



VALLEJO ARCHITECTURAL HERITAGE AND LANDMARK COMMISSION

**REGULAR MEETING
JUNE 18, 2026**

COMMISSIONERS

Angela McDonald (Chair)
Tanya Hall (Vice Chair)
Ann Adams
Jared Chacon
Brendan Riley
Braulio Soto
Carissa Weintraub
VACANT

HYBRID MEETING

www.Cityofvallejo.net

6:30 PM

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
PUBLIC COMMENT: Members of the Public may provide public comments during the Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.	For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment
<u>VIEW THE MEETING:</u> There are four different ways you can view this public meeting: • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net	Scan QR code for live captions and translation in Spanish and Tagalog. 
Hybrid Options are available for members of the public to participate. To participate remotely	
<u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	<u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute
Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the Commission Secretary	
	Vallejo City Council Chambers 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

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER(S)**
- 4. ROLL CALL**
- 5. CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. APPROVAL OF THE AGENDA

B. **APPROVAL OF THE MINUTES**

Recommendation: By motion approve November 20, 2025 regular meeting, January 29, 2026 special meeting, and February 19, 2026 regular meeting minutes.

6. REPORT OF THE CITY COUNCIL LIAISON

7. COMMUNITY FORUM

Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

8. PUBLIC HEARING

A. **CONTINUE THE PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15331 (CLASS 31 – “HISTORICAL RESOURCE RESTORATION/ REHABILITATION”), AND ADOPT AN APPROVAL OF A MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 602 GEORGIA STREET (PLN26-0044) TO JULY 16, 2026, AT 6:30 P.M.**

Project Summary:

The project consists of a request to enter into a Historic Property Preservation Agreement (“Mills Act Contract”) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.

Project Number(s):	PLN26-0044
Location:	602 Georgia Street / APN: 0056-201-200
Applicant/Property Owner:	Jean Drolet
General Plan Land Use Designation:	Primarily Single Family (P-SF)
Zoning District:	Residential Low Density (RLD)
Historic District:	Architectural Heritage District
CEQA:	The project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15331 of the CEQA Guidelines (Class 31, "Historical Resource Restoration/Rehabilitation") as the proposed Mills Act contract requires preservation of an historical resource consistent with the Secretary of the Interior's Standards. Therefore, no further review is required under CEQA.

B. HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (PLN25-0231) FOR SEISMIC REHABILITATION OF QUARTERS 'A' LOCATED AT 1065 WALNUT AVENUE (APN: 0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION)

Project Summary:	The proposed project consists of a request to rehabilitate an existing building, a City Landmark, with seismic and accessibility upgrades. The scope of work will include repoint of basement masonry walls and the upper four feet of existing brick masonry walls, the installation of shotcrete at basement walls, bracing masonry chimneys, and shear wall installation, along with plaster repair and repaint in kind. Additionally, a wheelchair lift is to be installed at the south elevation, an ADA ramp will be added for access to the main entry, and a new fire escape ladder is to be installed on the 3rd floor.
Project Number(s):	Certificate of Appropriateness (PLN25-0231)
Location:	1065 Walnut Avenue / APN:0066-050-170

Applicant:	City of Vallejo - Public Works
Owner:	Mare Island Company
General Plan Land Use Designation:	District – Mare Island
Zoning District:	Mare Island (SP-4)
Historic District:	Mare Island Historic District
CEQA:	The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15331 (Class 31 “Historic Resource Restoration/Rehabilitation”) of the CEQA Guidelines.

C. **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15303 (CLASS 3 - NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION OF THE NAVAL CHAPEL LOCATED AT 1065 WALNUT AVENUE (APN: 0066-050-170), AND THE QUARTERS 'A' AND THE SERVANTS' QUARTERS AT 1181 WALNUT AVENUE (APN: 0066-091-010)**

Project Summary:	The proposed project consists of rehabilitation and accessibility improvements to the historic Saint Peter's (Naval) Chapel, Quarters A, and the Servants Quarters. Improvements to Saint Peter's Chapel include construction of a detached accessible restroom structure; refinishing and rehabilitation of exterior siding and porch elements; accessibility-related site improvements; installation of a sink within the mechanical room; landscaping enhancements; upgraded exterior lighting; limited interior patching and repairs; installation of fire sprinklers; and electrical and internet infrastructure upgrades. Improvements to Quarters A include repair and repainting of exterior siding and trim; roof repair and partial replacement; installation of new electrical service; new site irrigation; construction of an accessible ramp
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connecting landscaped garden levels; repair of an existing retaining wall; and paving of an area adjacent to the accessory structure for catering staging. Improvements to the Servants Quarters include construction of an accessible entry and accessible restroom; repair and repainting of exterior finishes; roof repair and replacement; foundation repairs; installation of an exterior catering sink; interior rehabilitation and remodeling; and electrical service and distribution upgrades.

Project Number(s):	Certificate of Appropriateness (COA24-0010)
Location:	1065 Walnut Avenue (APN:0066-050-170) 1181 Walnut Avenue (APN:0066-091-010)
Applicant:	City of Vallejo - Public Works
Owner:	Mare Island Company and City of Vallejo
General Plan Land Use Designation:	District - Mare Island
Zoning District:	Mare Island (SP-4)
Historic District:	Mare Island Historic Core
CEQA:	The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 - Construction and Conversion of Small Structures) and Section 15331 (Class 31 "Historic Resource Restoration /Rehabilitation").

9. WRITTEN COMMUNICATIONS

10. REPORT OF THE COMMITTEE/BOARD SECRETARY

- A. Secretary's Report
- B. City Attorney's Report
- C. Report of the Chairperson and Members of the Commission
- D. Report of the Adhoc Subcommittees

11. OTHER

12. ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolan.com

I, Dalia Vidor, Executive Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Angela McDonald (Chair)
Tanya Hall (Vice Chair)
Ann Adams
Jared Chacon
Brendan Riley
Brulio Soto
Carissa Weintraub
VACANT,

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 5:00 p.m., June 15, 2026.

Dated: June 15, 2026

Dalia Vidor

Dalia Vidor, Executive Secretay

MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M.

November 20, 2025

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 6:32 pm

2. PLEDGE OF ALLEGIANCE

3. OATH OF OFFICE

Chair McDonald introduced the newly appointed Commissioner Soto and noted that Commissioner Soto had completed the oath of office swearing in procedure earlier that day with the City Clerk. Commissioner Soto gave a brief introduction of himself to the Commission.

4. ROLL CALL

Present: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, Soto

Absent: Commissioner Chacon

Staff present: Principal Planner Thacker, Senior Planner Busick

5. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

A. APPROVAL OF THE AGENDA

Action: Moved by Commissioner Riley, seconded by Vice Chair Hall, and carried unanimously (Absent – Chacon) to approve the November 20, 2025 – Regular Meeting Agenda.

Vote:

AYES: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, Soto

NOES: None

ABSENT: Commissioner Chacon

ABSTAIN: None

B. APPROVAL OF THE MINUTES

i. March 20, 2025 – Regular Meeting

Action: Moved by Vice Chair Hall, seconded by Commissioner Adams, to approve the March 20, 2025 and April 17, 2025 Regular Meeting Minutes; with the following vote:

Vote:

MEETING AGENDA
Architectural Heritage and Landmarks Commission

November 20, 2025

AYES: Chair McDonald, Vice Chair Hall, Commissioners Adams and Riley
NOES: None
ABSENT: Commissioner Chacon
ABSTAIN: Commissioner Soto

6. REPORT OF THE CITY COUNCIL LIAISON – None

7. COMMUNITY FORUM – None

8. PUBLIC HEARING

A. 1310 CLUB DRIVE- NEW GUARDHOUSE AND ASSOCIATED IMPROVEMENTS AT TOURO UNIVERSITY - CERTIFICATE OF APPROPRIATENESS (COA24-0004) AND DEVELOPMENT REVIEW (DVR24-0029)

Senior Planner Busick provided an overview of the project. No members of the public gave public testimony on the item. The Commission asked staff and the applicant questions concerning the details of the project. The Commission deliberated the merits of the project, and a motion was made:

Action: moved by Commissioner Riley, seconded by Commissioner Adams, and carried with a 3-2 vote (Ayes – Riley, McDonald, and Adams; Noes: Hall, Soto; Absent – Chacon, to approve the draft resolution.

9. WRITTEN COMMUNICATIONS - None

10. REGULAR REPORTS

A. SECRETARY'S REPORT

Principal Planner Thacker noted there were several spelling errors in the agenda template and that staff will have those errors corrected moving forward. Thacker also noted an upcoming hearing item for a Certificate of Appropriateness located at 602 Georgia Street is scheduled for the December 20, 2025 regular meeting. Thacker thanked Commissioner Soto for his interest in joining the AHLC. Chair McDonald inquired about status of the Herbert House and the Mare Island Flag Pole project and Thacker responded that he was not aware of any updates with either project but that he would follow up and give an update at the next meeting. Chair McDonald provided Commissioner Soto a brief summary of the flag pole project and clarified with Principal Planner Thacker that there were no updates on the project to share with the commission.

B. CITY ATTORNEY'S REPORT – None

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Commissioner Riley gave an update on his knowledge of the recent decisions regarding

MEETING AGENDA**Architectural Heritage and Landmarks Commission****November 20, 2025**

the use of the Herbert House. Commissioner Riley provided an update on his involvement with Mare Island Historic Park Foundation and the desire for the City to install an accessibility ramp to the Quarters A building on Mare Island. Chair McDonald also suggested adding accessible parking and access at the rear of the building.

D. REPORT OF THE SUBCOMMITTEES**i. Records/Resources Subcommittee**

Vice-Chair Hall stated her intent to move forward with scanning Water Department historical records and other historical aerial images. Commissioner Riley gave his support to scan the water records due to their usefulness to determine approximate construction date of homes within the City. Chair McDonald stated her support that the public would have access to these digital records when doing research on their homes. Commissioner Soto inquired on whether he was automatically assigned to a subcommittee. Chair McDonald asked if staff can go over the existing subcommittees at the next meeting and discuss who is assigned to each one and what their status currently is. Principal Planner Thacker stated that he will include this as a discussion item at the next hearing. The Commission voted unanimously in favor of including this as a discussion item at the next hearing.

ii. Goal Setting Subcommittee - None**iii. Review of Vallejo Municipal Code Chapter 16.614 – Architectural Heritage and Historic Preservation. - None****11. ADJOURNMENT**

The meeting was adjourned at 7:36 p.m.

Signed by:

Angela McDonald

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ANGELA MCDONALD, CHAIR

ATTEST:

Signed by:

Robby Thacker

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ROBBY THACKER, SECRETARY

MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M.

February 19, 2026

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 6:35 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, Chacon

Absent: None

Staff present: Principal Planner Thacker, Director Pollot, and City Attorney Zagaroli

4. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

A. APPROVAL OF THE AGENDA

Action: Moved by Commissioner Riley, seconded by Commissioner Chacon, and carried unanimously to approve the February 19, 2026 – Regular Meeting Agenda.

Vote:

AYES: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, Chacon

NOES: None

ABSENT: None

ABSTAIN: None

B. APPROVAL OF THE MINUTES

- i. November 20, 2025
- ii. January 29, 2026 – Special Meeting Minutes

Action: Moved by Vice Chair Hall, seconded by Commissioner Riley, to take no action on the November 20, 2025 Regular Meeting Minutes and January 29, 2026 Special Meeting Minutes; with the following vote:

Vote:

AYES: Chair McDonald, Vice Chair Hall, Commissioners Adams, Riley, and Chacon

ABSENT: None

ABSTAIN: None

- 5. REPORT OF THE CITY COUNCIL LIAISON – None**
- 6. COMMUNITY FORUM – None**
- 7. PUBLIC HEARING - None**
- 8. WRITTEN COMMUNICATIONS - None**

9. REGULAR REPORTS

A. SECRETARY’S REPORT

Principal Planner Thacker provided an update that staff added new features to the City’s historical information webpage including an interactive story board of all City landmarks and links and additional information about each historic district within the city. Thacker also provided an update that there will likely be several projects scheduled for the AHLC within the upcoming months. Commissioner Riley inquired if an additional link on the AHLC webpage had been added referencing the updated historic webpage and Thacker responded that

B. CITY ATTORNEY’S REPORT – None

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION - None

D. REPORT OF THE SUBCOMMITTEES - None

10. OTHER

A. DISCUSS THE “BOARDS, COMMISSIONS, AND COMMITTEES ASSESSMENT REPORT” AND PROVIDE FEEDBACK TO STAFF

The commission provided input discussion and feedback on the report. The commission expressed a desire to complete more training to help them be more effective in their role as well as forming new goals to work toward. The commission expressed a desire to understand what historical related project were being processed by the city that does not get heard by the AHLC. The commission also expressed a desire to make amendments to the current municipal code to streamline certain types of historical permit reviews. The commission also agreed that the AHLC should not become an advisory board and should continue to take action on projects. The commission also provided input on the potential combination or elimination of existing commissions and committees.

11. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

ANGELA MCDONALD, CHAIR

ATTEST:

ROBBY THACKER, SECRETARY

DRAFT

**CITY OF VALLEJO PLANNING COMMISSION &
ARCHITECTURAL HERITAGE AND LANDMARK COMMISSION
SPECIAL MEETING MINUTES
COUNCIL CHAMBERS
January 29, 2026**

1. CALL TO ORDER

The meeting was called to order at 7:12 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, Chacon

Absent: Commissioner Soto

Staff present: Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, Planning Manager Orozco and Associate Planner Salomon.

