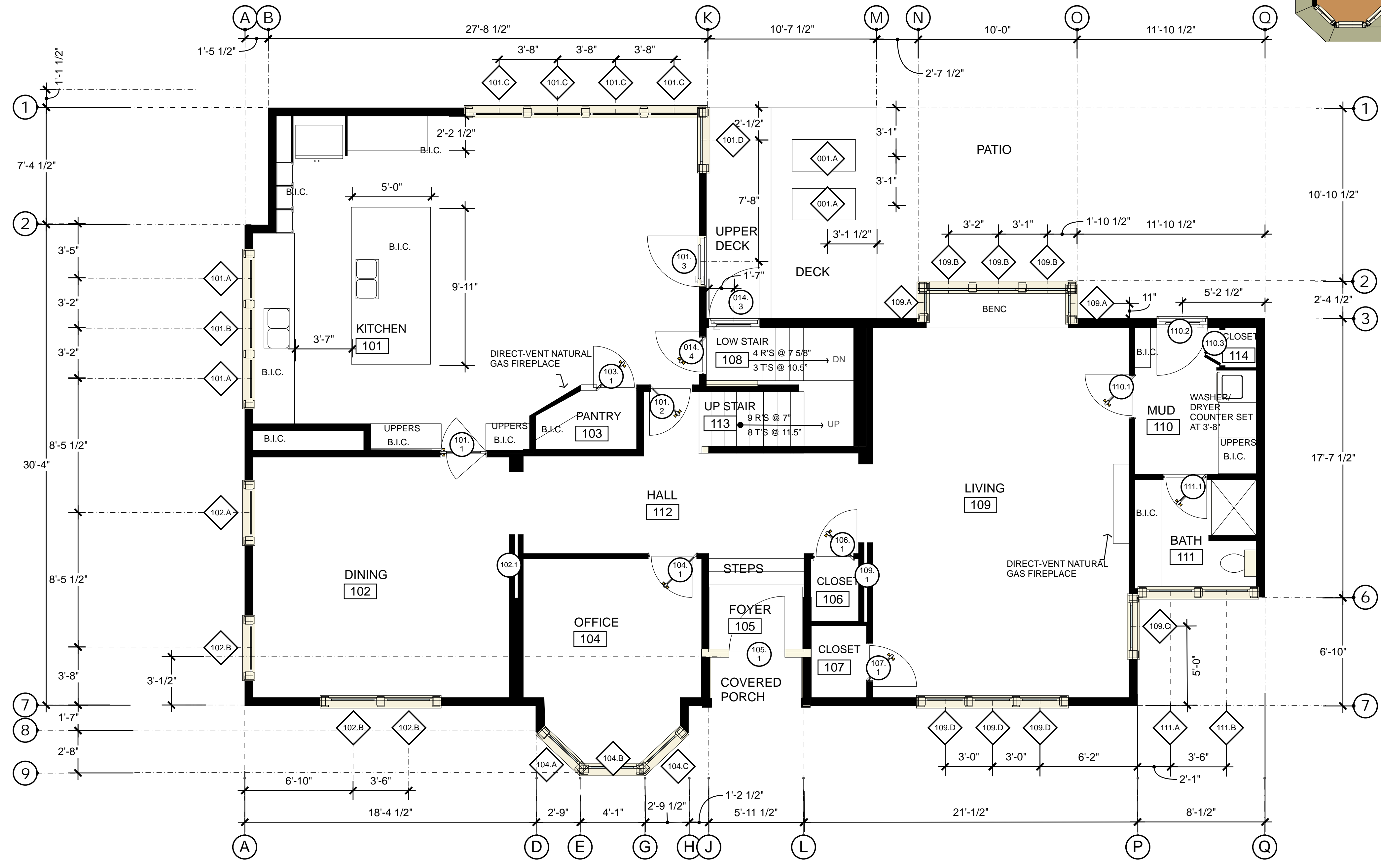
Basement

1 Basement
 A2.1 1/8" = 1' - 0"
 area: 1,900 sf. (ADU: 1,200 SF)

A2.1



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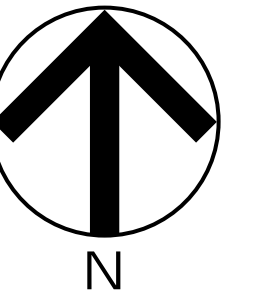
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1	12/15/17	1st Draft
2	2/01/2018	ADU SUBMISSION
3	2/19/2018	Fixed window numbering



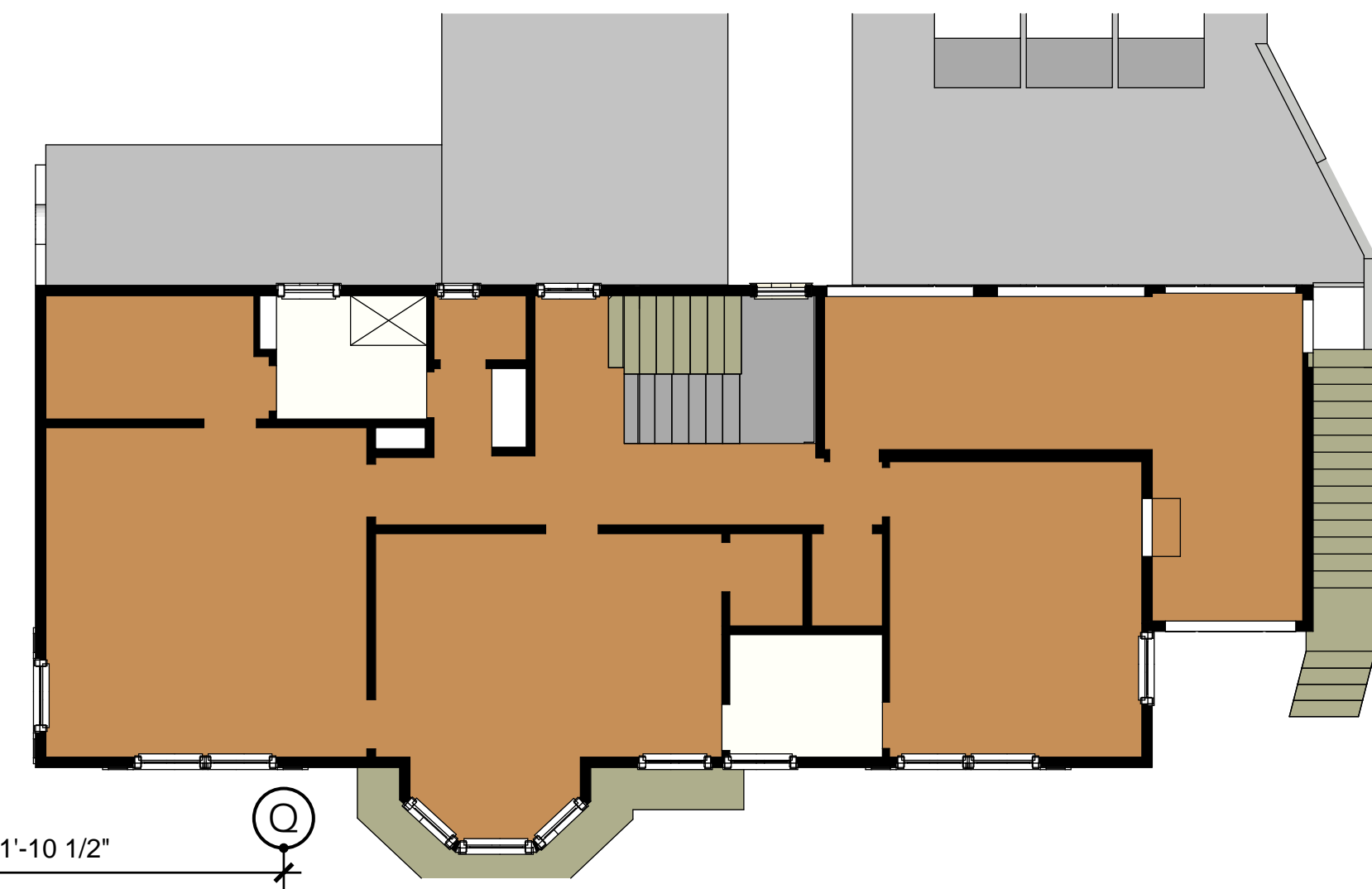
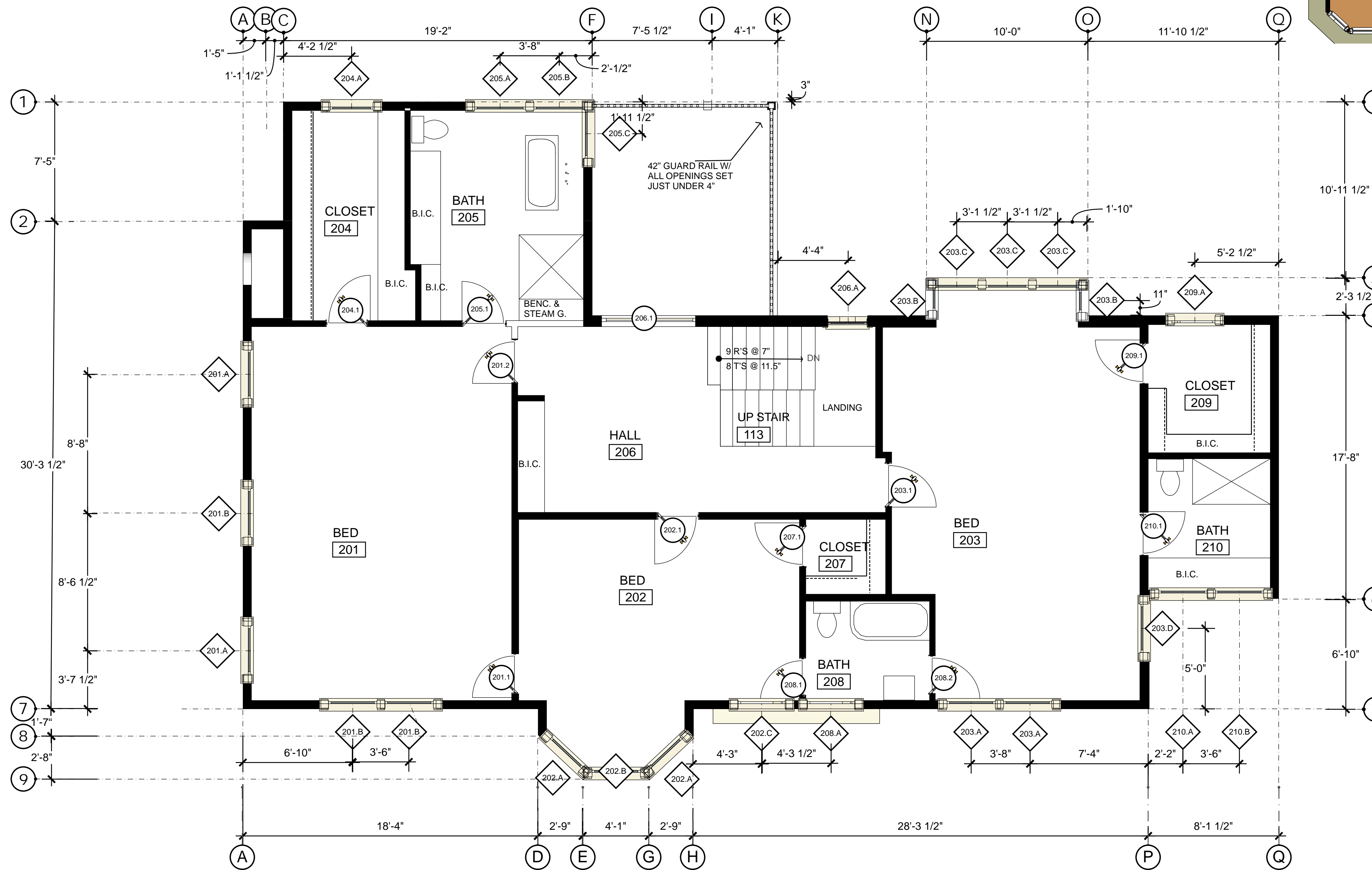
First Floor