4. PUBLIC HEARING

A.

PROJECT TITLE:

823 Marin Street – Event Center

RECOMMENDATION:

Hold a joint special public hearing between the Planning Commission and the Architectural Heritage and Landmarks Commission to consider adopting: 1) a resolution, by the Architectural Heritage and Landmarks Commission, approving a Certificate of Appropriateness (COA23-0005); and 2) a resolution, by the Planning Commission, approving a Use Permit (UP18-0002), Development Review and Landscape Review, (PLN25-0103), for an event center in the former federal building located at 823 Marin Street (APN: 0056-161-040)

Associate Planner Solomon presented the item.

The applicant provided a presentation.

Members of the Commissions asked questions and staff and the applicant

responded.

Vice-Chair Douglass opened the public hearing.

Speakers: Mary W., Barbra L., Jennifer B., David A., Madeline R., Micheal R., Jean D., Mario S., and Luis D.

Vice-Chair Douglass closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Action: Moved by Chair McDonald, Second by Commissioner Hall, find the project exempt from CEQA pursuant to CEQA Guidelines Section 15303 (Class 3 “New Construction or Conversion of Small Structures”) and Section 15331 (Class 31 “Historic Resource Restoration/Rehabilitation”), and approve a Certificate of Appropriateness (COA23-0005), subject to conditions of approval provided as Exhibit A to the Resolution, with the modification that the applicant shall provide the Title Report to the City, so that the City Attorney can confirm the existence and validity of the deed restriction for providing public access to the historic mural, as well as that facade lighting will be historically characteristic to the building.

5. ADJOURNMENT

The meeting was adjourned at 10:29 p.m.

ATTEST:

ANGELA MCDONALD, CHAIR

ATTEST:

ROBERT THACKER
SECRETARY



DATE: June 18, 2026
TO: Architectural Heritage & Landmark Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: **CONTINUE THE PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15331 (CLASS 31 – “HISTORICAL RESOURCE RESTORATION/ REHABILITATION”), AND ADOPT AN APPROVAL OF A MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 602 GEORGIA STREET (PLN26-0044) TO JULY 16, 2026, AT 6:30 P.M.**

PROJECT INFORMATION

Project Summary:	The project consists of a request to enter into a Historic Property Preservation Agreement (“Mills Act Contract”) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.
Project Number(s):	PLN26-0044
Location:	602 Georgia Street / APN: 0056-201-200
Applicant/Property Owner:	Jean Drolet
General Plan Land Use Designation:	Primarily Single Family (P-SF)
Zoning District:	Residential Low Density (RLD)
Historic District:	Architectural Heritage District
CEQA:	The project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15331 of the CEQA Guidelines (Class 31, “Historical Resource Restoration/Rehabilitation”) as the proposed Mills Act contract requires preservation of an historical resource consistent with the Secretary of the Interior’s Standards. Therefore, no further review is required under CEQA.

RECOMMENDATION

Continue the public hearing to consider a resolution recommending City Council finding the project exempt from environmental review pursuant to CEQA guidelines Section 15331 (Class 31, “Historical Resource Restoration/Rehabilitation”) and approve Mills Act Contract (PLN26-0044), subject to the findings contained in the Resolution, to July 16, 2026 - regular scheduled meeting at 6:30 p.m.

ATTACHMENTS

None

CONTACT

Date: June 18, 2026

**Subject: CONTINUE THE PUBLIC HEARING TO CONSIDER A RESOLUTION
RECOMMENDING THE CITY COUNCIL FIND THE PROJECT EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION
15331 (CLASS 31 – “HISTORICAL RESOURCE RESTORATION/
REHABILITATION”), AND ADOPT AN APPROVAL OF A MILLS ACT CONTRACT
FOR THE PROPERTY LOCATED AT 602 GEORGIA STREET (PLN26-0044) TO JULY
16, 2026, AT 6:30 P.M.**

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Laura Solomon, Associate Planner
(707) 648-5391
Laura.Solomon@cityofvallejo.net



DATE: June 18, 2026
TO: Architectural Heritage & Landmark Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: **HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (PLN25-0231) FOR SEISMIC REHABILITATION OF QUARTERS 'A' LOCATED AT 1065 WALNUT AVENUE (APN: 0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION)**

PROJECT INFORMATION

Project Summary:	The proposed project consists of a request to rehabilitate an existing building, a City Landmark, with seismic and accessibility upgrades. The scope of work will include repoint of basement masonry walls and the upper four feet of existing brick masonry walls, the installation of shotcrete at basement walls, bracing masonry chimneys, and shear wall installation, along with plaster repair and repaint in kind. Additionally, a wheelchair lift is to be installed at the south elevation, an ADA ramp will be added for access to the main entry, and a new fire escape ladder is to be installed on the 3rd floor.
Project Number(s):	Certificate of Appropriateness (PLN25-0231)
Location:	1065 Walnut Avenue / APN:0066-050-170
Applicant:	City of Vallejo - Public Works
Owner:	Mare Island Company
General Plan Land Use Designation:	District – Mare Island
Zoning District:	Mare Island (SP-4)
Historic District:	Mare Island Historic District
CEQA:	The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15331 (Class 31 “Historic Resource Restoration/Rehabilitation”) of the CEQA Guidelines.

RECOMMENDATION

Staff recommend the Architectural Heritage Landmark Commission hold a public hearing to consider a Resolution approving a Certificate of Appropriateness (PLN25-0231) for seismic rehabilitation of Quarters 'A' at 1065 Walnut Avenue (APN: 0066-050-170) after finding the project exempt from CEQA pursuant to CEQA Guidelines Section 15331 (Class 31 “Historic Resource Restoration/Rehabilitation”).

**Subject: HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A
CERTIFICATE OF APPROPRIATENESS (PLN25-0231) FOR SEISMIC
REHABILITATION OF QUARTERS 'A' LOCATED AT 1065 WALNUT AVENUE (APN:
0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT
TO CEQA GUIDELINES SECTION 15331 (CLASS 31 - HISTORIC RESOURCE
RESTORATION/REHABILITATION)**

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ATTACHMENTS

1.	Staff Report Continued
2.	Recommended Resolution
3.	Exhibit B - Standards Compliance Review – Quarters A Improvements
4.	Project Plans

CONTACT

Laura Solomon, Associate Planner (707) 648-5391
laura.solomon@cityofvallejo.net

Subject: HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15331 (CLASS 31 – HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING A CERTIFICATE OF APPROPRIATENESS (PLN25-0231) FOR SEISMIC REHABILITATION OF QUARTERS ‘A’ LOCATED AT 1065 WALNUT STREET (APN: 0066-050-170)

PAGE 1

BACKGROUND AND DISCUSSION

In 1900, the existing building was constructed on the subject property to serve as Officer’s Quarters replacing the earlier housing destroyed in the earthquake of 1898.

In 1975, the Mare Island Historic District was listed in the National Register of Historic Places, with a boundary increase in 1997, under criteria A, C, and D, in the areas of military history, industry, architecture, engineering, and historic archeology during the period from 1854-1945.

On December 15, 2025, the City of Vallejo, as applicant, formally submitted an application for a Certificate of Appropriateness requesting to rehabilitate the existing building with seismic and accessibility upgrades.

In February 2026, National Parks Service (NPS) staff conducted reviews for National Historic Preservation Act Section 106 and Section 110, and National Environmental Protection Act. NPS determined the undertaking would result in no adverse effects on historic properties if implemented as specified in the proposed scope of work.

Location, Land Use Context & Existing Conditions

The project site is located at 1065 Walnut Avenue, between 7th Street and 8th Street and is within the Mare Island Historic District. The site is currently surrounded by existing industrial, open spaces and residential uses. The property is located within Mare Island Specific Plan Reuse Area 4 – Historic Core. Quarter ‘A’ is bounded by Walnut Avenue to the north, Walnut Avenue and Alden Park to the west, 8th Street and additional Quarters to the south, and Oak Avenue and other historic homes to the west (see Figure 1).

State Route 37 (SR-37) is approximately 2.25 miles to the north and Interstate-80 (I-80) is approximately 1.8 miles to the east. Each provide regional access while Walnut Avenue provides direct access to the project sites. The site’s General Plan 2040 Land Use Designation is District – Mare Island and the site is zoned Mare Island (Specific Plan-4), which implements the District – Mare Island land use designation.

Subject: HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15331 (CLASS 31 – HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING A CERTIFICATE OF APPROPRIATENESS (PLN25-0231) FOR SEISMIC REHABILITATION OF QUARTERS ‘A’ LOCATED AT 1065 WALNUT STREET (APN: 0066-050-170)

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Figure 1 – Location Map

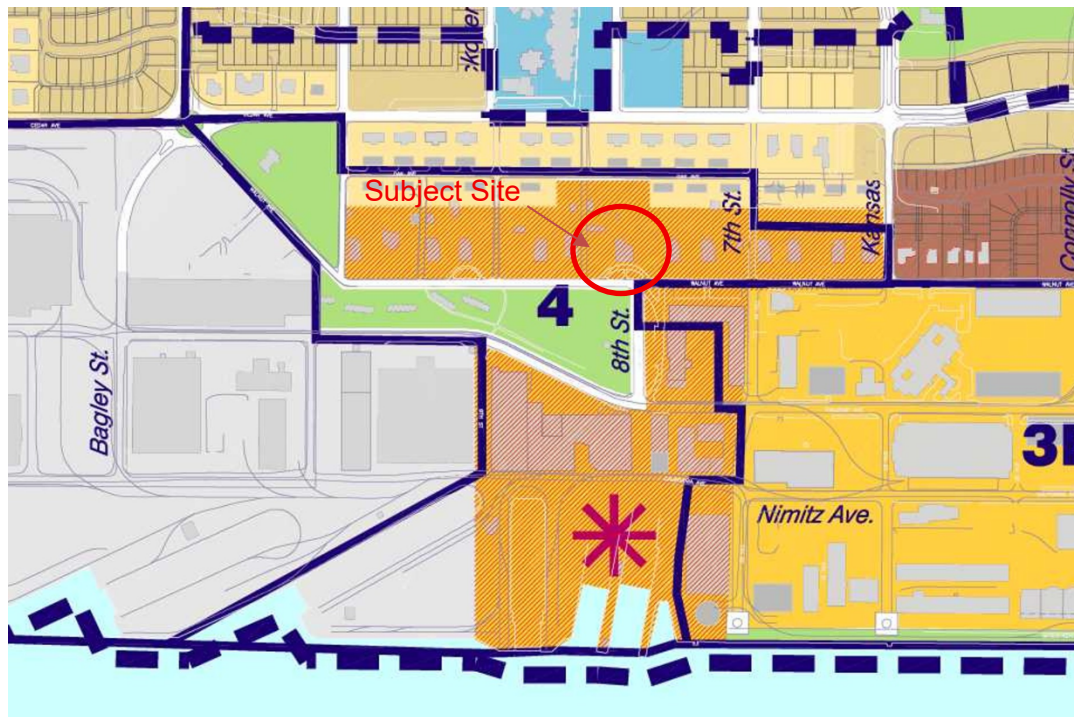


The subject property is located within the Mare Island Historic Core Reuse Area 4, which was formally listed in the National Register of Historic Places in 1979, with a boundary increase in 1997. The Historic Core (Reuse Area 4) is a visitor-oriented mixed use zone that celebrates Mare Island's history through reuse of some of its most historic and attractive buildings. The presence of these buildings along the waterfront provides opportunity for public gatherings, festivals, museum and interpretive activities, historic ships, restaurants, and other visitor-oriented uses in the setting of a working waterfront. In addition, the area enjoys a close visual connection to the City of Vallejo waterfront, creating an exciting environment for visitors, residents and workers alike. The Historic Core is to be anchored by the proposed Mare Island Museum (located in a portion of Building 46) together with a gift shop and café. Among the visitor attractions will be the large historic Dry Dock 1. The 52-acre Historic Core is somewhat irregular in shape in order to include specific historic resources. It is generally bounded by Azuar Drive 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, Rickover (formerly 9th) Street, and the Walnut and Railroad Avenues edge of Chapel and Alden Parks) to the south. At the south edge of the waterfront, the Plaza and Waterfront Promenade end at a fence that separates these public areas from the waterfront, adjacent to heavy industrial uses in Reuse Area 5.

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Figure 2 – Mare Island Historic District Boundary Map



Project Description

The proposed project consists of a request to rehabilitate an existing building with seismic and accessibility upgrades. The scope of work will include repoint of basement masonry walls and the upper four feet of existing brick masonry walls, the installation of shotcrete at basement walls, bracing masonry chimneys, and shear wall installation, along with plaster repair and repaint in kind. Additionally, a wheelchair lift is to be installed at the south elevation, ADA ramps will be added for access to the main entry, and a new fire escape ladder is to be installed at the 3rd floor.

Code Compliance

I. Required Entitlements

VMC Section 16.614.03 states that projects within the Mare Island Specific Plan including, “all new construction, demolition, alteration and relocation of contributing resources, including but not limited to landscaping, signage, and fencing within the Mare Island Historic District, as defined in the Mare Island Specific Plan, shall be subject to the standards, regulations and procedures contained in the Mare Island Specific Plan, and all of its appendices, particularly:”

- Appendix B.1 Mare Island Historic District Project Guidelines

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- Appendix B.4 Design Guidelines for the Mare Island Historic District

Appendix B.1., Section 4.4.1 of the Project Guidelines states that all alterations of a Contributing Resource and its project site within the Historic District in any manner which affect exterior architectural appearance requires Certificate of Appropriateness (COA) approval by the AHLC. It should be noted that all other components of the project description (as described above) are considered regular maintenance or repair, and as such, are not subject to AHLC review (they are discussed above for information purposes only).