1 First Floor
 A2.2 1/8" = 1' - 0"
 area: 1,939 sf

A2.2



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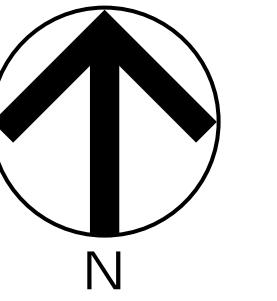
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1	12/15/17	1st Draft
2	2/01/2018	ADU SUBMISSION
3	2/19/2018	Fixed window numbering



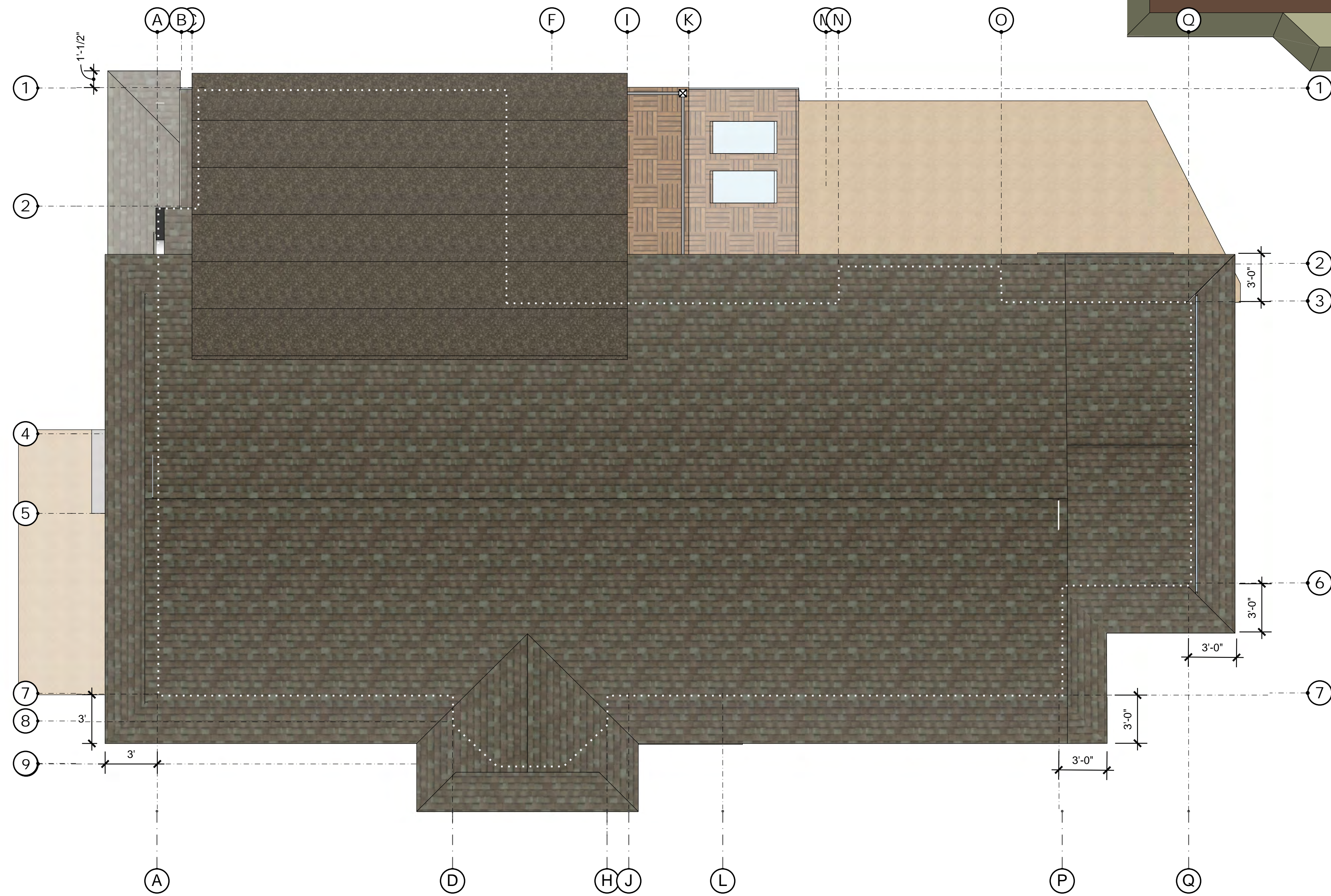
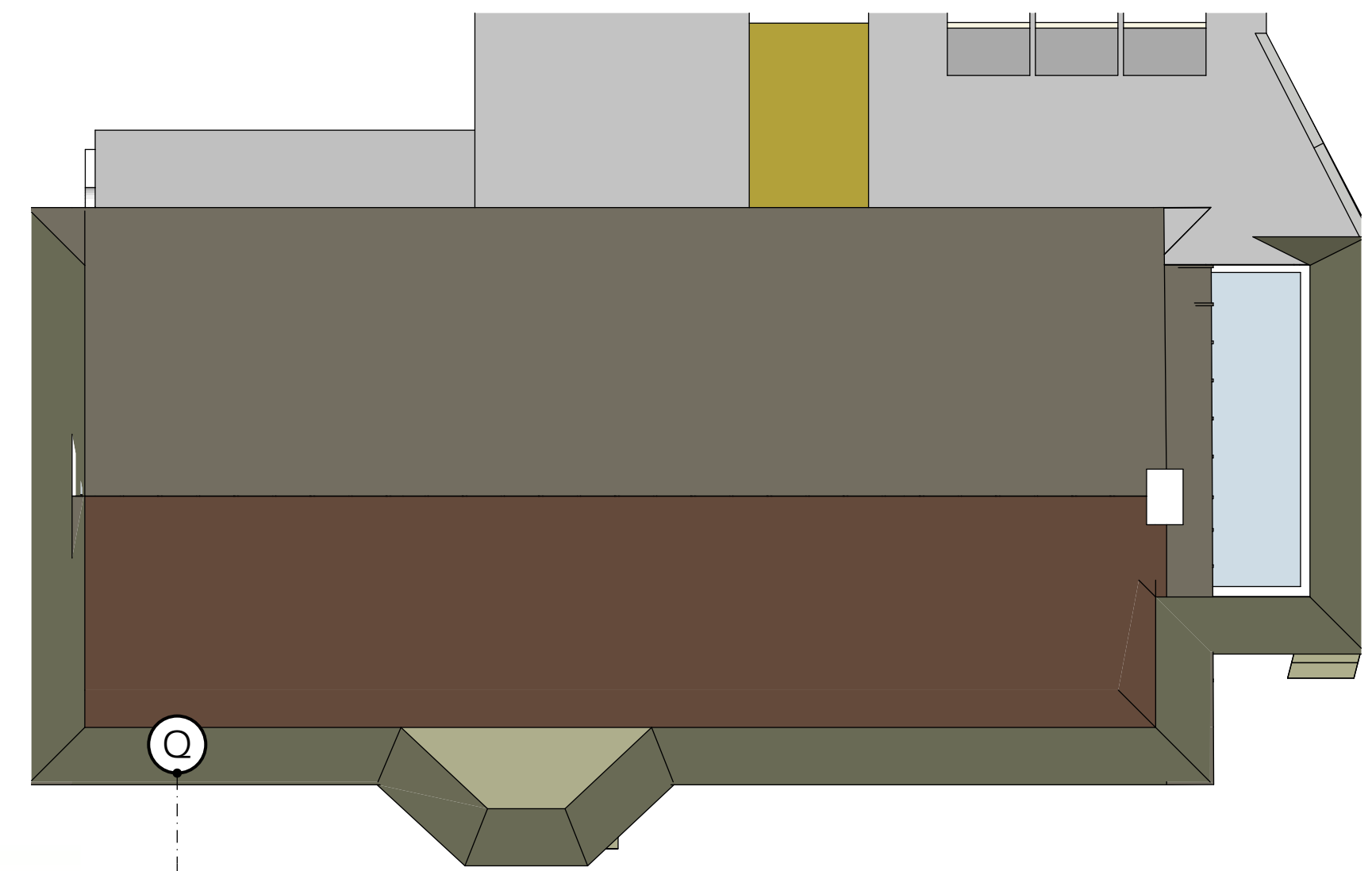
Second Floor

1 Second Floor
A2.3 1/8" = 1' - 0"
area: 1,811 sf

A2.3



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Document Phase:
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rev.	date	remark
1	12/15/17	1st Draft
2	2/01/2018	ADU SUBMISSION
3	2/19/2018	Fixed window numbering



Roof

1 Roof
 A2.4 1/8" = 1' - 0"

A2.4



1 South Elevation
A3.1 1/8" = 1'-0"



2 South Elevation (proposed)
A3.1 1/8" = 1'-0"

Finishes
Class A Composite Shingles, Owens Corning Oakridge Driftwood with 5 5/8" exposure.
James Hardie Fiber Cement Shingles Monterey Taupe with 7" exposure.
Trim: painted "cobble stone" made of wood, cellular PVC, or fiber cement.
Eldorado Stone cultured stone veneer Meseta Fieldledge with 1/2" flush mortar joints.

Reuse exg frames.

SUBFLOOR
10'
DATUM: 79' 10 1/2"

LITE WELL

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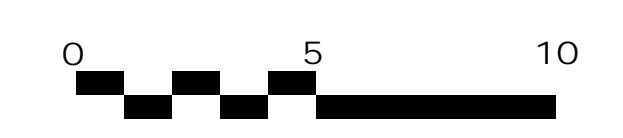
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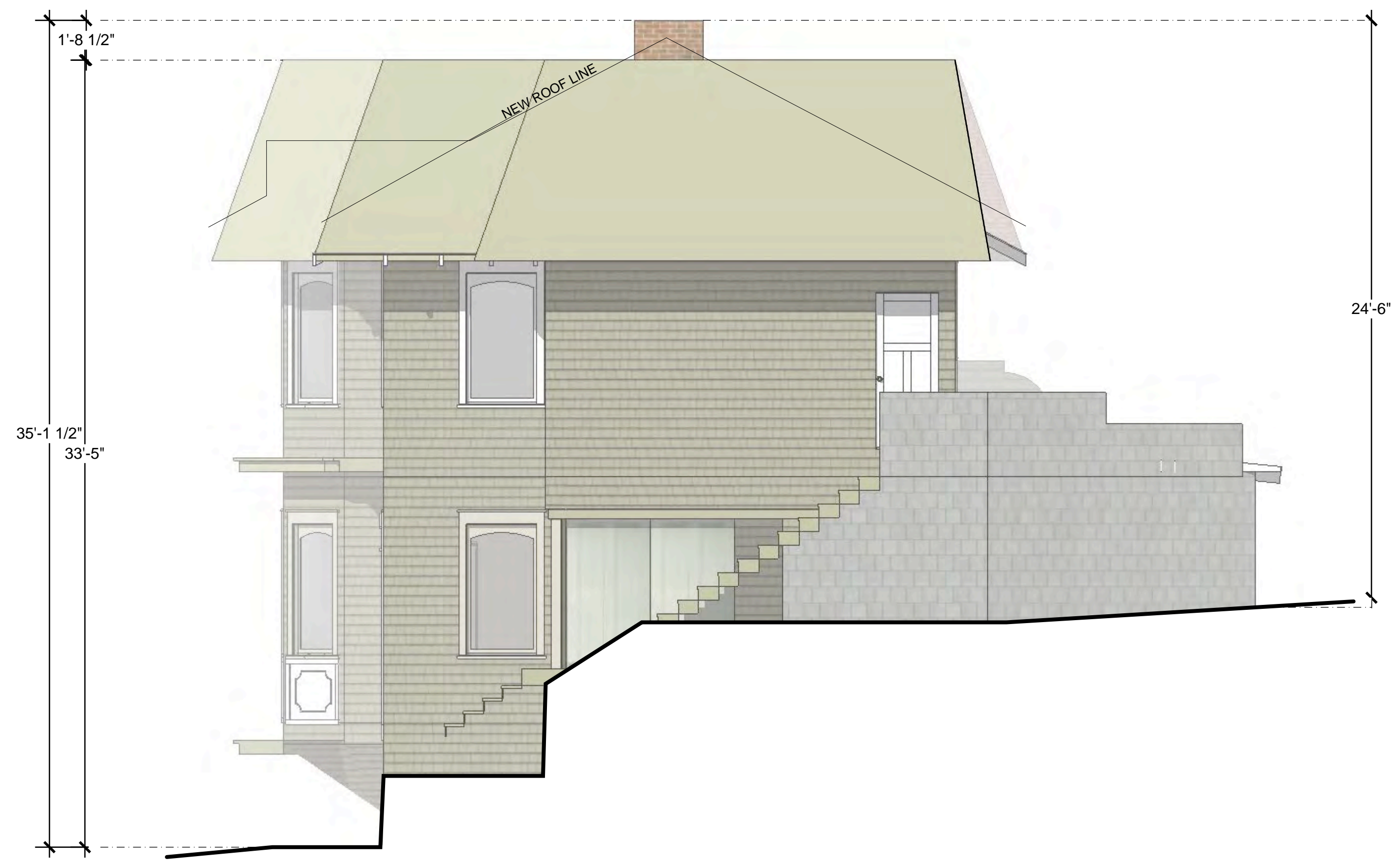
Document Phase:
Construction Documents

rev.	date	remark
1	2/01/2018	ADU Application
2	7/01/2018	COA Application
3	7/01/2018	COA Application