II. Required Findings

VMC Section 16.614.09 (E), requires the AHLC make all of the following findings prior to granting a Certificate of Appropriateness:

1. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.
2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.
3. For projects that require demolition, the architectural heritage and landmarks commission shall also find, as applicable:
 - a. It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost.
 - b. The retention of the structure constitutes a hazard to public safety.
 - c. The structure is a deterrent to a major improvement program which substantially benefits the city.
 - d. Retention of the structure in the judgment of the commission is not in the interest of the majority within the historic district.
 - e. Conditions of Approval. The director may impose or recommend that the architectural heritage and landmarks commission impose, such conditions in a certificate of appropriateness that are necessary to accomplish the purposes of this code and prevent or minimize adverse impacts upon the public. These conditions shall run with the land and not be affected by a change in ownership.

STAFF ANALYSIS

Staff believe that the Architectural Heritage and Landmarks Commission can make all the applicable Certificate of Appropriateness findings listed above. A summary of staff's analysis is included below, with specific analysis associated with each required finding, including recommended statements of fact, incorporated into the attached Recommended Resolution.

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I. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Neighborhood Corridor (NC). The General Plan characterizes this designation as follows:

The D-MI designation applies only to the portion of Mare Island subject to the Development Agreement with Lennar Mare Island, LLC. This designation is intended to facilitate implementation of the Mare Island Specific Plan, which seeks to revitalize this historic area of Vallejo and foster a vibrant civilian employment center alongside a balanced new residential neighborhood, subject to the Development Agreement previously executed. Land use density is set by the Specific Plan, with non-residential FAR determined on a project-specific basis.

The project is consistent with the D-MI land use designation in that it includes the rehabilitation of an existing historical structure on Mare Island and within the Mare Island Specific Plan and is consistent with applicable General Plan 2040 policies and actions, as listed in Table 1 below.

Table 1 - General Plan 2040 Policies and Actions	
Policy NBE-1.10: Historic Resources. Encourage the protection, rehabilitation, and reuse of historic buildings and structures.	<u><i>Facts in support:</i></u> The proposed project will reuse a historic building and rehabilitate the building with seismic upgrades, encouraging its protection. The project proposes to preserve all character-defining exterior architectural features, as described above, which are original to the building.
Policy NBE-1.11: Historic Districts. Preserve the integrity of the City's historic districts, including downtown, as physical changes occur within them.	<u><i>Facts in support:</i></u> This project supports the preservation and reuse of a City Landmark within the Mare Island Historic Core. Utilization of the property as an event venue would revitalize the building and help to provide for its ongoing maintenance, repair, and restoration.
Policy NBE-1.12: Historic Preservation. Promote community awareness of the benefits of historic preservation.	<u><i>Facts in support:</i></u> Due to the high-profile and visibility of this project, it would promote community awareness of the historic building, as well as the connection between this historic resource and the economic well-being of the community by giving

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	<i>new purpose to a vacant building and incentivizing other property owners to also invest in rehabilitation.</i>
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II. Mare Island Specific Plan Consistency

The Mare Island Specific Plan was developed in 1999 to provide more specific development parameters for Mare Island, and it was last amended in 2013. Appendices B.1 (adopted December 2005, amended July 2007) and B.4 (adopted June 2005) are relevant to the subject project, as they outline Historic Project Guidelines and Design Guidelines for the Mare Island Historic District, respectively.

Chapter 4 of Appendix B.1, Historic Project Guidelines, outlines the development plan and review process for projects in the Mare Island Historic District. Section 4.4.1 of this chapter is relevant to COA requirements for alterations of existing buildings and new construction in the district and reads as follows:

1. A COA is required for the following types of projects:
 - a. Construction of a new building or structure and addition to an existing building, structure, or site within the Historic District;
 - b. Alteration of a contributing resource in any manner which affects the exterior architectural appearance of a building or structure including installation or alteration of any exterior sign;
 - c. Construction or alteration within the Project Site of a contributing resource or alteration of site features including, but not limited to, landscaping, fencing, walls, paving and grading;
 - d. Interior alterations of a Landmark.

Appendix B.4 contains the Design Guidelines for the Mare Island Historic District, which include guidelines for the preservation, restoration, reconstruction, and rehabilitation of historic properties as Mare Island. As the proposed project plans rehabilitation work on the historic Naval Chapel, Quarters ‘A’, and the Servants’ Quarters, which are contributors to the district, the guidelines for rehabilitation contained in “Chapter 7: Rehabilitation of Historic Properties” are relevant to the proposed project.

The project is compliant with the standards, regulations, and procedures of the Mare Island Specific Plan, including all the applicable guidelines contained in Appendix B.1 “Historic Project Guidelines” and Appendix B.4 “Design Guidelines for the Mare Island Historic District.” The project meets the requirements for a COA according to Appendix B.1 section 4.4.1, and as discussed below, the project meets the COA approval requirements outlined in VMC section 16.614.09(E)(1). The City of Vallejo’s Design Guidelines for the Mare Island Historic District use

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the Department of the Interior Standards for Historic Rehabilitation (SOIS) as a foundation and employ the same historic preservation concepts and approaches as the SOIS; therefore, because the project meets all 10 of the SOIS for Rehabilitation (see the Resolution attached for the specific findings), it also meets the intent of the Design Guidelines for the Mare Island Historic District. Overall, the project complies with the Mare Island Specific Plan.

- Quarters A

Quarters ‘A’ is a largely two-story Colonial Revival style building (with some one- and three-story portions) that was built, along with several officer’s quarters along Officers’ Row, soon after the Mare Island Naval Shipyard was established in 1854. Quarters ‘A’ was badly damaged in an earthquake in 1898, and what exists today was constructed in 1900 on the building’s original foundation. The building displays its Colonial Revival style through its ornamental detailing and symmetrical facade, with a full-height, pedimented entry porch that is flanked by a one-story, flat roofed porch. The building is of wood frame construction on a raised basement and is clad in horizontal wood siding. Roof elements are mostly flat, with some hipped features. The windows are predominantly double-hung wood windows, while the doors are all wood paneled doors. (See Figure 3)

Figure 3 – Existing Conditions



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Quarters ‘A’ is a contributing element of the Mare Island Historic District. Quarters ‘A’ is highly significant as a key element of Captains’ Row at Mare Island, a group of 12 homes built for the ranking officers assigned to the shipyard. This row of stately two-story homes was built in 1900 to replace a prior set of brick masonry senior officer family housing that was destroyed in an earthquake during 1898. Collectively, the homes of Captains’ Row comprise one of the most important collections of historic military family housing anywhere in the United States. Quarters ‘A’, the home of the commandant, is sited at the center of this row, adjacent to the Headquarters (Building 47), at the end of a major east-west axis leading from the ferry slip, past the major shops, and between the Headquarters and Alden Park.

Summary

As part of staff’s analysis of the proposed rehabilitation and restoration efforts to the building, Public Works contracted with consulting firm Garavaglia Architecture, Inc to prepare a Historical Resource Impact Assessment of Quarters ‘A’. This report is included as **Exhibit B** of the Recommended Resolution. The assessment provides an analysis of whether the project is consistent with the SOIS and the Mare Island Specific Plan.

The report describes the Mare Island Historic District, the Property Background, the Character-Defining Features of the building, and a Project Impact Analysis. As stated in the summary of the report, the proposed work is overall consistent with all ten Standards for Rehabilitation as set forth in the SOIS, and the Design Guidelines for the Mare Island Historic District. As proposed, Quarters ‘A’ would retain the design features and character defining elements that express their historic significance and integrity as contributors to the Mare Island Historic District.

ENVIRONMENTAL REVIEW

Under the CEQA, the state has identified a list of classes of projects which have been determined to not have significant effect on the environment and are therefore exempt from the requirements of CEQA. This project is categorically exempt from the provisions of the CEQA Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15331 (Class 31 “Historic Resource Restoration/Rehabilitation”).

The Class 31 exemption applies to “maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the [Secretary’s Standards]” The project includes minor façade changes to an existing historic landmark; however, the changes proposed, including replacement of two façade windows with new ADA compliant doors to match the existing, have been analyzed under the Secretary of the Interior Standards for the Treatment of Historic Properties and have been found to be in conformity. Therefore, the proposed project will not have a significant impact on the existing designated historic landmark.

Further, none of the exceptions to the use of a categorical exemption set forth in CEQA Guidelines Section 15300.2 apply:

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- a. The project site is not located in a particularly sensitive environment, including mapped wetlands, riparian corridors, designated habitat for special-status species, or other environmentally sensitive areas, and the project involves rehabilitation of an existing developed site; and
 - b. The project would not result in cumulatively considerable impacts. The rehabilitation work is limited in scope, occurs on a previously developed site, and would not incrementally contribute to any significant cumulative environmental effect; and
 - c. No significant adverse environmental effects would occur due to unusual circumstances. The project entails routine rehabilitation and preservation activities for a historic structure that are specifically contemplated under Class 31 exemptions, and there is no substantial evidence in the record supporting a fair argument that the project may result in a significant environmental effect; and
 - d. The project site is not located within a designated scenic highway corridor, nor would the project damage scenic resources, including trees, rock outcroppings, historic buildings, or other features visible from a scenic highway; and
 - e. The project site is not included on any list compiled pursuant to Government Code Section 65962.5 relating to hazardous waste sites, and no known hazardous materials conditions would be exacerbated by the proposed rehabilitation activities; and
 - f. The project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Sections 15064.5 and 15300.2(f). To the contrary, the project would preserve and rehabilitate the historic resources in a manner consistent with the Secretary of the Interior’s Standards, thereby protecting and maintaining the resource’s historic significance.

Based on the foregoing, the project qualifies for Class 31 categorical exemption under CEQA Guidelines Section 15331, and no further environmental review is required.

NOTICE AND COMMENTS

On June 4, 2026, pursuant to VMC Section 16.602.08, a notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other interested parties and local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, as well as to members of the Architectural Heritage and Landmark Commission, the applicant and property owner.

Staff has not received any comments or questions from the public on the application as of writing this staff report.

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CONCLUSION

Based on the analysis contained in this staff report and attachments, Staff recommends the Architectural Heritage and Landmark Commission find the project exempt from CEQA pursuant to CEQA Guidelines Section 15331 (Class 31 “Historic Resource Restoration/Rehabilitation”) and adopt a Resolution approving a Certificate of Appropriateness (PLN25-0231) for seismic rehabilitation of Quarters ‘A’ at 1065 Walnut Avenue (APN: 0066-050-170), subject to conditions of approval provided as **Exhibit A** to the Resolution.

Expiration

Pursuant to VMC Section 16.602.12 (A.2), the approval of the Certificate of Appropriateness (PLN25-0231) shall automatically expire two years after permit has become active, unless authorized construction has commenced prior to the expiration date (June 28, 2028; if approved at this meeting and not appealed).

APPEAL PROCEDURE

The applicant, or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendering of such decision, appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule 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 Commissioner. Such appeal shall not be filed timely unless it is received by the City Clerk or designee no later than the closing of business on the tenth calendar day after the date of the decision. 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 five hundred feet of the project boundary. The Council may affirm, reverse, or modify the decision of the Architectural Heritage and Landmarks Commission.

LEVINE ACT:

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$500 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$500 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$500 made to the City Officers, such as the Mayor and/or Councilmembers,

Date: June 18, 2026

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within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

**CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION**

RESOLUTION #26-XX

**A RESOLUTION APPROVING CERTIFICATE OF APPROPRIATENESS (PLN25-0231)
FOR SEISMIC REHABILITATION OF QUARTERS ‘A’ LOCATED AT 1065 WALNUT
AVENUE (APN:0066-050-170)**

WHEREAS, in March 1999, the City Council adopted the Mare Island Specific Plan; and

WHEREAS, in August 2017, the City Council adopted General Plan 2040; and

WHEREAS, on July 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, on December 15, 2025, the City of Vallejo (City) and Mare Island Company (the property owner), filed a Certificate of Appropriateness (PLN25-0231) application seeking approval of rehabilitation work of the Quarters ‘A’ located at 1065 Walnut Avenue (APN:0066-050-170) (Subject Property) ; and

WHEREAS, the Subject Properties have a current General Plan land use designation of District – Mare Island, and Zoning District of Mare Island (SP-4); and

WHEREAS, Kathleen McDonald, Preservation Services Manager of Garavaglia Architecture, submitted a Standards Compliance review of the project to ensure consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (the “SOIS”), included as **Exhibit B** to this Resolution; and

WHEREAS, on June 4, 2026, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08, notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property, the Vallejo City Unified School District, any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, the applicant and property owner and electronically mailed to the members of the Architectural Heritage and Landmark Commission (“AHLC”), the applicant and interested parties; and

WHEREAS, on June 18, 2026, the City of Vallejo AHLC, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing.

NOW, THEREFORE, LET IT BE RESOLVED that the AHLC hereby finds, determines and resolves as follows:

Section 1. Recitals

The foregoing recitals are true and correct, and the same are incorporated herein by reference.