Elevations

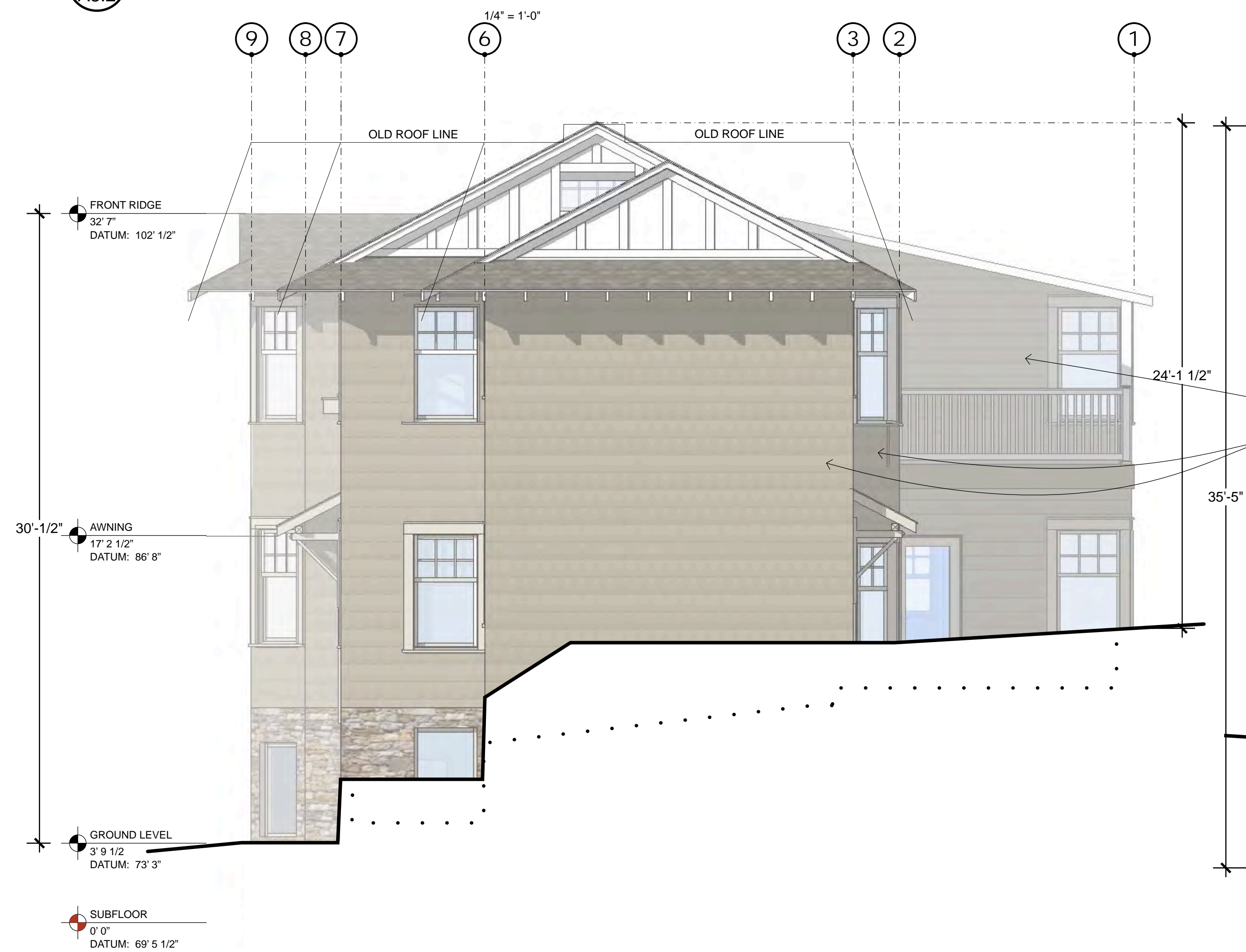
A3.1



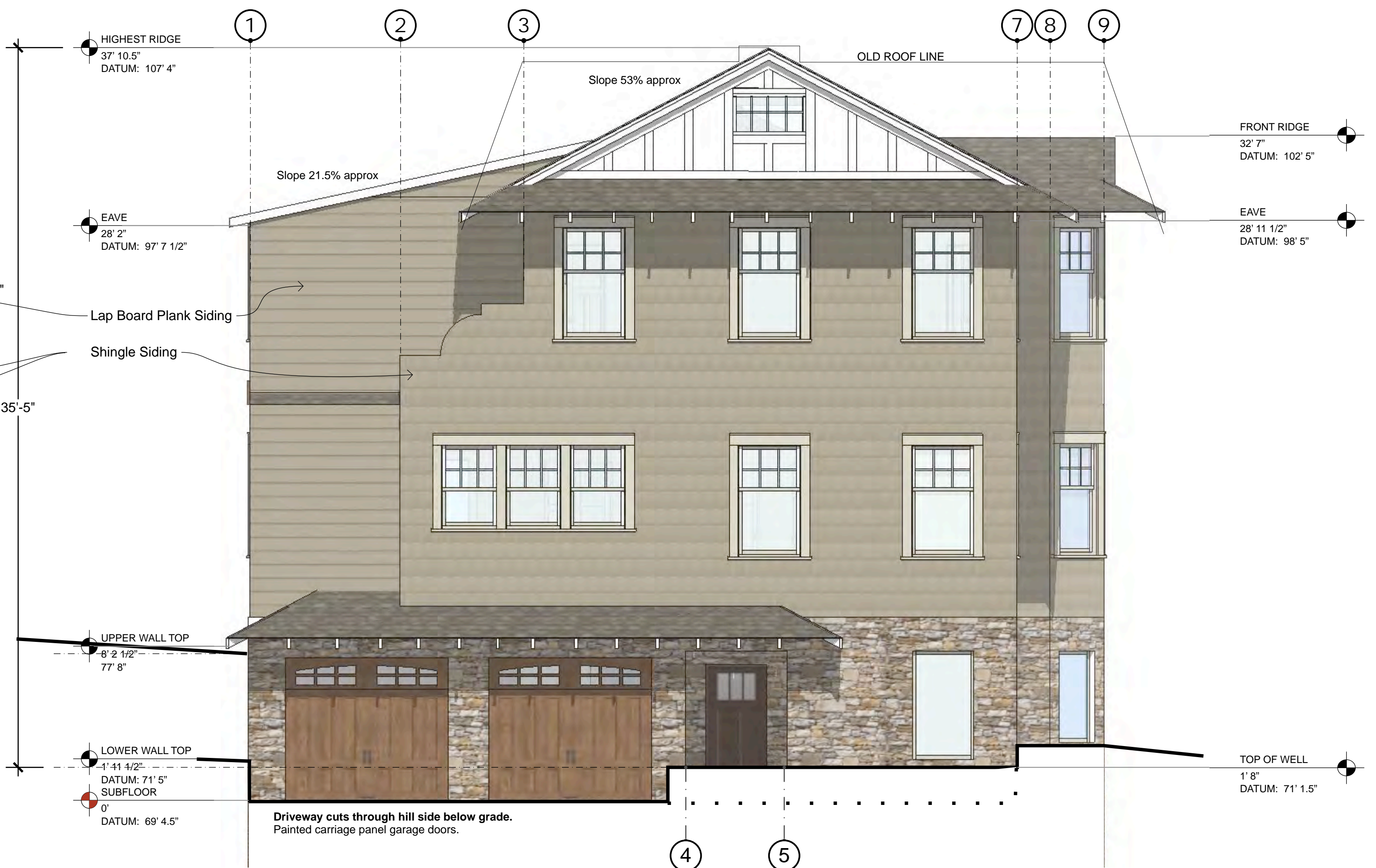
1 East Elevation
A3.2 1/8" = 1'-0"



3 West Elevation
A3.2 1/8" = 1'-0"



2 East Elevation (proposed)
A3.2 1/8" = 1'-0"



4 West Elevation (proposed)
A3.2 1/8" = 1'-0"

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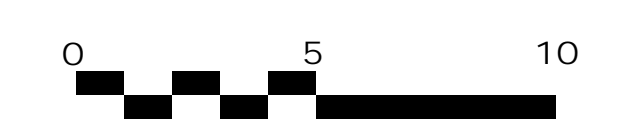
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Jean Drolet (Owner)

Document Date:
February 2018

Document Phase:
Construction Documents

rev.	date	remark
1	2/01/2018	ADU Application
2	7/01/2018	COA Application
3	7/01/2018	COA Application



Elevations

A3.2



1 North Elevation
A3.3 1/8" = 1'-0"



2 North Elevation (proposed)
A3.3 1/8" = 1'-0"

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rev.	date	remark
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2	7/01/2018	COA Application
3	7/01/2018	COA Application



Elevations

A3.3

Basement

Room No	Room Name	Floor	Base	North	East	South	West	Ceiling	Area (net in sqft)	General Notes
		Hardwood Stone Ceramic Concrete	1 x 12 Wood Painted Std. Baseboard 4" Tile None	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Ceiling Height		
001	Garage		x					x 9'	713	
002	Closet	x		x				x 9'	8	
003	Living Room	x	x	x	x	x	x	x 9'	305	Direct Gas Fireplace
004	Dining Room	x	x	x	x	x	x	x 9'	154	
005	Kitchen	x	x	x	x	x	x	x 9'	56	
006	Hallway	x	x	x	x	x	x	x 9'	58	
007	Master Closet	x	x	x	x	x	x	x 9'	34	
008	Master Bath	x	x	x	x	x	x	x 9'	33	
009	Master Bedroom	x	x	x	x	x	x	x 9'	189	
010	Laundry Closet	x	x	x	x	x	x	x 9'	11	
011	Bedroom	x	x	x	x	x	x	x 9'	194	
012	Bedroom Closet	x	x	x	x	x	x	x 9'	13	
013	Bathroom	x	x	x	x	x	x	x 9'	53	

1821 1108 sqft net for apartment

First Floor

Room No	Room Name	Floor	Base	North	East	South	West	Ceiling	Area (net in sqft)	General Notes
		Hardwood Stone Ceramic Concrete	1 x 12 Wood Painted Std. Baseboard 4" Tile None	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Ceiling Height		
101	Kitchen	x	x	x	x	x	x	x 10'	531	Direct Vent Fireplace
102	Dining Room	x	x	x	x	x	x	x 10'	245	
103	Pantry	x	x	x	x	x	x	x 10'	17	
104	Office	x	x	x	x	x	x	x 10'	129	
105	Foyer	x	x	x	x	x	x	x 10'	34	
106	Hall Closet	x	x	x	x	x	x	x 10'	12	
107	Closet	x	x	x	x	x	x	x 10'	16	
108	Stairwell	x	x	x	x	x	x	x 7'2" - 10'		Meets minimum 80" clearance
109	Living Room	x	x	x	x	x	x	x 10'	376	Direct Vent Fireplace
110	Mud Room	x	x	x	x	x	x	x 10'	68	Washer and Dryer
111	Bathroom	x	x	x	x	x	x	x 10'	31	
112	Hall	x	x	x	x	x	x	x 10'	151	
113	Stairwell	x	x	x	x	x	x	x 10' - 19'		

1610

Second Floor

Room No	Room Name	Floor	Base	North	East	South	West	Ceiling	Area (net in sqft)	General Notes
		Hardwood Stone Ceramic Concrete	1 x 12 Wood Painted Std. Baseboard 4" Tile None	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Exposed Concrete	Gypsum bd. painted Lath & Plaster Ceiling Height		
201	Master Bedroom	x	x	x	x	x	x	x 9'	376	
202	Bedroom 1	x	x	x	x	x	x	x 9'	227	
203	Bedroom 2	x	x	x	x	x	x	x 9'	365	
204	Master Closet	x	x	x	x	x	x	x 8' - 9'	93	Variable Height
205	Master Bathroom	x	x	x	x	x	x	x 9'	140	May use marble
206	Hallway	x	x	x	x	x	x	x 9'	183	
207	Bedroom 1 Closet	x	x	x	x	x	x	x 9'	23	
208	Bedroom 1 Bath	x	x	x	x	x	x	x 9'	47	
209	Bedroom 2 Closet	x	x	x	x	x	x	x 9'	60	
210	Bedroom 2 Bath	x	x	x	x	x	x	x 9'	48	

1562

FINISHES

Our goal is to select safe, long-lasting, low-maintenance, natural-looking finishes that are appropriate for the historical character of the neighborhood and this home.

Roofing

Most of the roof will covered with Owens Corning Oakridge Driftwood Laminated Architectural Shingles. The addition with the low slope roof will use a similarly colored GAF Liberty Slate Roll Roofing with three foot exposure.

Siding

All siding will employ class A fire-resistant fiber cement materials to help prevent the spread of fire.

The original parts of the home will be clad with factory-finished fiber cement shingles painted Monterey Taupe color. They will use a random square straight edge pattern and have use a 7" exposure.

The new addition will be clad in factory-finished fiber cement lap planks painted in the same color as the shingles.

The basement wall will be clad using natural-looking cultured stone veneer (Eldorado Stone Meseta Fieldledge) with mortar joints nearly flush with the surface of the stone.

Trims

Trims will be painted white or cobble stone depending on their location. Trims may be either wood, cellular PVC or fiber cement. Most existing wood trims will be retained. rotted trims will be replaced with cellular PVC. The rest will be fiber cement.

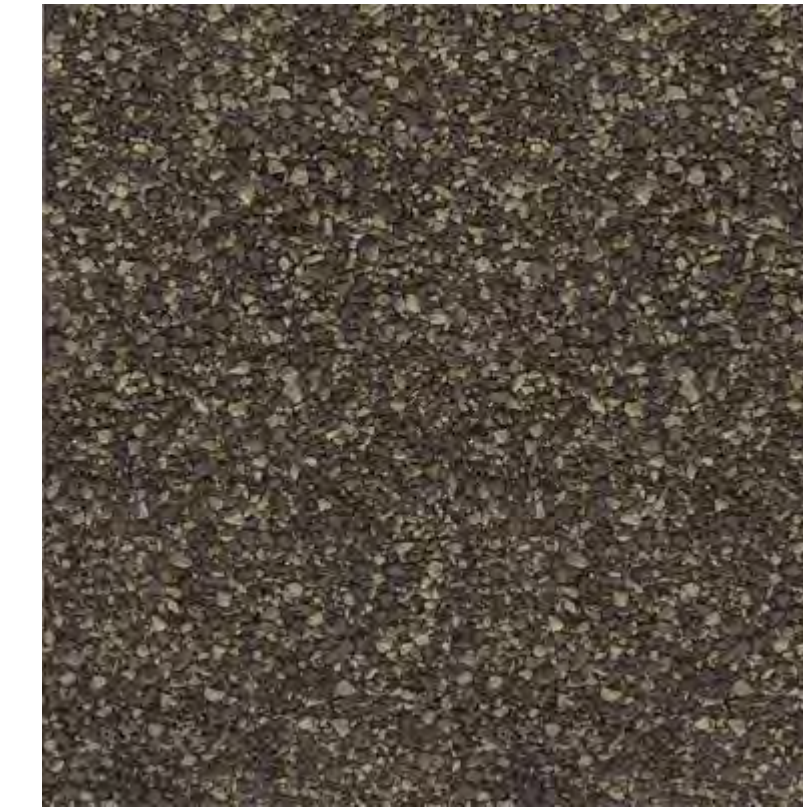
Windows

All windows will be constructed with a traditional "wood window" profile with paintable cellular PVC with simulated divided lights on the outside of the glass (see norot.com). Those on the first and second floors will be three-fifth windows with single pane lower sashes and six-pane upper sashes (possibly with simulated divided lights) matching the style of the original 1915 windows. Those on the basement floors will be simple single-pane casement windows.

Most windows will be picture window. On the first and second floors, they will be constructed to resemble traditional single/double hung windows. On the basement floor, they will look like casement windows.



Driftwood Shingles



Slate Roll Roofing



James Hardie Cobble Stone Trim

James Hardie Monterey Taupe Lap Siding Planks



This Meseta Fieldledge picture depicts mortar joints that are deeper than the ones we plan. Our mortar joints will come much closer to the surface of the stone.



This picture depicts the style of mortar joints that we chose for this project with a different stone.

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Vallejo, CA 94590
AAN: 0056-201-200

Jean Drolet (Owner)

Document Date:
October, 2017

Document Phase:
Construction Documents

rev.	date	remark
1	07/01/16	initial submission
2	12/20/18	Fixed window material

Finishes

A4.1

WINDOW SCHEDULE

Prototype	Based on	Qty	Size wxh	Sashes	Sill Height	Type*	Tempered FDL	Therma I Break	Low E	u/SHGC Values	Operation	Egress	Screen	Note
0	1	2	31.75x47.5	2	41.5	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
1	4	4	31.75x47.5	2	41.5	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
2	3	12	38x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
3	16	36x64	2	24	Cell. PVC	✓	✓	✓	✓	.32/36	single-hung	x	✓	
4	3	32x64	2	24	Cell. PVC	✓	✓	✓	✓	.32/36	picture	x	x	
5	2	17x64	2	24	Cell. PVC	✓	✓	✓	✓	.32/36	picture	x	x	
6	6	31.5x64	2	24	Cell. PVC	✓	✓	✓	✓	.32/36	picture	x	x	
7	3	29.75x64	2	24	Cell. PVC	✓	✓	✓	✓	.32/36	picture	x	x	
8	4	49.5x64	2	38.5	Cell. PVC	✓	✓	✓	✓	.32/36	picture	x	x	some with frosted lower sash
9	2	35x48	2	40	Cell. PVC	✓	✓	✓	✓	.32/36	awning	x	✓	
10	1	30x48	2	40	Cell. PVC	✓	✓	✓	✓	.32/36	single-hung	x	✓	
11	1	30x116	3	24	Cell. PVC	✓	✓	✓	✓	.32/36	single-hung	x	✓	
12	2	24x48	1	n/a	polycarb	x	x	x	N/A	picture	x	x	Structural polycarbonate plate	
13	1	36x64	1	24	Cell. PVC	x	✓	✓	✓	.32/36	csmt	x	✓	
14	13	2	36x64	1	24	Cell. PVC	x	✓	✓	.32/36	picture	x	x	
15	2	30x54	1	34	Cell. PVC	x	✓	✓	✓	.32/36	csmt	x	✓	
16	19	3	36x54	1	34	Cell. PVC	x	✓	✓	.32/36	picture	x	x	
17	15	3	30x54	1	34	Cell. PVC	x	✓	✓	.32/36	picture	x	x	
18	1	30x36	1	60	Cell. PVC	x	✓	✓	✓	.32/36	csmt	x	✓	
19	1	36x54	1	44	Cell. PVC	x	✓	✓	✓	.32/36	csmt	✓	✓	
Total		71												

ID	Room	Prototype	Qty	Size wxh	Sashes	Sill Height	Type	Tempered FDL	Therma I Break	Low E	u/SHGC Values	Operation	Egress	Screen	Note
001.A	Garage	12	2	24x48	1	n/a	polycarb	x	x	x	N/A	picture	x	x	Structural polycarbonate plate
003.A	Living	13	1	36x64	1	24	Cell. PVC	x	✓	✓	.32/36	csmt	x	✓	
003.B	Living	14	2	36x64	1	24	Cell. PVC	x	✓	✓	.32/36	picture	x	x	
004.A	Dining	15	1	30x54	1	34	Cell. PVC	x	✓	✓	.32/36	csmt	x	✓	
004.B	Dining	16	1	36x54	1	34	Cell. PVC	x	✓	✓	.32/36	picture	x	x	
004.C	Dining	17	1	30x54	1	34	Cell. PVC	x	✓	✓	.32/36	picture	x	x	
008.A	M. Bath	18	1	30x36	1	60	Cell. PVC	x	✓	✓	.32/36	csmt	x	✓	
009.A	M. Bed	17	2	30x54	1	44	Cell. PVC	x	✓	✓	.32/36	picture	x	x	
009.B	M. Bed	15	1	30x54	1	44	Cell. PVC	x	✓	✓	.32/36	csmt	✓	✓	
009.C	M. Bed	16	1	36x54	1	44	Cell. PVC	x	✓	✓	.32/36	csmt	✓	✓	
010.A	Bed	16	1	36x54	1	44	Cell. PVC	x	✓	✓	.32/36	picture	✓	✓	
010.B	Bed	19	1	36x54	1	44	Cell. PVC	x	✓	✓	.32/36	csmt	✓	✓	
Total		15													

ID	Room	Prototype	Qty	Size wxh	Sashes	Sill Height	Type	Tempered FDL	Therma I Break	Low E	u/SHGC Values	Operation	Egress	Screen	Note
101.A	Kitchen	0	2	31.75x47.5	2	41.5	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
101.B	Kitchen	1	1	31.75x47.5	2	41.5	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
101.C	Kitchen	2	4	38x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
101.D	Kitchen	3	1	36x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
101.A	Dining	3	1	36x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
101.B	Dining	3	3	36x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
104.A	Office	4	1	32x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
104.B	Office	3	1	36x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
104.C	Office	4	1	32x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
109.A	Living	5	2	17x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
109.B	Living	6	3	31.5x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
109.C	Living	3	1	36x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
109.D	Living	7	3	29.75x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
111.A	Bath	8	1	49.5x64	2	38.5	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	frosted lower sash
111.B	Bath	8	1	49.5x64	2	38.5	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	frosted lower sash
Total		26													

ID	Room	Prototype	Qty	Size wxh	Sashes	Sill Height	Type	Tempered FDL	Therma I Break	Low E	u/SHGC Values	Operation	Egress	Screen	Note
201.A	M. Bed	3	2	32x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
201.B	M. Bed	3	3	32x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
202.A	Bed	2	4	32x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
202.B	Bed	1	3	32x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
202.C	Bed	9	1	35x48	2	40	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
203.A	M. Bed	3	2	36x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
203.B	M. Bed	4	2	38x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
203.C	M. Bed	6	3	31.5x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
203.D	M. Bed	3	1	36x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
204.A	M. Closet	4	1	32x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
205.A	M. Bath	2	1	38x64	2	24	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
205.B	M. Bath	2	1	38x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
204.C	M. Bath	3	1	36x64	2	24	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
206.A	Stair	11	1	30x116	3	24	wood	✓	✓	✓	.32/36	single-hung	x	✓	Existing window
208.A	Bath	9	1	35x48	2	40	Cell. PVC	✓	✓	✓	.32/36	awning	x	✓	
209.A	M. Closet	10	1	30x48	2	40	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
210.A	M. Bath	8	1	49.5x64	2	38.5	Cell. PVC	✓	✓	✓	.32/36	picture	x	x	
210.B	M. Bath	8	1	49.5x64	2	38.5	Cell. PVC	✓	✓	✓	.32/36	single-hung	x	✓	
Total		30													
Grand Total		71													

* Where existing window is in good condition, we may keep the original wood window.