Section 2. Record

The Record of Proceedings ("Record") upon which the Architectural Heritage and Landmarks Commission bases its decision includes but is not limited to: the application, including all designs, plans, studies, data and correspondence submitted to the City in connection with the project; all staff reports, decision letters, and other documentation and information produced by or on behalf of the City in connection with the project; all documentary and oral evidence received at the public hearing(s) regarding the Project; all matters of common knowledge and all official enactments and acts of the City, including without limitation: (a) the City of Vallejo General Plan 2040 and its related EIR; (b) the 2021 Zoning Code and its Initial Study and Mitigated Negative Declaration; (c) the Vallejo Municipal Code; (d) all designs, plans, studies, historic impact analysis, data and correspondence submitted to the City in connection with the project; (e) all documentary and oral evidence received at the public hearing regarding the project; (f) other applicable City of Vallejo policies and regulations; and (g) all applicable state and federal laws, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas.

The Custodian of Record is the Director of the Planning and Development Services of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. California Environmental Quality Act

Facts in support: The project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation) due alterations proposed, including seismic rehabilitation measures and installation of a new ADA lift to an existing historic resource and has been designed and conditioned to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. The scope of work is limited to repair, rehabilitation, restoration, and related improvements that preserve the resource's historic character-defining features and does not include substantial alteration, demolition, or new construction that would materially impair the significance of the historic resource. Accordingly, the project falls squarely within the activities contemplated by CEQA Guidelines Section 15331.

Further, none of the exceptions to the use of a categorical exemption set forth in CEQA Guidelines Section 15300.2 apply:

- a. The project site is not located in a particularly sensitive environment, including mapped wetlands, riparian corridors, designated habitat for special-status species, or other environmentally sensitive areas, and the project involves rehabilitation of an existing developed site; and

- b. The project would not result in cumulatively considerable impacts. The rehabilitation work is limited in scope, occurs on a previously developed site, and would not incrementally contribute to any significant cumulative environmental effect; and
- c. No significant adverse environmental effects would occur due to unusual circumstances. The project entails routine rehabilitation and preservation activities for a historic structure that are specifically contemplated under Class 31 exemptions, and there is no substantial evidence in the record supporting a fair argument that the project may result in a significant environmental effect; and
- d. The project site is not located within a designated scenic highway corridor, nor would the project damage scenic resources, including trees, rock outcroppings, historic buildings, or other features visible from a scenic highway; and
- e. The project site is not included on any list compiled pursuant to Government Code Section 65962.5 relating to hazardous waste sites, and no known hazardous materials conditions would be exacerbated by the proposed rehabilitation activities; and
- f. The project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Sections 15064.5 and 15300.2(f). To the contrary, the project would preserve and rehabilitate the historic resources in a manner consistent with the Secretary of the Interior's Standards, thereby protecting and maintaining the resource's historic significance.

Based on the foregoing, the project qualifies for Class 31 categorical exemption under CEQA Guidelines Section 15331, and no further environmental review is required.

Section 4. Certificate of Appropriateness Findings

- A. The project is in conformance with "The Secretary of the Interior's Standards for the Treatment of Historic Properties" applicable to the project and any ordinance designating the Historic District or Landmark.**

Facts in support: "The Secretary of the Interior's Standards for Historic Properties" relevant to "Rehabilitation" are applicable to the project and are as follows:

- 1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

Under the current Quarters 'A' Improvements project, the building is proposed to change use from a residence to an archive/storage space in the basement, a museum/welcome center/small private event space on the 1st floor, offices/storage on the 2nd and 3rd floors, and a space for larger private events on the exterior. The new uses proposed require minimal to no changes to the building's character-defining materials, features, spaces, and spatial relationships. Where life/safety, accessibility, or M/E/P upgrades are

needed due to change of use, they will be done sensitively in regard to the property's historic character and features and avoid changes to the character-defining features as much as possible. Therefore, the proposed project conforms to Standard 1.

- 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 removal of distinctive materials, features, spaces, and spatial relationships that characterize Quarters 'A' will be avoided as much as possible and distinctive elements will be preserved and protected where necessary during work activity. Where accessibility, seismic, or M/E/P upgrades necessitate the removal of character-defining features, or alteration of spaces or spatial relationships, the upgrades will be done with as little impact to the historic resource as possible. Where necessary, character-defining features, such as stained-glass windows, are to be preserved and protected during work. Therefore, the proposed project conforms to Standard 2.

- 3) *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.***

None of the alterations proposed under the Quarters 'A' Improvements project – including the seismic upgrades, installation of a wheelchair lift, installation of ADA ramps for access to the main entry, and installation of the new fire escape ladder at the 3rd floor that will require the creation of a door opening, landing, and roof extension over the new landing—would create a false sense of historic development or add conjectural features from other historic properties. Instead, they are designed with sensitivity to the historic nature of the property and will have an insignificant level of visual impact on the resource. Therefore, the proposed project conforms to Standard 3.

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

There are no historically significant changes to the building that will be affected by the alterations proposed under the Quarters 'A' Improvements project. The stair and landing to be demolished for the new wheelchair lift on the south elevation are not premier or important features to the overall character of Quarters 'A' and were later additions to the building that do not have a high level of historic significance themselves. Therefore Standard 4 does not apply to the proposed project.

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

The removal of distinctive materials, features, finishes, construction techniques, and examples of craftsmanship that characterize Quarters 'A' will be avoided as much as possible and distinctive elements will be preserved and protected where necessary during work activity. Where accessibility, seismic, or M/E/P upgrades necessitate the disruption or removal of character-defining features, such as plaster on wood lath, cove ceilings, oak paneling, wood flooring, and masonry foundations and fireplaces, these features will be repaired or replaced in-kind. Where necessary, character-defining features, such as stained-glass windows, are to be preserved and protected during work. Therefore, the proposed project conforms to Standard 5.

- 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.***

Deteriorated masonry and/or mortar at the foundations and fireplaces of Quarters 'A' will be repaired in-kind in terms of design, color, texture, and materials. Additionally, as previously stated, where proposed accessibility, seismic, or M/E/P upgrades necessitate the disruption or removal of character-defining features, such as plaster on wood lath, cove ceilings, oak paneling, wood flooring, and masonry foundations and fireplaces, these features will be repaired or replaced in-kind. Therefore, the project is in compliance with Rehabilitation Standard No. 6.

- 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.***

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation of existing materials at Quarters 'A', and instead, treatments will use the gentlest means possible. Therefore, the proposed project conforms to Standard 7.

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

Archeological resources associated with the domestic occupation of Quarters 'A' are suspected to exist in the basement and on the property grounds; however, the extent, nature, and locations of these resources are not known. Should archeological materials be found during work proposed for the Quarters 'A' Improvements project, a qualified archeologist should be consulted for assessment and mitigation recommendations. Therefore, the proposed project conforms to Standard 8.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that***

characterize the property. The new work will 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.

None of the exterior alterations proposed under the Quarters 'A' Improvements project – including the installation of a wheelchair lift at the south elevation, installation of ADA ramps for access to the main entry, and installation of the new fire escape ladder at the 3rd floor that will require the creation of a door opening, landing, and roof extension over the new landing—will destroy historic materials, features, and spatial relationships that characterize the property. Instead, they will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible in materiality, size scale, and proportion. Therefore, the proposed project conforms to Standard 9.

- 10) New additions and adjacent or related new construction will 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.**

There are no new additions or related new construction proposed at Quarters 'A'. Therefore, the proposed project conforms to Standard 10.

As proposed, the rehabilitation of the historic property will not adversely affect any of the building's contributing features. The project therefore conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- B. For projects located in a Historic District, the proposed project is consistent with any conservation plan or specific plan adopted for the Historic District.**

Facts in support: *The project is located within the Mare Island Specific Plan and the Mare Island Historic District. Per Section 4.5 of Appendix B.1 Mare Island Historic District Project Guidelines, the project has been reviewed and determined consistent with the Historic District Project Guidelines, including the Secretary's Standards, and the Design Guidelines for the Mare Island Historic District (Appendix B.4). The project will not adversely affect Quarters 'A', which is significant as a contributor to the Mare Island Historic District.*

- C. For projects that require demolition, the Architectural Heritage and Landmarks Commission shall also find, as applicable: (a) It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost. (b) The retention of the structure constitutes a hazard to public safety. (c) The structure is a deterrent to a major improvement program which substantially benefits the city. (4) Retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.**

Facts in support: *Not applicable; no demolition is proposed as part of the project.*

Section 5. Decision

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the AHLC hereby determines that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation).

BE IT FURTHER RESOLVED that the AHLC hereby approves Certificate of Appropriateness (PLN25-0231) based on the above findings and subject to the Conditions of Approval set forth in ***Exhibit A*** of this resolution, and the time limitations and indemnity below.

Section 6. Time Limitations & Indemnity

- A. Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the action(s) at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, the City, and/or parties initiating or bringing such action.
- B. Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the Applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
- C. In the event that a claim, action, or proceeding described in paragraphs a. or b. above is brought, the City shall promptly notify the Applicant of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to: (1) approve the counsel to so defend the City; (ii) approve all significant decisions concerning the manner in which the defense is conducted; and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the Applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City. Notwithstanding the immediately preceding sentence, if the City Attorney's Office participates in the defense, all City Attorney fees and expenses shall be paid by the Applicant.

- D. The Applicant, property owner and/or any successor(s) in interest, whether in whole or in part, indemnifies the City for the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- E. Pursuant to VMC Section 16.602.14, the Applicant, or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendering of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule 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 filed timely unless it is actually received by the City Clerk or designee no later than the closing 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.

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmark Commission of the City of Vallejo, State of California, on the 18th day of June 2026 by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ANGELA MCDONALD, CHAIRPERSON
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

ROBBY THACKER, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

Exhibits:

- A. Conditions of Approval
- B. Standards Compliance Review – Quarters A Improvements

Exhibit A
Conditions of Approval
CERTIFICATE OF APPROPRIATENESS
PLN25-0231
1065 WALNUT AVENUE
APN: 0066-050-170

A. PLANNING DIVISION

1. Project Authorization. The project shall be constructed and operated in substantial conformity with the authorized use as described in the application materials, the project description, and the approved plans, date stamped February 12, 2026 (attached), and as amended by the following conditions of approval. Any additional uses or facilities beyond those approved herein, shall require a separate application. Any deviation from the project description and/or approved plans requires review and written authorization from the Planning Manager.
2. Compliance Review. Before building permit issuance, applicant shall submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner, who will coordinate continued development review of the project. A copy of all conditions of approval shall also be included in the building permit set, after the cover sheet.
3. Compliance with Other Requirements. The project applicant shall be responsible for compliance with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to, those imposed by the City's Building Division, Fire Department, Water Department, Public Works Department, Vallejo Flood and Wastewater District, and Department of Transportation, as applicable.
4. Noise. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. to 6 p.m. Monday-Friday and 9 a.m. to 6 p.m. on Saturdays, with noise generating activities prohibited on Sundays and holidays.
5. Ongoing Maintenance and/or Removal. The accessibility ramp authorized under this permit shall be maintained in good condition for the duration of the business operation. Upon closure or cessation of the business use, the property owner shall remove the ramp and restore the affected area to its original condition, subject to inspection and approval by the Planning Division and/or Building Division, as applicable. Removal and restoration shall be completed within 30 days of business closure.
6. Effective Date and Expiration. This approval shall become effective immediately following the appeal period of ten (10) calendar days, unless an appeal is filed. Pursuant to VMC Section 16.602.12(A)(14), approval of this application shall automatically expire two years from the date of approval, or June 28, 2028, unless rights are exercised or

extended. If a permit is granted in conjunction with approval of new construction, the issuance of a Building Permit shall constitute the exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:

- a. The Building Permit expires;
 - b. Final inspection is not completed, or Certificate of Occupancy is not issued within the time specified as a condition of project approval; or
 - c. The rights granted under the permit are not exercised within one year following the earliest to occur of: issuance of a Certificate of Occupancy, or if no Certificate of Occupancy is required, the last required final inspection for the new construction. (Section 16.602.12.B.15 of the VMC).
7. Indemnification. 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.

B. BUILDING DIVISION

1. Building Permits and applicable fees are required.

C. FIRE PREVENTION DIVISION

1. Be advised, the 2025 California Code cycle is now applicable for this project at time of building permit application.
2. Please list fire sprinkler and fire alarm as deferred submittals on the cover page.
3. Provide an analysis for the proposed fire sprinkler system in compliance with CHBC to determine if the NFPA 13R is applicable or not. The analysis can be provided for review at time of building permit application.
4. New buildings and additions to existing buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, City of Vallejo standards and Nationally Recognized Standards.

5. The following items require separate review and permit from the Fire Department.
 - a. Civil Improvement Plans (site access and water supply)
 - b. Private Fire Service Underground System (plans and details for onsite underground fire protection piping system)
 - c. Fire Sprinkler System
 - d. Fire Alarm System
6. All Fire related underground piping and fire appurtenances shall be shown on the Civil plan submittal. In addition to the Civil plan submittal, at least (1) plan set under separate cover shall be submitted to Vallejo Fire Prevention Division detailing all underground piping and related fire appurtenances including but not limited to underground piping, underground sweep detail, underground trench details showing depth of burial, type of backfill, manufacturer's specifications of piping, valves joints, fittings and calculated size and locations of thrust blocks, hydrants locations (designate public or private), gate shut-off valves, PIV's, FDC's, fire pumps, fire pump and/or riser rooms.
7. Underground utility contractor, architect and fire sprinkler contractor shall coordinate the location of risers and control valves prior to the issuance of a building permit.
8. Fire Department plan review shall be based on the information submitted at the time of permit application. Any changes to the approved/permitted scope of work including additions, alterations, demolition, repair or a change in occupancy/use may impact the project requirements, including but not limited to the installation of additional fire protection systems or components.
9. An approved water supply capable of supplying the required fire flow for fire protection systems shall be provided to all premises upon which facilities or buildings are hereby constructed or moved into or within the City. Required fire flow and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code. Applicant shall demonstrate on plan submittal; square footage of each building on plan and provide the required fire flow information. Applicant shall demonstrate that the number and spacing of onsite fire hydrants meets with requirements of the California Fire Code. See sample below regarding fire flow and hydrant detail information needed.

BUILDING FIRE FLOW REQUIREMENTS – CFC TABLES B105.2 & B105.1(2)
INFORMATION BELOW IS A SAMPLE AND FOR REFERENCE ONLY

Table B105.1(2) – Building size = 129, 600 square feet
Construction type = Type IIA
FF = 5,250 gpm at 20 psi
Duration = 4 hours

Table B105.2 – Fire sprinkler allowance = - 50%
 $5,250 - 2,625 = 2,625$ gpm
FF = 2,625 gpm @ 20 psi

Duration = 2 hours

Table CC105.1 – Approximate number of hydrants = 3

Average spacing = 400 feet + 25% allowable increase = 500

Maximum distance from street or frontage = 225 feet = 50% allowable increase = 337.5

10. Fire Protection systems shall be installed in accordance with provisions set forth in the California Fire Code as amended by the City Vallejo and the applicable National Fire Protection Association Standard.
11. The fire protection equipment shall be located within an interior room having an approved exterior access door or in an exterior enclosure attached to the building, specifically, for the purpose of housing such equipment.
12. Fire Apparatus Access Roads shall be designed in accordance with provisions set forth in the California Fire Code Chapter 5 and Appendix D as amended by the City of Vallejo and the applicable Public Works Standard.
13. Fire apparatus access roads shall have an unobstructed minimum width of 20 feet (curb to curb) and a minimum unobstructed vertical clearance of 13' 6". They shall have an all-weather paved surface capable of supporting a GVW of 77,000 pounds.
14. Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction. Fire apparatus access shall be provided to within 150 feet of the most remote portions of all building from an approved exterior route. If this cannot be achieved fire apparatus turn-arounds will be needed.
15. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed bumps, humps or dips are prohibited along fire access roads without prior approval of the fire Code Official. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times.
16. When required by the Fire Chief, fire apparatus access roads shall be designated as Fire Lanes and appropriate signs and/or markings installed in accordance with the California Vehicle Code and approved City standards.
17. Where applicable improvement plan submittals for permit shall include locations of fire lane red curbing and fire lane signage.
18. The City of Vallejo requires that a fire hydrant be in service within 250 feet of the furthest point of construction prior to the stockpiling of combustible materials for the beginning of construction.
19. Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.

As in the past, the Fire Prevention Division will perform in a professional and diplomatic fashion to help resolve any areas of concern or question. If you should have any questions, please feel free to contact the Fire Prevention office at (707) 648-4202, or email at FP.Manager@CityofVallejo.net.



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MEMORANDUM

Date: February 3, 2026

To: Ivette Iraheta
Economic Development Program Manager – Mare Island Project Manager
City of Vallejo, Economic Development Department
555 Santa Clara Street
Vallejo, CA 94590

From: Kathleen McDonald, Preservation Services Manager

Project: Quarters A Improvements
GA Job #2024120

Re: Standards Compliance Review – Quarters A Improvements

Via: ivette.iraheta@cityofvallejo.net

Dear Ivette,

The Mare Island Historic District was listed in the National Register of Historic Places in 1975, with a boundary increase in 1997. The district is significant under National Register criteria A, C, and D, in the areas of military history, industry, architecture, engineering, and historic archeology during the period from 1854-1945. Briefly, Mare Island was the first Navy yard on the West Coast and was at the forefront of ship construction and repair on the Pacific Ocean from the 1850s through World War II. In addition to its shipyard function, Mare Island was also home to an important Naval Hospital, Marine Corps detachment, and ammunition depot, and includes a very substantial stock of historic housing. It is arguably the most important Navy facility on the West Coast and was listed in the National Register at the national level of significance.

The scope of work under review is for structural, architectural, and mechanical/electrical/plumbing (M/E/P) services required for improvements at Quarters A, which was originally built, along with several officer's quarters along Officers' Row, soon after the Mare Island Naval Shipyard was established in 1854. Quarters A and the Quarters A Grounds are contributors to the Mare Island Historic District and the Officer's Row Cultural Landscape. Because of the historic nature of the building and site, the proposed work must be compliant with the Secretary of Interior's Standards (SOIS) for Rehabilitation. The full scope of work is detailed on pages 2-3 of this report.

Innovating Tradition

SITE BACKGROUND

Below is a brief background description and significance summary for Quarters A, which are taken directly from the 1999 Historic American Buildings Survey (HABS) documentation for the Mare Island Historic District, as well as a brief background description and significance summary for the Quarters A Grounds adapted from the 2014 *Mare Island Cultural Landscape Report*.

QUARTERS A

Description

Quarters A is a largely two-story Colonial Revival style building (with some one- and three-story portions) that was built, along with several officer's quarters along Officers' Row, soon after the Mare Island Naval Shipyard was established in 1854. Quarter's A was badly damaged in an earthquake in 1898, so what exists today was constructed in 1900 on the building's original foundation. The building displays its Colonial Revival style through its ornamental detailing and symmetrical facade, with a full-height, pedimented entry porch that is flanked by a one-story, flat roofed porch. The building is of wood frame construction on a raised basement and is clad in horizontal wood siding. Roof elements are mostly flat, with some hipped features. The windows are predominantly double-hung wood windows, while the doors are all wood paneled doors.¹

The building has a high degree of integrity on the exterior, as well as interior. The only notable changes include the transition from outdoor to indoor plumbing, oil lamps to electric lighting, and carriage houses to garages. The 10,340 bricks that constitute the walkways that meander through the spacious gardens were the work of Admiral Lowry, who commanded Mare Island from 1947 to 1950. During that time he constructed all the brick pathways that interlace the gardens behind the mansion.²

Significance

Building A is a contributing element of the Mare Island Historic District. Building A (Quarters A) is highly significant as the key element of Captains' Row at Mare Island, a group of 12 homes built for the ranking officers assigned to the shipyard. This row of stately two-story homes was built in 1900 to replace a prior set of brick masonry senior officer family housing that was destroyed in an earthquake during 1898. Collectively, the homes of Captains' Row comprise one of the most important collections of historic military family housing anywhere in the United States. Quarters A, the home of the commandant, is sited at the center of this row, adjacent to the Headquarters (Building 47), at the end of a major east-west axis leading from the ferry slip, past the major shops, and between the Headquarters and Alden Park.³

QUARTERS A GROUNDS

Description

The Quarters A Grounds contains the following character-defining circulation features: semi-circular entrance drive, entrance sidewalk, and two secondary sidewalks (concrete) that extend beyond both sides of Quarters A and around the northwest and southwest corners of the house. The current concrete paving for the entrance sidewalk is non-historic and was probably not added until 1954. The alignment of the sidewalk in front of [the Servant's Quarters], which runs

¹ Historic American Buildings Survey, *HABS No. CA-1543AM – CA-1543-BC: Mare Island Naval Shipyard Historic District* (Historic American Buildings Survey, 1999).

² *HABS No. CA-1543AM – CA-1543-BC; City of Vallejo, Public Works, RFP for Naval Chapel and Quarters A Improvements.*

³ *HABS No. CA-1543AM – CA-1543-BC.*

between 8th Street and the patio, probably is historic; however, the brick paving is a non-historic material. The Quarters A Grounds contains the following non-historic circulation features: concrete patio behind the house, paths associated with the parterre beds at the south end and around the northeast corner of the patio, wooden stair located at the southwest corner of the patio, system of brick paths in the upper portion of the backyard, hexagonal pavers used to make a short stepping stone path in the upper portion of the backyard (although the pavers are historic materials), and concrete slab located in front (east) of [the Servant's Quarters].⁴

The Quarters A Grounds contains the following character-defining vegetation features in the front and side yards: lawns in the front yard that forms a continuous expanse across the fronts of the Officer's Row houses, side lawns that extend from one house to the next, trees of various species and ages located throughout the lawn, the semi-circular lawn bisected by a central walk and outlined with a low hedge, foundation beds across the front of the house, and foundation beds along the sides of the house.⁵ Generally, during the period of significance, there were lawn areas and ornamental plantings near the backs of the houses; today, this arrangement of vegetation features remains, although most of the existing plants were added after World War II (and are therefore not historic). Additionally, patios were added sometime after World War II behind the houses; the various plants growing around the patios and large expanses of open grass were planted sometime after these features were installed and so are non-historic vegetation features.⁶

Significance

The public and semi-public (but still highly visible) areas are laid out with a high degree of uniformity and repetition of landscape features (for example, the entrance walks—linked by their hexagonal pavers with these same materials in the Walnut Avenue sidewalk—and similar (though not identical) vegetation features in the front yards). This repetition of architectural forms (reflected in the design of the officers' quarters) and landscape features creates an identity for Officers' Row as a distinct place with the historic core of the shipyard (the area within Mare Island National Historic Landmark District Area A) and also reflects general military traditions for residential areas for officers.⁷

PRIORITIZATION OF SIGNIFICANCE BY ARCHITECTURAL FEATURES AT QUARTERS A

The prioritization of architectural features takes into consideration a number of factors, including whether or not a feature is documented to the original construction, material integrity and current condition, display of craftsmanship represented by the feature, whether or not it has been previously altered, and whether or not it can be easily repaired or replaced in-kind. All of these considerations impact the eventual determination of significance for a given architectural feature.

PREMIER (RED)

Premier features are those that are directly associated with the identified periods of significance and whose contribution to the interpretation and communication of the historic resource is of greatest importance. Loss of these features would significantly impact the resource. For these reasons, when developing rehabilitation plans for project-related work, all features labeled

⁴ CLR, 3-77.

⁵ CLR, 3-87 - 3-88.

⁶ Ibid, 3-88.

⁷ CLR 3-94.

“premier” should receive prioritized treatment and careful planning to avoid as many impacts as possible while still meeting the determined building program.

IMPORTANT (GREEN)

Important features are directly associated with the identified periods of significance and informing the interpretation and communication of the historic resource but to a lesser degree than those with a premier ranking. These features help to define the physical and historical context for the resource but do not independently represent the historical significance of the site. These features differ from premier features because they embody historic aspects of the resource to a lesser degree. Sometimes they are secondary features. Potential alterations to these features would impact the resource, but this may or may not be of consequence to the historical integrity of the entire resource. However, cumulative loss of these features is of concern, therefore they are included for further consideration.

CONTRIBUTING (LIGHT BLUE)

In general, contributing features augment the interpretation of historic significance but do not hold a high level of historic value themselves. They could be features that have been previously compromised, more modern intrusions that have acquired historic significance over time, were installed after the period of significance but are still of a high artistic or cultural value, are still available for replacement in kind, or simply related to the period of significance but not of notable historic importance. The loss of, or modification to, contributing features lessens the overall level of integrity of the historic resource but not to a level where its interpretation of significance or historical importance is severely compromised. However, loss of all contributing features would severely impact the resource. It is a cumulative impact that must be analyzed when modifications are made to contributing features.

NON-CONTRIBUTING (GRAY)

Non-contributing features are defined as being from outside the period of significance, of poor quality or not related to the period of significance or any figures or events associated with the historic interpretation of the resource.

Any gray features should be considered non-contributing. When possible, all alterations and modifications should be undertaken with designs that only affect non-contributing features, or that limit their disruptions to mostly non-contributing features. Careful consideration of the impacts on these features will retain the maximum level of historic integrity and result in the least amount of damage and disruption to the resource as a whole.

FLOOR PLAN DIAGRAMS

The below diagrams of each floor show the prioritization of significance by architectural features in the different spaces at Quarters A. The shading of different areas represents the significance of the flooring, the outlines of each space represent the significance of the wall finishes, and the X's represent the significance of the ceiling finishes (if different from the level of significance shown for the walls or flooring). Specific character-defining features, such as the fireplaces or stained glass windows, have been keyed to the floor plan using a numbering system identified in the legend for each diagram.