- General notes:
- Window sizes are listed width x height.
 - Window sizes are approximate unit sizes and NOT rough openings. Manufacturer shall dictate required rough opening requirements after field measurement is verified.
 - Where specific sill heights are listed for egress, adjust sill or mull height to be in compliance of 44" max for egress (to operable control).
 - Tempered glass is used in proximity to stairs.

DOOR SCHEDULE

Door #	Room	Size (wxhxt)	Type	Rating	Door Material	Frame Material	Hinge	T-Hold	Handset	Lockset	Closer	Stop	Seal	Kickplate	Other	Note
001.1	Garage	96x84x	overhead garage	n/a	wood	wood	orb	aluminum	n/a	entry	electric	n/a	weather	hot roll st.		Craftman/Mission style with glass panes
001.2	Garage	96x84x	overhead garage	n/a	wood	wood	orb	aluminum	n/a	entry	electric	n/a	weather	hot roll st.		Craftman/Mission style with glass panes
001.3	Garage	30x78x1.75	raised style and rail	n/a	wood	wood	orb	aluminum	knob	entry	n/a	wall	weather	hot roll st.		
003.1	Living	60x78x2	raised style and rail	n/a	wood	wood	orb	aluminum	knob	entry	n/a	wall	weather	hot roll st.		Wood Shaker Door with Sidelite
003.2	Living	44x78x1.5	bi-fold	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a		
007.1	M. Closet	30x78x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a		
008.1	M. Bath	30x78x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	privacy	n/a	wall	n/a	n/a		
009.1	M. Bed	32x78x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	privacy	n/a	wall	n/a	n/a		
010.1	Laundry	40x78x1.5	bi-fold	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a		
011.1	Bed	32x78x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	privacy	n/a	wall	n/a	n/a		
012.1	Closet	33x78x1.5	bi-fold	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a		
012.2	Closet	33x78x1.5	bi-fold	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a		
013.1	Bath	34x78x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	privacy	n/a	wall	n/a	n/a		
014.1	Stair	34x78x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	entry	n/a	wall	n/a	n/a		
014.2	Stair	34x78x1.5	raised style and rail	20 min	wood	wood	orb	n/a	knob	entry	n/a	wall	n/a	n/a		
014.3	Stair	36x85x1.5	raised style and rail	n/a	wood	wood	orb	aluminum	knob	entry	n/a	wall	weather	n/a		tempered glass
014.4	Stair	29x80x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	entry	n/a	wall	n/a	n/a	old	

Door #	Room	Size (wxhxt)	Type	Rating	Door Material	Frame Material	Hinge	T-Hold	Handset	Lockset	Closer	Stop	Seal	Kickplate	Other	Note
101.1	Kitchen	34x79x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a	old	
101.2	Kitchen	32.5x79x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a	old	
101.3	Kitchen	36x85x1.5	raised style and rail	n/a	wood	wood	orb	aluminum	knob	entry	n/a	wall	n/a	n/a	old	
102.1	Dining	47x89.5x2.25	pocket	n/a	wood	wood	orb	n/a	push/pull	passage	n/a	wall	n/a	n/a	old	
103.1	Pantry	31x79x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a	replace	replace with french door
104.1	Office	36x80x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	entry	n/a	wall	n/a	n/a	old	
105.1	Foyer	42x88x2	raised style and rail	n/a	wood	wood	orb	wood	knob	entry	n/a	wall	weather	n/a	old	
106.1	Closet	31x79.5x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a	old	
107.1	Closet	29x80x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a	old	
109.1	Living	59.5x89.5x2.25	raised style and rail	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a	n/a	old	
110.1	Mud	32x78.5x1.5	raised style and rail	n/a	wood	wood	orb	n/a	knob	passage	n/a	wall	n/a			



1 From sidewalk near ramp
A7.1



2 From sidewalk in front of garage
A7.1



3 From the NE corner of Georgia and Sutter near street sign
A7.1

Shows original, proposed and staff recommend views, in columns, as seen by an individual 5' 10' tall.

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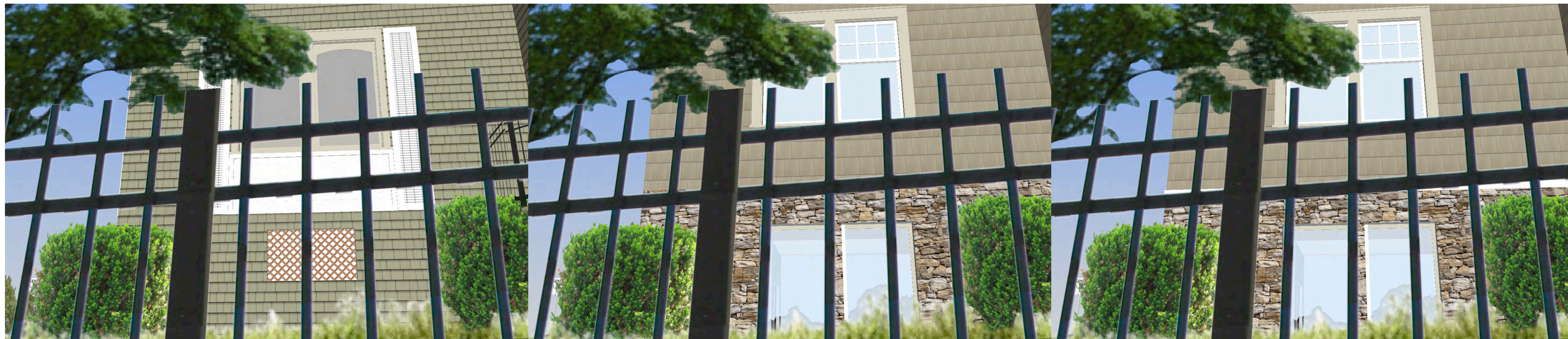
Document Date:
February 2018

Document Phase:
Schematic Design

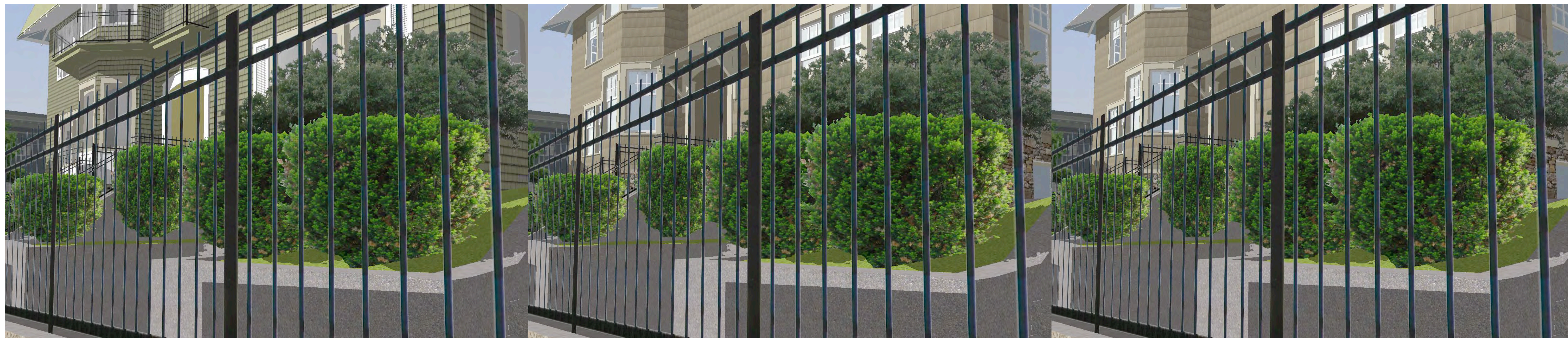
rev.	date	remark
1	12/20/2018	Added at request of planning staff

Studies

A7.1



4 From sidewalk in front of the house
A7.2



5 From sidewalk at North property line
A7.2



6 From the SE corner of Sutter St. and Indian Al. near street sign
A7.2

Shows original, proposed and staff recommend views, in columns, as seen by an individual 5' 10' tall.

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Document Date:
February 2018

Document Phase:
Schematic Design

rev.	date	remark
1	12/20/2018	Added at request of planning staff

Studies

A7.2



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7 From the SW Corner of Sutter and Georgia
 A7.3



8 From across Georgia St.
 A7.3

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Jean Drolet (Owner)

Document Date:
 February 2018

Document Phase:
 Schematic Design

rev.	date	remark
1	12/20/2018	Added at request of planning staff

Studies

A7.3

Shows original, proposed and staff recommend views, in columns, as seen by an individual 5' 10" tall.

Understanding the Design Choices 602 Georgia St.

The best way to understand this design is to step back and look at the process that lead to it and where the owners come from.

I was born in a UNESCO world heritage site. I attended high school in a building that was burned by native americans and later damaged by cannon balls shot by british people who would become the first Americans. They later turned against the Crown and fought a famous battle under George Washington on the campus where I attended graduate school. Throughout much of my life, I have lived among some of the most famous historical sites on the continent and I have come to appreciate the value of historical buildings and how they can be improved to meet contemporary needs. My spouse also appreciates old buildings and loves to renovate them. It is no surprise that we bought a home in one of Vallejo's historical districts.