Basement Floor Plan Diagram

Quarters A Legend:

Red- Premier

Green- Important

Light Blue- Contributing

Gray- Non-contributing

* "X"- significance of ceiling difference

1- Fireplace

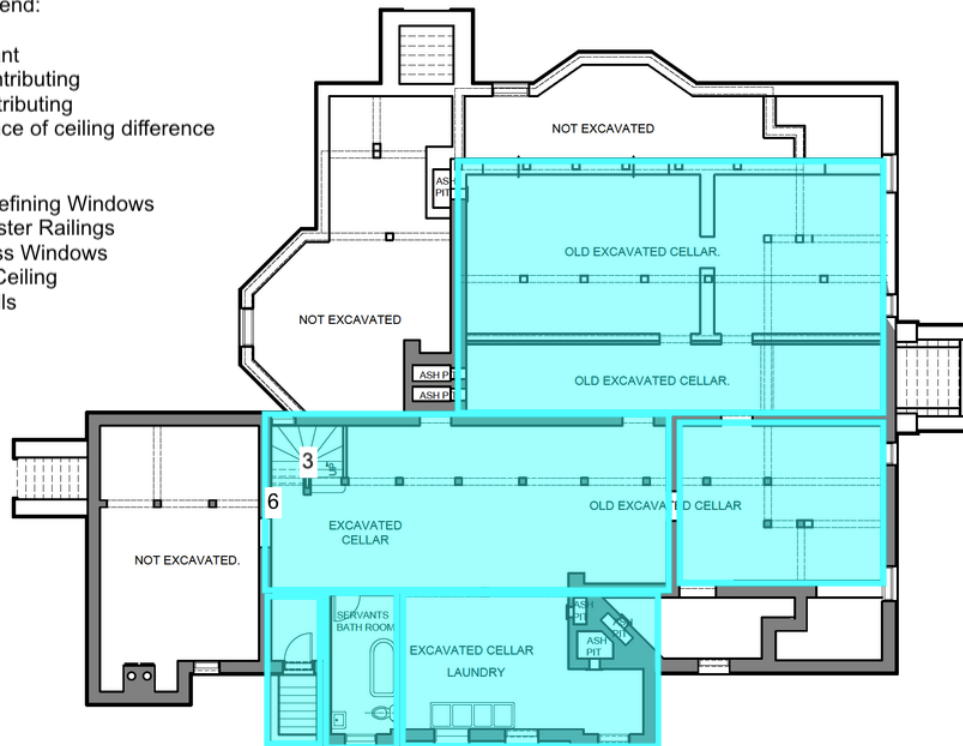
2- Character-Defining Windows

3- Turned Baluster Railings

4- Stained Glass Windows

5- Beadboard Ceiling

6- Masonry walls



First Floor Plan Diagram

Quarters A Legend:

Red- Premier

Green- Important

Light Blue- Contributing

Gray- Non-contributing

* "X"- significance of ceiling difference

1- Fireplace

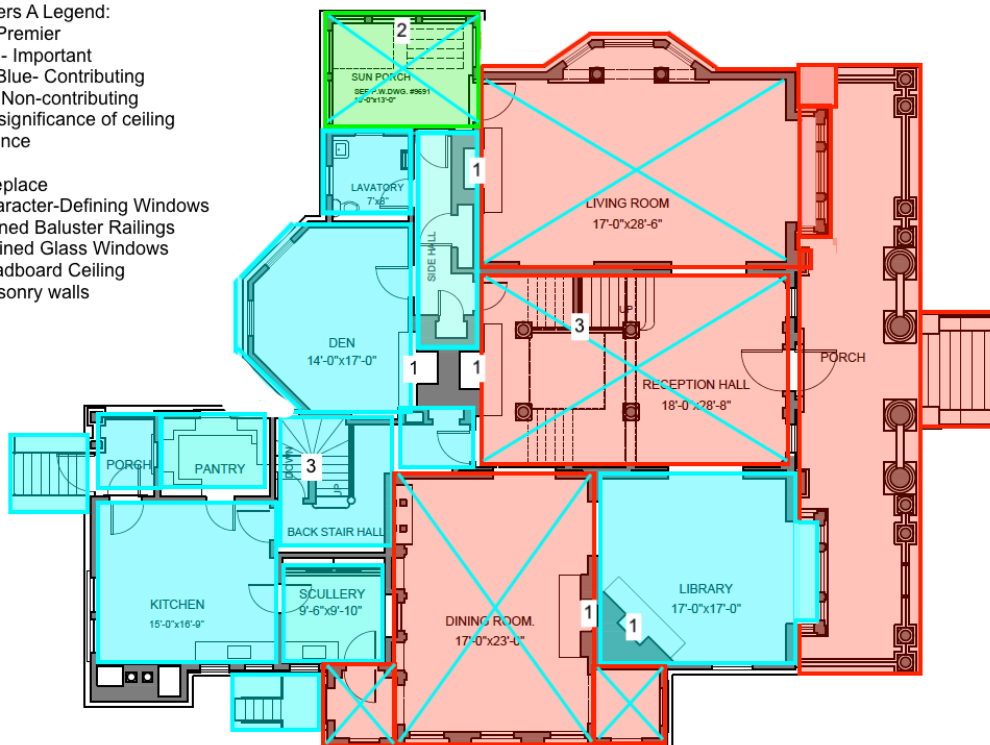
2- Character-Defining Windows

3- Turned Baluster Railings

4- Stained Glass Windows

5- Beadboard Ceiling

6- Masonry walls

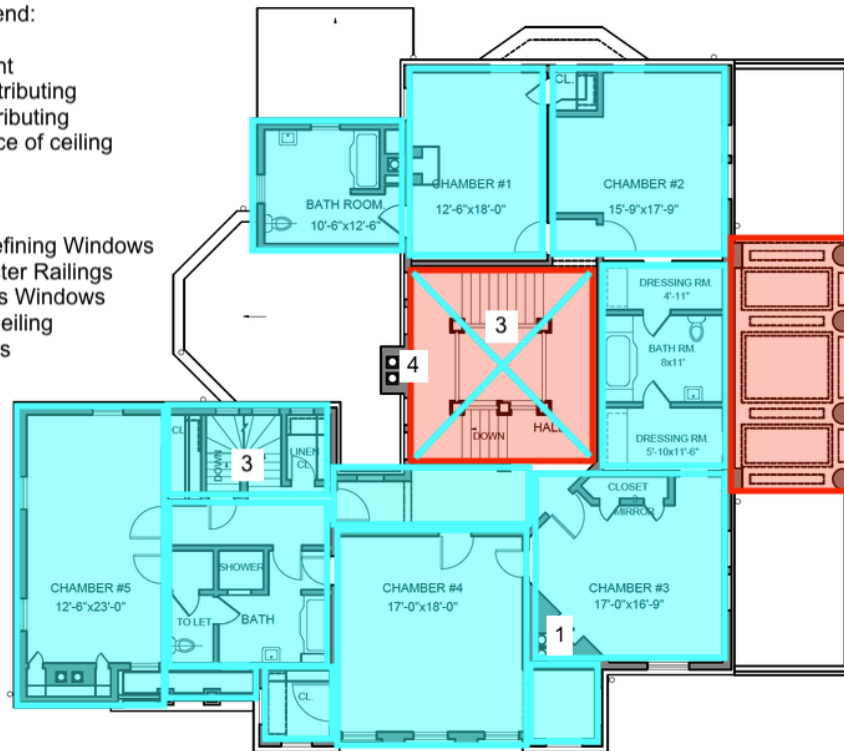


Second Floor Plan Diagram

Quarters A Legend:

Red- Premier
Green- Important
Light Blue- Contributing
Gray- Non-contributing
* "X"- significance of ceiling
difference

- 1- Fireplace
- 2- Character-Defining Windows
- 3- Turned Baluster Railings
- 4- Stained Glass Windows
- 5- Beadboard Ceiling
- 6- Masonry walls

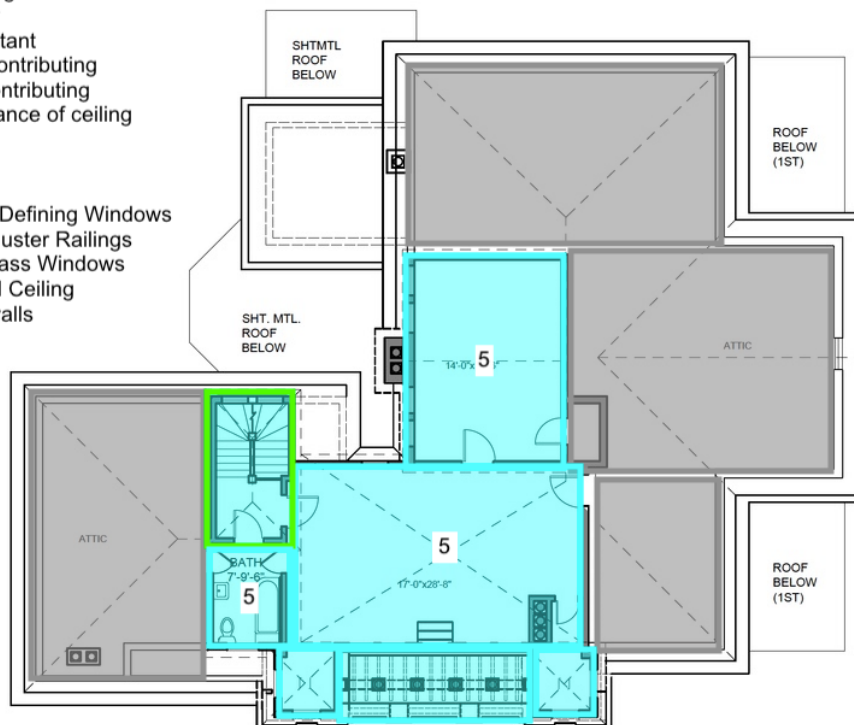


Third Floor/Attic Plan Diagram

Quarters A Legend:

Red- Premier
Green- Important
Light Blue- Contributing
Gray- Non-contributing
* "X"- significance of ceiling
difference

- 1- Fireplace
- 2- Character-Defining Windows
- 3- Turned Baluster Railings
- 4- Stained Glass Windows
- 5- Beadboard Ceiling
- 6- Masonry walls



PROJECT SCOPE

PROPOSED USE

- Basement:
 - Library archives (no public access)
 - Storage
- 1st Floor:
 - Welcome center and mini-museum
 - Welcome desk: start of Island walking/biking tour, basic retail
 - Themed rooms/displays; mini-museum (timeline, artifacts)
 - “Reading Room” (for articles retrieved from basement, or viewing of digitized archives)
 - Private parties on non-open to public hours (revenue-generating)
 - Conference space for businesses (revenue-generating)
- 2nd/3rd Floor: empty, or one or two offices

IMPROVEMENTS

The project under review proposes improvements to Quarters A. Specific work includes:

Life / Safety

- Fire sprinklers NFPA 13R per CA Historical Building Code, including new two-inch water lateral to Walnut Ave.
- Double layer of type X sheetrock (2-hour rating) on basement ceiling, provide crawl space access doors.
- Double layer of type X sheetrock (2-hour rating) on 2nd floor ceiling.
- Fire escape ladder from 3rd floor. Cut back roof to create new waterproof landing. New door from room.
- New fire/security alarm system.

Accessibility Upgrades

- Demolition of existing wood stair and landing at south elevation. Replacement with new wheelchair lift and associated foundation, wood-frame landing with guardrail, and dedicated electrical circuit.
- Construction of short wood (1x4 tongue-and-groove over wood sleepers) ramp at main entry door with metal handrails extending down existing front stairs. Construction of six-foot ramp at each side of new raised landing. No demolition of existing porch surface.
- Installation of minimal accessibility features at 1st floor restroom, including new fixtures, grab bars, and accessories.
- Replace existing door knobs with lever door handles throughout.
- Install new code-compliant handrails at 4-story interior stairs.

Seismic / Structural Upgrades

- Repoint basement masonry walls; repoint upper four feet of existing brick masonry walls, primarily along lines C and C.5.
- Installation of shotcrete at basements walls.

- Install sill bolting at all basement wall-to-framing locations. No pony walls.
- Brace masonry chimneys at floor lines (access from ceiling area below floor), repair plaster on wood lath at ceilings.
- Brace chimneys at roof with metal angles in two directions, strap around chimney, and lag bolt braces into framing.
- Bolt eight-inch C-channels on both sides of 8x8 wood beams.
- Basement shear wall installation at line 4.5. Installation of shotcrete shear walls/ foundations in basement with wood blocking, and metal strap collector at first floor level.
- Shear wall installation at line 3 (stained glass window line). Combination of strong wall and plywood shear walls. Saw cut plaster on wood lath, reinstall gypsum board. After shear wall installation, finish to match adjacent plaster finish. Repaint.

Mechanical / Electrical / Plumbing

- Upgrade exposed plumbing and electrical lines when uncovered by the work. Assume full height risers for hot/ cold water lines, and sewer/ vent lines at two locations each. Saw cut existing plaster on wood lath between two studs. Patch with new gypsum board, finish to match adjacent plaster finish. Repaint.
- Installation of new sewer lateral from basement to Walnut Avenue. Disconnect existing waste lines from original lateral and re-route to new lateral at ceiling of basement.
- The existing radiator heating system is functioning and might only need minor maintenance. Air conditioning is not warranted for this climate.
- Water service upgrade triggered by continued use of the upper-level bathrooms to handle the higher fixture count.
- Inspect each plumbing fixture for leaks/ damage and repair or replace as required.
- Verify circuit breakers are in good repair and circuiting is not overloaded.

Architectural

- Repair limited plaster damage in kind. Repaint.
- Minor repointing at masonry fireplace surrounds and hearths.

REGULATORY FRAMEWORK

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) requires that public or private projects financed or approved by public agencies must assess the effects of the project on historical resources. Historical resources may generally include buildings, sites, structures, objects, or districts, each of which may have historical, architectural, archaeological, cultural, or scientific significance. Under CEQA, “historical resources” include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the

Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code, Section 5024.1, Title 14 CCR, Section 4852), including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Section 15064.5 of the CEQA Guidelines indicates a project may have a significant environmental effect if it causes "substantial adverse change" in the significance of an "historical resource" or a "unique archaeological resource" as defined or referenced in CEQA Guidelines Section 15064.5(b, c). Such changes include "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines 1998 Section 15064.5(b)).

To mitigate impacts on historic resources, CEQA Guidelines section 15126.4(b)(1) states:

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Designing to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOIS) is an accepted way to avoid unnecessary environmental impacts with relation to historic resources. According to the National Park Service, the SOIS are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our irreplaceable cultural resources. They cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. However, once a treatment is selected, the SOIS provide philosophical consistency to the work.⁸

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, *Preservation*, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.⁹

Rehabilitation is the approach that has been chosen for the proposed Quarters A project because the Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. Additionally, code-required upgrades are acceptable under the Standards for Rehabilitation, as long as they are done sensitively with regard to the historic resource.

Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

⁸ National Park Service: Technical Preservation Services, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, NPS website, <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>, accessed December 22, 2022.

⁹ Ibid.

The following are the Secretary of the Interior's Standards for Rehabilitation:¹⁰

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
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.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.
10. New additions and adjacent or related new construction will 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.

CITY OF VALLEJO MUNICIPAL CODE

Section 16.614.03 – Mare Island Historic District

Section 16.614.03 of the City of Vallejo Municipal Code specifies the requirements for review of projects in the Mare Island Historic District, which includes Quarters A. This section of the code reads as follows:

Development Review. All new construction, demolition, alteration and relocation of contributing resources, including but not limited to landscaping, signage, and fencing within the Mare Island Historic District, as defined in the Mare Island Specific Plan,

¹⁰ National Park Service: Technical Preservation Services, *Rehabilitation as a Treatment*, NPS website, <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>, accessed December 22, 2022.

shall be subject to the standards, regulations and procedures contained in the Mare Island Specific Plan, and all of its appendices, particularly:

Appendix B.1 Mare Island Historic District Project Guidelines
Appendix B.4 Design Guidelines for the Mare Island Historic District

Section 16.614.09 – Certificate of Appropriateness

Section 16.614.03(E) of the City of Vallejo Municipal Code lists the findings needed for approval of a certificate of appropriateness (CoA). The relevant findings as they relate to the alteration of existing designed resources in the Mare Island Historic District are as follows:

- E. Findings for Approval. To approve an application for a certificate of appropriateness, the architectural heritage and landmarks commission or director shall find, as applicable:
 - 1. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.
 - 2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.

MARE ISLAND SPECIFIC PLAN

The Mare Island Specific Plan was developed in 1999 to provide more specific development parameters for Mare Island, and it was last amended in 2013. Appendices B.1 (adopted December 2005, amended July 2007) and B.4 (adopted June 2005) are relevant to the subject project, as they outline Historic Project Guidelines and Design Guidelines for the Mare Island Historic District, respectively.

Appendix B.1 – Historic Project Guidelines

Chapter 4 of Appendix B.1 outlines the development plan and review process for projects in the Mare Island Historic District. Section 4.4.1 of this chapter is relevant to CoA requirements for alterations of existing buildings and new construction in the district and reads as follows:

- 1. A CoA is required for the following types of projects:
 - a. Construction of a new building or structure and addition to an existing building, structure, or site within the Historic District;
 - b. Alteration of a contributing resource in any manner which affects the exterior architectural appearance of a building or structure including installation or alteration of any exterior sign;
 - c. Construction or alteration within the Project Site of a contributing resource or alteration of site features including, but not limited to, landscaping, fencing, walls, paving and grading;
 - d. Interior alterations of a Landmark.

Appendix B.4 – Design Guidelines for the Mare Island Historic District

Appendix B.4 contains the Design Guidelines for the Mare Island Historic District, which include guidelines for the preservation, restoration, reconstruction, and rehabilitation of historic properties at Mare Island. As the proposed project includes improvements to Quarters A, which is a contributor to the district, the guidelines for rehabilitation contained in “Chapter 7: Rehabilitation of Historic Properties” are relevant to the proposed project.

The following is an excerpted list of Chapter 7 of the design guidelines that are most relevant to the proposed Quarters A Improvements Project:

Landscape Rehabilitation Guidelines

- 7.1 – Protect and maintain features, such as vegetation and structures, that define spatial organization.
- 7.5 – Design and install new features to respect and acknowledge the historic character. This could be an accurate restoration from documentation or a compatible new design.

Materials

- 7.7 – Historic building materials should be preserved.
- 7.8 – Protect historic material surfaces.
- 7.9 – Preserve the appearance of original facade materials.
- 7.10 – All wood surfaces should be painted or stained.
- 7.11 – Preserve original roof materials.
- 7.12 – Repair deteriorated, primary building materials by patching, piecing-in, consolidating or otherwise reinforcing them.
- 7.15 – If material replacement is necessary, use materials similar to those previously employed.
- 7.16 – Match the original in composition, scale and finish when replacing exterior siding material.
- 7.18 – Replacement roof materials for a historic structure should convey a scale and texture similar to those used traditionally.

Wood Treatment

- 7.21 – Protect wood features from deterioration.
- 7.22 – Plan repainting or re-staining carefully.
- 7.23 – Using the historic color scheme is encouraged.

Chimneys

- 7.54 – A chimney should be reinforced and/or secured to the structure to minimize earthquake damage to the chimney.

Porches

- 7.55 – Maintain a historic porch and its detailing.
- 7.55d. – Where a historic porch does not meet current code requirements and alterations are required, request that the City apply State Historical Building Code so that the porch may be constructed as it originally appeared.

Special Features

- 7.59 – Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site should be treated with sensitivity.
- 7.60 – Preserve character-defining features which are intact.
- 7.61 – Avoid removing or altering historic material or significant architectural features.
- 7.62 – Repair features that are damaged.

Alterations

- 7.65 – Design an alteration to be compatible with the historic character of a property.
- 7.66 – Avoid alterations that damage architectural features.

Additions

- 7.70 – An addition should be compatible in scale, materials and character with the main building.

- 7.71 – An addition should not damage or obscure significant features.
- 7.72 – Design an addition such that the historic character of the building can still be interpreted.
- 7.73 – An addition should be distinguishable from the original portion.
- 7.74 – The materials of an addition should be similar to that of the original structure.

Seismic Retrofit

- 7.80 – Execute seismic retrofitting of a historic building so that it has the least impact on the building's character.
- 7.81 – Exposed anchor bolts should not be used on historic buildings.

EVALUATION OF COMPLIANCE WITH REGULATORY FRAMEWORK

PROJECT SCOPE AS IT RELATES TO THE SOIS

Change of Use

Quarter's A was originally built for use as a residence for the first Commandant of Mare Island, David G. Farragut. Under the current Quarters A Improvements project, the building is proposed to change use from a residence to an archive/storage space in the basement, a museum/welcome center/small private event space on the 1st floor, offices/storage on the 2nd and 3rd floors, and a space for larger private events on the exterior. The new uses proposed require minimal to no changes to the building's character-defining materials, features, spaces, and spatial relationships, in accordance with SOIS #1. Changes to the character-defining features will be avoided as much as possible; where life/safety, accessibility, and M/E/P upgrades are needed due to change of use, they will be done sensitively in regard to the property's historic character and features.

Repair and In-Kind Replacement

All rehabilitation work proposed, including repair and repainting at the interior architectural elements affected by the proposed seismic work, repointing at the masonry foundation, and repointing at the masonry fireplaces and hearths, will be done in accordance with the applicable SOIS #2, 5, 6, and 7. The removal of distinctive materials, features, finishes, examples of craftsmanship, spaces, and spatial relationships that characterize the property will be avoided as much as possible. Instead, distinctive elements will be preserved and protected where necessary during work activity.

Where accessibility and seismic upgrades necessitate the disruption or removal of character-defining features, these features will be repaired or replaced in-kind. For example, where historic plaster needs to be removed to install bracing at the chimneys, the plaster will be repaired or replaced in-kind and re-painted to match the existing. Any repairs to other interior historic features in addition to the plaster on wood lath at Quarters A, such as the cove ceilings, oak paneling, wood flooring, and masonry foundations and fireplaces, are also to be done in-kind to match the original in design, color, texture, and materials, and all elements are to be repainted to match the existing. Any harmful chemical or physical treatments—such as sandblasting—will be avoided during repair work, and instead, treatments will use the gentlest means possible.

The repairs to the M/E/P services will avoid as much impact to character-defining features as possible. Existing M/E/P elements are not character-defining features themselves; however, where repairs to existing M/E/P necessitate the disruption or removal of character-defining features, they will be repaired or replaced in-kind. For example, where historic plaster needs to

be removed to access and repair existing plumbing lines, the plaster will be repaired or replaced in-kind and re-painted to match the existing.

Alterations, Additions, and New Construction

In accordance with the applicable SOIS #3, 9 and 10, none of the proposed upgrades—including those for life/safety, accessibility, seismic/structural, or M/E/P—would create a false sense of historic development or require the complete demolition of historic materials and features or alteration of spaces that characterize the property.

Life/safety upgrades, including installation of fire sprinklers (with a new water lateral), installation of sheetrock (2-hour rating) at the basement and 2nd floor ceilings, installation of a new fire/security alarm system, and installation of a fire escape ladder from the 3rd floor will be done sensitively in regard to the property's historic character and features, will not impair the essential form and integrity of the historic property, and will avoid as much visual impact as possible. While the installation of the new fire escape ladder at the 3rd floor will require the creation of a door opening, landing, and roof extension over the new landing, this will be a small-scale alteration inconspicuously located on the west (rear) elevation, which is not a primary, character-defining elevation of the building and will not be visible from the street.

The new wheelchair lift would involve replacing an existing set of stairs and landing with the lift; however, these stairs and landing are in an inconspicuous location on the rear elevation, which is not a primary, character-defining elevation of the building and will not be visible from the street. The new ramp at the main entry door, with six-foot ramps at each side of a new raised landing at the entry, is designed with sensitivity to the historic nature of Quarters A. The landing and ramp proposed for Quarters A will have as little visual impact to the building and its character-defining features as possible. New fixtures, grab bars, and other accessories to provide accessibility at the 1st floor restroom will not have any effect on premier or important character-defining features of Quarters A and will be located in a space that does not largely contribute to the significance of the resource. Door knobs throughout are to be replaced with new lever door handles as a part of accessibility upgrades; however, the existing door knobs are not major character-defining features whose removal would negatively affect the overall historic character of Quarters A. New code-compliant handrails at the 4-story interior staircase will be installed without the removal of the existing oak handrails and will also be designed to have as little visual impact as possible to the historic staircase.

The installation of shotcrete to reinforce the existing basement walls and the construction of new shear walls will not have any effect on premier or important character-defining features of Quarters A and will be located in a space that does not largely contribute to the significance of the resource. The chimney bracing that is part of the seismic upgrades will require limited demolition of plaster ceilings below the floor lines, where bracing will be installed. Where such demolition is required for the upgrades, the plaster will be repaired or replaced in-kind and painted to match the existing. The installation of C-channels on both sides of the existing wood beams in the basement will serve as reinforcement and will not have a negative effect on premier or important character-defining features of Quarters A.

The upgrades to the M/E/P services, including the installation of a new sewer lateral from the basement to Walnut Avenue and improvements to the water service, will be done sensitively in regard to the property's historic character and features, will not impair the essential form and integrity of the historic property, will avoid as much visual impact as possible, and could easily be removed in the future. Where M/E/P upgrades necessitate the disruption or removal of character-defining features, these features will be repaired or replaced in-kind. For example, where historic plaster needs to be removed to access existing plumbing lines, the plaster will be repaired or replaced in-kind and re-painted to match the existing.

In accordance with SOIS #4, there are no historically-significant changes to the building that will be affected by the alterations proposed under the Quarters A Improvements project. The stair and landing to be demolished for the new wheelchair lift on the south elevation are not premier or important features to the overall character of Quarters A and were later additions to the building that do not have a high level of historic significance themselves. Their removal will not lessen the overall integrity of the historic resource.

Archeological Resources

The original Quarters A was built in 1858, but later destroyed by an earthquake in 1898 and rebuilt. The building was reconstructed on the same foundation and over the same basement as the original structure, so archeological resources such as trash deposits and refuse pits from the earlier period could exist in the basement. Filled cisterns or wells may also be present on site, but a full study of the archeological resources on the property has not been completed.¹¹ Should archeological materials be found during work proposed for the Quarters A Improvements project, a qualified archeologist should be consulted for assessment and mitigation recommendations, in accordance with SOIS #8.

EVALUATION OF COMPLIANCE WITH THE SOIS

The following are the Secretary of the Interior's Standards (SOIS) for Rehabilitation, each with a summary of compliance for the proposed work at Quarters A:¹²

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

Under the current Quarters A Improvements project, the building is proposed to change use from a residence to an archive/storage space in the basement, a museum/welcome center/small private event space on the 1st floor, offices/storage on the 2nd and 3rd floors, and a space for larger private events on the exterior. The new uses proposed require minimal to no changes to the building's character-defining materials, features, spaces, and spatial relationships. Where life/safety, accessibility, or M/E/P upgrades are needed due to change of use, they will be done sensitively in regard to the property's historic character and features and avoid changes to the character-defining features as much as possible. The proposed scope for Quarters A is in compliance with Standard 1.

- 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 removal of distinctive materials, features, spaces, and spatial relationships that characterize Quarters A will be avoided as much as possible and distinctive elements will be preserved and protected where necessary during work activity. Where accessibility, seismic, or M/E/P upgrades necessitate the removal of character-defining features, or alteration of spaces or spatial relationships, the upgrades will be done with as little impact to the historic resource as possible. Where necessary, character-defining features, such as stained glass windows, are to be preserved and protected during work. The proposed scope for Quarters A is in compliance with Standard 2.