Nearly six years ago, we took a ferry trip and arrived in Vallejo from San Francisco on our bicycles. We started exploring Georgia Street in search of beautiful historical homes. We soon came across our home as we entered the Vallejo Historical Heritage District. It was a strange home; out of touch with its surroundings. It clearly had suffered from a bad sixties hangover. I could not help but scratch my head about this building. I could feel the potential for restoring this home, but I had no idea how to do it. My attention soon moved to other buildings along our path.

Six month later we started shopping for a home in Vallejo and eventually bought that strange green house.

I interviewed many architects for this project. A few would certainly do a great job, but the interview process convinced me that we could do a better job mostly on our own, not because we are more qualified, we are not, but rather because we could commit the very long hours needed to tackle this project. We researched and designed for hundreds of hours in order to reach the best compromise between the many design factors that affect this project. We still hired an architect to act in an advisory role and to make sure that we were on the right track. However, the proposal is ours and not that of an architect. It is the result of a long and deliberate process to restore the building's historical integrity while improving the building safety, sustainability, and usefulness without completely breaking the bank.

From the start, we understood that this house needed a lot of help: the appearance and differential settling would need solutions. Soon after we purchased our home, the seller gave us some old pictures that helped make sense of the situation. This pushed us on the path to restore the home to its former appearance.

Unfortunately, this house also needs major foundation work. Previous owners attempted to address the foundation and runoff issues. They failed because they did not really bite the bullet; pouring more concrete on clay without considering the soils bearing capacity does not solve the

problems. After learning that there is sandstone a few feet below the clay, my choice became clear. As a civil engineer I understand that the best solution is to sit a new foundation on the stronger soils. And if you are going to dig like this, you might as well add a basement... Initially we just wanted to add a garage to the basement. But given the housing crisis in California and the high cost of renovations, we chose to add an apartment also. That makes sense on so many levels.

We had two more problems to address: runoff and backyard access.

There is a difference of over 20ft. in elevation between the SW and NE corners of our lot. Unfortunately, this means that the NE corner is buried to some extent. This has exposed the wood structure to dirt and termites in the past. Previous owners, have partially mitigated this problem by grading that part of the property. However, they could not go far enough with grading alone. We think that we can address this problem by raising the house 11", adding major french drains, and building a special foundation wall with a skirt that wraps around remaining part of the wood structure that is too close to the ground.

Currently, access to the backyard is awkward. We need to climb two steps to reach the yard. This is something that we need to think about as we grow older and lose mobility. This problem would also be addressed by raising the house 11".

There has been some confusion regarding our proposal to raise the house and its impact on the neighborhood. Here is a few FAQs about raising the house:

- You say that you are raising the house 11" but in some place you mention raising the house 14". Which is it?
We are technically raising the house by 11" relative to its original elevation. However, because some parts of the house have settled more than others, it will be necessary to raise the house a little more in some areas just to make it level. So, the house will raise 11" in the NE corner, 14" at the front door and 16" in SW corner. In these three locations however, the removal of the mansard will drop the roof elevation by about five feet and thus make the house less imposing.
- How will raising the house impact its relation to neighboring buildings? Obviously the impact will be small because we are raising the house by just a small amount. However, the impact will not be as you might expect because we will also be removing the faux mansard. Although we will raise the house, it will appear to have been lowered from most vantage points (see A10.8). Because the house is currently dwarfed by its neighbors, any rise helps restore balance with the neighboring buildings.
- Will raising the house impact neighbor views? There will be no material impact on the view enjoyed by neighbors. The removal of the mansard cancels out much of the impact of raising the house on the view and even improves the view in some areas. There will be only small reductions and improvements to the view.
- Are you raising the house to avoid excavation costs in the basement? No. Our main objective is to protect the house from significant hillside runoff. A secondary objective is

to improve backyard access from the main floor. The amount of digging is not really a function of whether we raise the house or not. It is instead a function of reaching the sandstone on which to sit a strong foundation -- that is a primary goal.

- Why not raising the house more or less? Raising the house more would create a more harmonious relationship of the roof line with that of the neighboring house but any additional rise would impact the neighbor views as we already used the mitigating effect of removing the mansard, and further raising the house, risks turning it into a three-story house. Raising the house less would fail to address a major concern: runoff.

There are several benefits to this project both to the owner and the residents of Vallejo. The negative impacts are mostly transient.

Pros:

- Returns the building to its original First Bay Tradition appearance. This will greatly improve the appearance of this highly-visible intersection and support the historical component. It is also hoped that this project will encourage other owners to return their old homes to their original appearance.
- Seismically retrofits the foundation and strengthens the upper floors.
- Improves drainage around the property.
- Improves backyard access.
- Adds a high-quality accessible housing unit without subdividing the existing living space or increasing the building footprint. This will help mitigate the statewide housing crisis.
- Adds two covered and two uncovered parking spaces at the cost of only one on-street parking space. This will help mitigate the parking shortage in the area.
- Improves energy efficiency.
- Replaces carbon-based heating system with clean efficient electric conditioning.
- Replaces wood-burning fireplace with a more environmentally friendly alternative.
- Improves landscaping around the house.
- Improves kitchen, bedroom layouts and other interior elements.
- Pulls the house away from the property line.
- Improves the visibility of the yellow victorian next door by removing the mansard.

Cons

- Construction activities will cause some manageable disturbance during workdays.
- Expensive project with uncertain payback.

Other

- No material impact on the view enjoyed by neighbors. The net effect of raising the house and removing the faux mansard is too small to qualify as a pro or con.

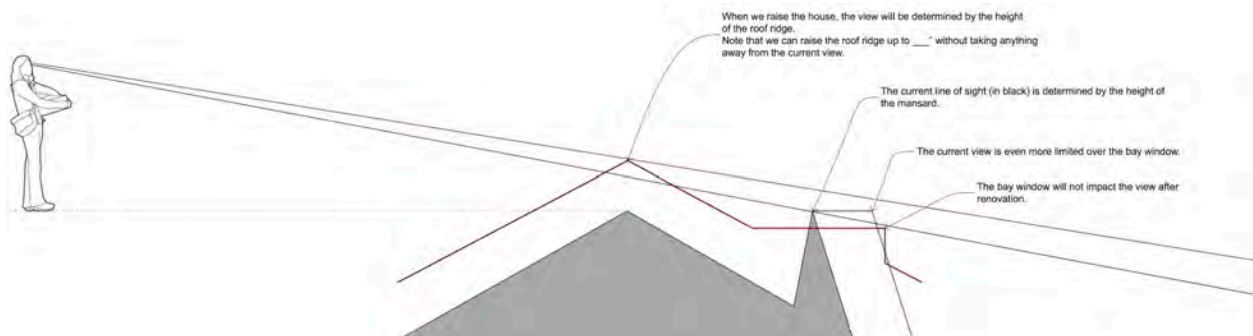
If plan B were implemented, we would see none of these benefits and view impacts would be about the same.

602 Georgia St.

View Impacts

We propose to raise our house 14 inches at our front door. Because the house has suffered differential settling, the first floor of the house will rise from 11.5" in the NE corner to 16" in the SW corner. The roof in these two corners will not rise by these amounts. Instead, removing the 8-foot mansard will significantly reduce the height of the house in those corners. The impact on the view is determined by what happens at the roof ridge

In order to understand the analysis below, we first examine the line-of-sight concept.



The above diagram (not to scale) illustrates the line-of-sight concept for an observer looking beyond a roof. The diagram depicts two roofs. The gray one represents the current roof with the mansard to the right and further to the right the extension of the mansard over the bay windows. The red one represents the proposed roof profile.

The diagram shows two lines of sight.

The current line of sight, in gray, passes through the tip of the mansard. It also shows that it would be possible to raise the roof ridge by a certain amount without crossing the line of sight and therefore such a rise would not impact the view. We did not consider the line of sight that crosses over the bay window in this analysis. Doing so would show a lesser view impact from our project. Instead we opted for a conservative analysis focusing on the worse impacts.

The proposed line of sight, in red, is determined by the height of the roof ridge because the mansard will be removed and will no longer obstruct the view. The view will be reduced from the current view only to the extent that the roof ridge is raised above the grey line of sight, about five inches.



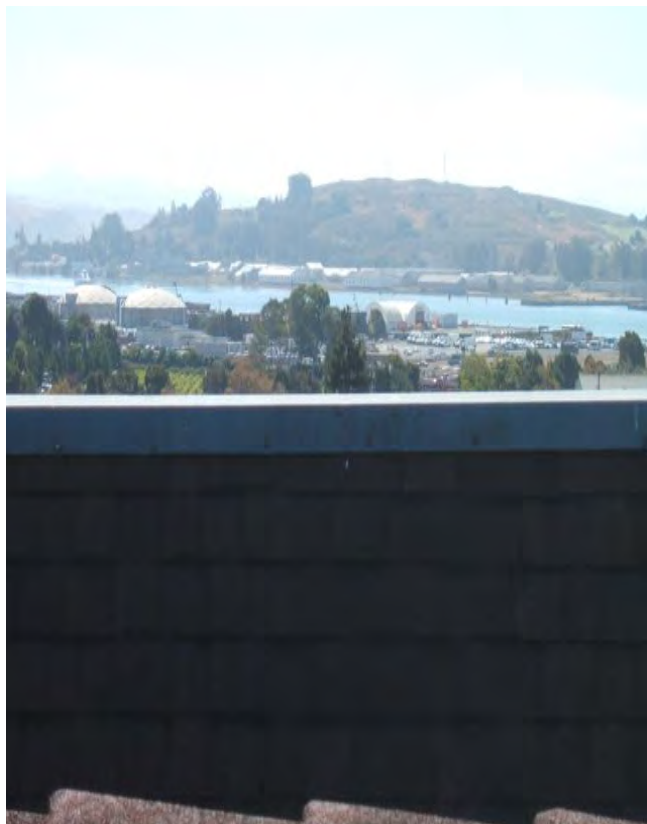
At the eastern end of the ridge the house will rise 12" while the western end will rise by 14". However this rise at the roof ridge will be reduced by at least one inch when we replace the current multi-layer roof with a much thinner standard

sheeting and composite roof. Therefore the roof ridge will rise between 11" and 13" at the most. We could use the average increase of 12" for the analysis, but we will use 13" to stay on the conservative side again.

The analysis would have been simpler had our neighbor granted access to her balcony for a few minutes. Since we were unable to gain access to the balcony we had to reproduce the lines of sight by looking back at our neighbor's house from our rooftop.

We positioned a camera at the top of the mansard, looked back at the balcony and measured the height of the line of sight with ruler (with marks every 3")

placed on the roof ridge. Because the mansard and the roof ridge are at the same height and correspond to the balcony floor, we conclude that the balcony floor is at the same height as the top of our roof. Therefore the neighbor's house stands a full floor plus roof above our house.



A woman of average heights would have her eyes at 60" ($\frac{3}{4}$ of the door's height) which corresponds to 8" on the ruler. A line between the top of the mansard and the 8" mark on the ruler defines the line of sight for that woman.

The 8" mark also corresponds to the height that we can raise the ridge without negatively impacting the view (no-impact mark). Because we will also reduce the thickness of the roof by at least 1", we can expect that raising the house by 9" will not reduce the view.

The impact on the view comes from raising the house 5" above the no-impact mark.

Next we establish the current and proposed lines of sight.



For the current line of sight we set a camera on tripod on the other side of the ruler and we line up the no-impact mark with the edge of the mansard to see the same view that the average woman currently would see from the balcony.



Next we raised the camera by 4" to reach the new line of sight that will be in effect when we raise the house. We then looked at the ruler 13" mark to identify where the new view will start. (The 13" mark corresponds to raising the house 14" and reducing the roof thickness by 1".)

The new view will be above the black line.

Finally we can use landmarks on photos to draw the same line to delineate the area of view that might be lost.



Estimated View Impact

The view will be reduced by a sliver of not particularly important items; mostly trees. The water and hill views are preserved.

Finally we put it all together in a 3-D modeling software environment called SketchUp. To do this we first stitched together a panorama in Photoshop. This panorama is then imported into the SketchUp environment where it is resized and positioned as well as possible. We are not claiming that these views are exactly what the neighbor sees and will see; they are not. However, the following pictures still give us a good idea of the impact on the view.

The first image shows the existing house and a view representative of the actual view. The camera is positioned at 60" above the roof at a location corresponding to the neighbor's balcony.



The second image uses the same camera properties, but it shows the renovated house, raised 14". It shows very little difference in the views over the roof and some slight improvements of the view at both ends of the house where the mansard was very visible.



Assumptions And Their Impact On The Analysis

A number of assumptions were made in this analysis. We will review each one of them to see how they affect the view impact predictions.

It is assumed that the mansard is as tall as the roof ridge. In a perfect world it would be, but in reality, the mansard may be an inch or more lower than the ridge due to the fact that the house has settled more in the front than in the back, and in part due to poor craftsmanship. However this does not change the lines of sight and estimation of the view impact. But it means that the neighbor's balcony is probably higher than the roof ridge (a foot or so). In the SketchUp model, where the mansard is exactly at the same height as the roof ridge, the line of sight associated to the mansard is higher, and therefore, in the model we can raise the house a few more inches without impacting the view.

In this analysis, we assumed that the house does not rise or sink on its own. However this is not true. The house rises during the wet season as the clay swells and drops back during the dry season. However, we performed the analysis at the end of the dry season when house is at its lowest. This leads to a slight overestimation of the view impact.

We assumed that the house will be raised 14" when in reality it will only be raised 12" on the east side. This leads to a significant overestimation (about 50%) of the view impact on the east side.

We did not consider the view impacts over the bay windows. Doing so would have shown less impact from raising the house. Instead we focused on the greatest impacts.

We assumed that we would reduce the thickness of the roof by one inch. The current roof thickness is well in excess of 2", while we estimate the new roof thickness will be under $\frac{3}{4}$ ". This assumption therefore leads to an overestimation of the view impacts.

We conducted the analysis for a woman of average height (5' 4"). However the view impacts will be less severe for anyone taller than this (96% of men and 48% of women). Conversely, the impacts will be more severe for anyone shorter (4% of men and 52% of women).

We have treated all of these assumptions in a conservative manner. It is therefore expected that the negative view impacts will be less than those predicted by this analysis.

FAQs

Why raise the house?

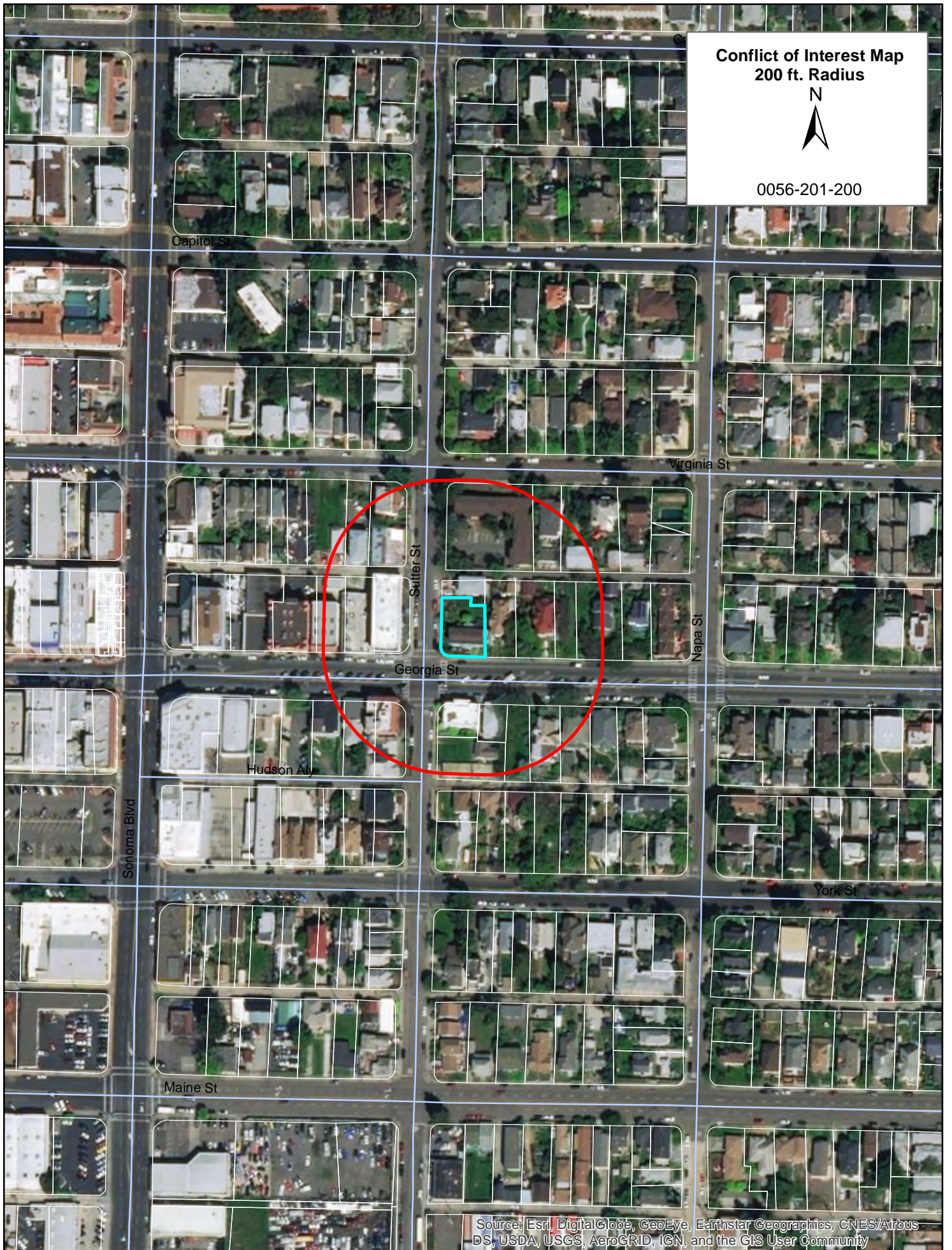
The primary reason for raising the house is to better control drainage around the house on a hillside. Raising the house by 11.5" in the NE corner does not fully address the drainage issues. We will need to build a special concrete foundation wall that protects the first floor joist from soil moisture.

The second reason for raising the house is to give better access to the backyard from the first floor. Currently one has to step of two steps to reach the backyard from the first floor. Other benefits include reduced need for excavation, and allowing the driveway to drain by gravity and away from the house.

How will raising the house affect neighborhood integrity?

Raising the house such a small amount will not greatly affect the neighborhood integrity. There will be a small negative view impact for a neighbor. But from an aesthetic point of view raising the house will improve the appearance of the area because the house is significantly lower than its neighbors. Because we will also remove the mansard, the house will look less imposing.





**Conflict of Interest Map
200 ft. Radius**



0056-201-200