¹¹ NR Nom, section 7 page 16-17.

¹² National Park Service: Technical Preservation Services, *Rehabilitation as a Treatment*, <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>, accessed December 22, 2022.

3. **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.**

None of the alterations proposed under the Quarters A Improvements project—including the seismic upgrades, installation of a wheelchair lift, installation of ADA ramps for access to the main entry, and installation of the new fire escape ladder at the 3rd floor that will require the creation of a door opening, landing, and roof extension over the new landing—would create a false sense of historic development or add conjectural features from other historic properties. Instead, they are designed with sensitivity to the historic nature of the property and will have an insignificant level of visual impact on the resource. The proposed scope for Quarters A is in compliance with Standard 3.

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

There are no historically-significant changes to the building that will be affected by the alterations proposed under the Quarters A Improvements project. The stair and landing to be demolished for the new wheelchair lift on the south elevation are not premier or important features to the overall character of Quarters A and were later additions to the building that do not have a high level of historic significance themselves. The proposed scope for Quarters A is in compliance with Standard 4.

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

The removal of distinctive materials, features, finishes, construction techniques, and examples of craftsmanship that characterize Quarters A will be avoided as much as possible and distinctive elements will be preserved and protected where necessary during work activity. Where accessibility, seismic, or M/E/P upgrades necessitate the disruption or removal of character-defining features, such as plaster on wood lath, cove ceilings, oak paneling, wood flooring, and masonry foundations and fireplaces, these features will be repaired or replaced in-kind. Where necessary, character-defining features, such as stained glass windows, are to be preserved and protected during work. The proposed scope for Quarters A is in compliance with Standard 5.

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.**

Deteriorated masonry and/or mortar at the foundations and fireplaces of Quarters A will be repaired in-kind in terms of design, color, texture, and materials. Additionally, as previously stated, where proposed accessibility, seismic, or M/E/P upgrades necessitate the disruption or removal of character-defining features, such as plaster on wood lath, cove ceilings, oak paneling, wood flooring, and masonry foundations and fireplaces, these features will be repaired or replaced in-kind. The proposed scope for Quarters A is in compliance with Standard 6.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.**

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation of existing materials at Quarters A, and instead, treatments will use the gentlest means possible. The proposed scope for Quarters A is in compliance with Standard 7.

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

Archeological resources associated with the domestic occupation of Quarters A are suspected to exist in the basement and on the property grounds; however, the extent, nature, and locations of these resources are not known. Should archeological materials be found during work proposed for the Quarters A Improvements project, a qualified archeologist should be consulted for assessment and mitigation recommendations, in accordance with Standard 8.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.**

None of the exterior alterations proposed under the Quarters A Improvements project—including the installation of a wheelchair lift at the south elevation, installation of ADA ramps for access to the main entry, and installation of the new fire escape ladder at the 3rd floor that will require the creation of a door opening, landing, and roof extension over the new landing—will destroy historic materials, features, and spatial relationships that characterize the property. Instead, they will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible in materiality, size scale, and proportion. The proposed scope for Quarters A is in compliance with Standard 9.

- 10. New additions and adjacent or related new construction will 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.**

There are no new additions or related new construction proposed at Quarters A, so this standard does not apply.

SOIS COMPLIANCE SUMMARY AND CONCURRENCE WITH CEQA

Garavaglia Architecture, Inc. finds the proposed Quarters A Improvements project to be compliant with all 10 of the Secretary of the Interior's Standards for Rehabilitation. The historic building and site will retain the design features and character-defining elements that express their historic significance and integrity as contributors to the Mare Island Historic District. In accordance with CEQA Guidelines section 15126.4(b)(1), since the project complies with the SOIS for Rehabilitation, "the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant." Because the proposed Quarters A Improvements project adheres to the SOIS and the building and site will retain historic significance and integrity as contributors to the historic district, eligibility for continued listing in the National Register will be maintained and the proposed project will not cause a significant adverse impact under CEQA.

EVALUATION OF COMPLIANCE WITH THE CITY OF VALLEJO MUNICIPAL CODE

In accordance with City of Vallejo Municipal Code section 16.614.09(E)(1), as it relates to CoA approvals in the Mare Island Historic District, the proposed Quarters A Improvements project is compliant with the SOIS for Rehabilitation (as discussed above). In regards to Municipal Code section 16.614.09(E)(2) and section 16.614.03, the project is also compliant with the standards, regulations, and procedures of the Mare Island Specific Plan (as discussed below). Therefore, the project complies with the City of Vallejo Municipal Code.

EVALUATION OF COMPLIANCE WITH THE MARE ISLAND SPECIFIC PLAN

The Quarters A Improvements project is compliant with the standards, regulations, and procedures of the Mare Island Specific Plan, including all of the applicable guidelines contained in Appendix B.1 "Historic Project Guidelines" and Appendix B.4 "Design Guidelines for the Mare Island Historic District." The project meets the requirements for a CoA according to Appendix B.1 section 4.4.1, and as discussed above, the project meets the CoA approval requirements outlined in Municipal Code section 16.614.09(E)(1). The City of Vallejo's Design Guidelines for the Mare Island Historic District use the SOIS as a foundation and employ the same historic preservation concepts and approaches as the SOIS; therefore, because the proposed Quarters A Improvements project meets all 10 of the SOIS for Rehabilitation, it also meets the intent of the Design Guidelines for the Mare Island Historic District. Consequently, the project complies with the Mare Island Specific Plan.

CONCLUSION

Garavaglia Architecture, Inc. concludes that the proposed Quarters A Improvements project is compliant with the Secretary of the Interior's Standards for Rehabilitation, the City of Vallejo Municipal Code, and the Mare Island Specific Plan. Quarters A and the Quarters A Grounds will retain the design features and character-defining elements that express their historic significance and integrity as contributors to the Mare Island Historic District. The proposed project will not cause a significant adverse impact to any historical resources under CEQA.

PROFESSIONAL QUALIFICATIONS

KATHLEEN McDONALD, MHP

Ms. McDonald exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History. She has 7 years of experience in the field of historic preservation, and she has completed a wide variety of projects ranging from large-scale surveys and community outreach down to standards compliance review for individual buildings.

Ms. McDonald's specific project expertise includes major involvement and direction in the projects listed, contributing expertise in historic and archival research, identification and documentation of historic resources, existing condition analysis and treatment recommendations, and compliance with the Secretary of the Interior's Standards.

Recent projects in which she has managed or had major research or technical involvement with include:

- Geneva Office Building Standards Compliance Review, San Francisco, CA
- 201 Baden Avenue Standards Compliance Review, South San Francisco, CA
- 455 Magnolia Standards Compliance Review, Larkspur, CA
- 47 Madrone Avenue Standards Compliance Review, Larkspur, CA
- Vintage Towers Standards Compliance Review, San Jose, CA
- 923-925 4th Street Standards Compliance Review, San Rafael, CA
- 604 Milverton Road Standards Compliance Review, Los Altos, CA
- 727 Miramontes Street Standards Compliance Review, Half Moon Bay, CA
- 715 Bridgeway Certificate of Appropriateness and Standards Compliance Review, Sausalito, CA
- Five Wounds Historic Resource Survey, San Jose, CA
- Travis Air Force Base Historic Preservation Treatment Plan for Hangar 810, Fairfield, CA
- Pond Farm Condition Assessment Report for the Marguerite Wildenhain Residence, Guerneville, CA
- Alcatraz Wharf Rehabilitation Historic Preservation Treatment Plan, San Francisco, CA
- Odello Creamery Historic Structure Report, Carmel, CA
- Laguna House Historic Structure Report, Santa Cruz, CA
- 44 Sunnyside Avenue Historic Resource Evaluation, Campbell, CA
- 300 Alexander Avenue Historic Resource Evaluation, Larkspur, CA

Ms. McDonald received her Master of Historic Preservation and Bachelor of Design in Architecture from the University of Florida. Ms. McDonald then interned with the Preservation Foundation of Palm Beach, Florida, before working for the City of Key West, Florida, as a historic preservation planner. She began working for Garavaglia Architecture in September 2022.

U:\Cov\452\engineering\ENGINEER\CITY ENGINEER\Civ Engineer - August 2022 to Present\Assistant Engineers Academy\JohnCAD\24x36 Template.dwg

NEW Greyscale Logo.jpg

CITY OF VALLEJO
ADMIRAL'S MANSION /
QUARTERS A
IMPROVEMENT PROJECT
PROJECT NO. MINPS

PROJECT INFORMATION



REVISIONS	NO.	BY	DATE
AHLC REVIEW			

DRAWING INDEX

ARCHITECTURAL:	
A-0.00	COVER SHEET
A-0.01	GENERAL NOTES
A-1.01	SITE PLAN
A-2.01	BASEMENT FLOOR PLAN
A-2.02	FIRST FLOOR PLAN
A-2.03	SECOND FLOOR PLAN
A-2.04	ATTIC FLOOR PLAN
A-2.11	BASEMENT FLOOR PLAN
A-2.12	FIRST FLOOR PLAN
A-2.13	SECOND FLOOR PLAN
A-2.14	ATTIC FLOOR PLAN
A-2.15	ROOF PLAN
A-3.01	EXTERIOR ELEVATIONS
A-3.02	EXTERIOR ELEVATIONS
A-3.11	EXTERIOR ELEVATIONS
A-3.12	EXTERIOR ELEVATIONS

CODE INFORMATION

BUILDING CODE: CODE INFORMATION

2022 CALIFORNIA HISTORICAL BUILDING CODE

2022 CALIFORNIA EXISTING BUILDING CODE

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS

CITY OF VALLEJO MUNICIPAL CODE

OCCUPANCY:

HISTORIC USE: R3 (SINGLE FAMILY RESIDENCE)

PROPOSED USE:

BASEMENT - S (A3 USE RELATED STORAGE)

FIRST FLOOR - A3 (HOUSE MUSEUM)

SECOND FLOOR - B (OFFICE FOR HOUSE MUSEUM STAFF)

THIRD FLOOR (ATTIC) - S (B USE RELATED STORAGE)

ZONING:

SP-4 MARE ISLAND

CONSTRUCTION TYPE:

TYPE V-B

OCCUPANT LOAD CALCULATED:

	AREA (SF)	LOAD FACTOR	# OCC
BASEMENT (S for A3)	#	300 (g)	#
FIRST (A3)	#	30 (n)	#
SECOND (B)	#	150 (g)	#
THIRD (S for B)	#	300 (g)	#
TOTAL	#		#

FIRE PROTECTION:

QUARTERS A BUILDING IS NOT SPRINKLERED

- INSTALL VOLUNTARY SEISMIC UPGRADE
- REPAIR AND REPAINT INTERIOR FLOOR, CEILING AND WALL FINISHES, AS NEEDED FOLLOWING COMPLETION OF SEISMIC UPGRADE SCOPE
- REPAIR AND REPAINT EXTERIOR SIDING AND TRIM AS NEEDED FOLLOWING COMPLETION OF SEISMIC UPGRADE SCOPE
- REPAIR OR RELOCATE EXISTING BUILDING SYSTEMS AS NEEDED TO COORDINATE WITH SEISMIC UPGRADE SCOPE
- UPGRADE EXISTING BUILDING SYSTEMS AS REQUIRED PER CODE FOR PROPOSED BUILDING USE
- ACCESSIBILITY AND CODE UPGRADES AS REQUIRED FOR LEVEL OF WORK RELATED TO SEISMIC UPGRADE AND PROPOSED USE OF BUILDING
- INSTALLATION OF FIRE SPRINKLERS AND CONNECTION TO LATERAL SERVICE

OWNER: CITY OF VALLEJO
555 SANTA CLARA STREET
VALLEJO, CA 94590
CONTACT: IVETTE IRAHETA
TEL: 707.645.2622
EML: ivette.iraheta@cityofvallejo.net

ARCHITECT: MICHAEL GARAVAGLIA AIA
GARAVAGLIA ARCHITECTURE, INC.
582 MARKET STREET, SUITE 1800
SAN FRANCISCO, CA 94104
CONTACT: AMBROSE WONG
TEL: 415.391.9633
FAX: 415.391.9647
EML: ambrose@garavaglia.com

STRUCTURAL: T&S ENGINEERING
1171 HOMESTEAD ROAD,
SUITE 275
SANTA CLARA, CA 95050
CONTACT: BRYAN CURTIS
TEL: 408.615.9200
FAX: 408.615.9900
EML: bcurtis@tsstructural.com

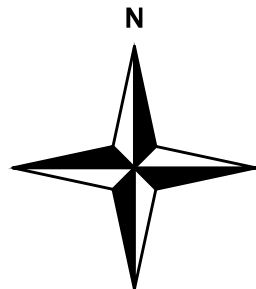
MEP: EDESIGNC INC.
582 MARKET STREET, SUITE 400
SAN FRANCISCO, CA 94104
CONTACT: ROSANNA LERMA, PE
TEL: 415.963.4303 EXT. 100
FAX: 415.963.4341
EML: rosanna@edesignc.com

COST ESTIMATION: LELAND SAYLOR ASSOCIATES
1777 OAKLAND BLVD, SUITE 103
WALNUT CREEK, CA 94596
CONTACT: JEFF SAYLOR
TEL: 925.330.2642
FAX: 415.291.3201
EML: jsaylor@lelandsaylor.com

PROJECT DIRECTORY

LOCATION MAP

PROJECT LOCATION



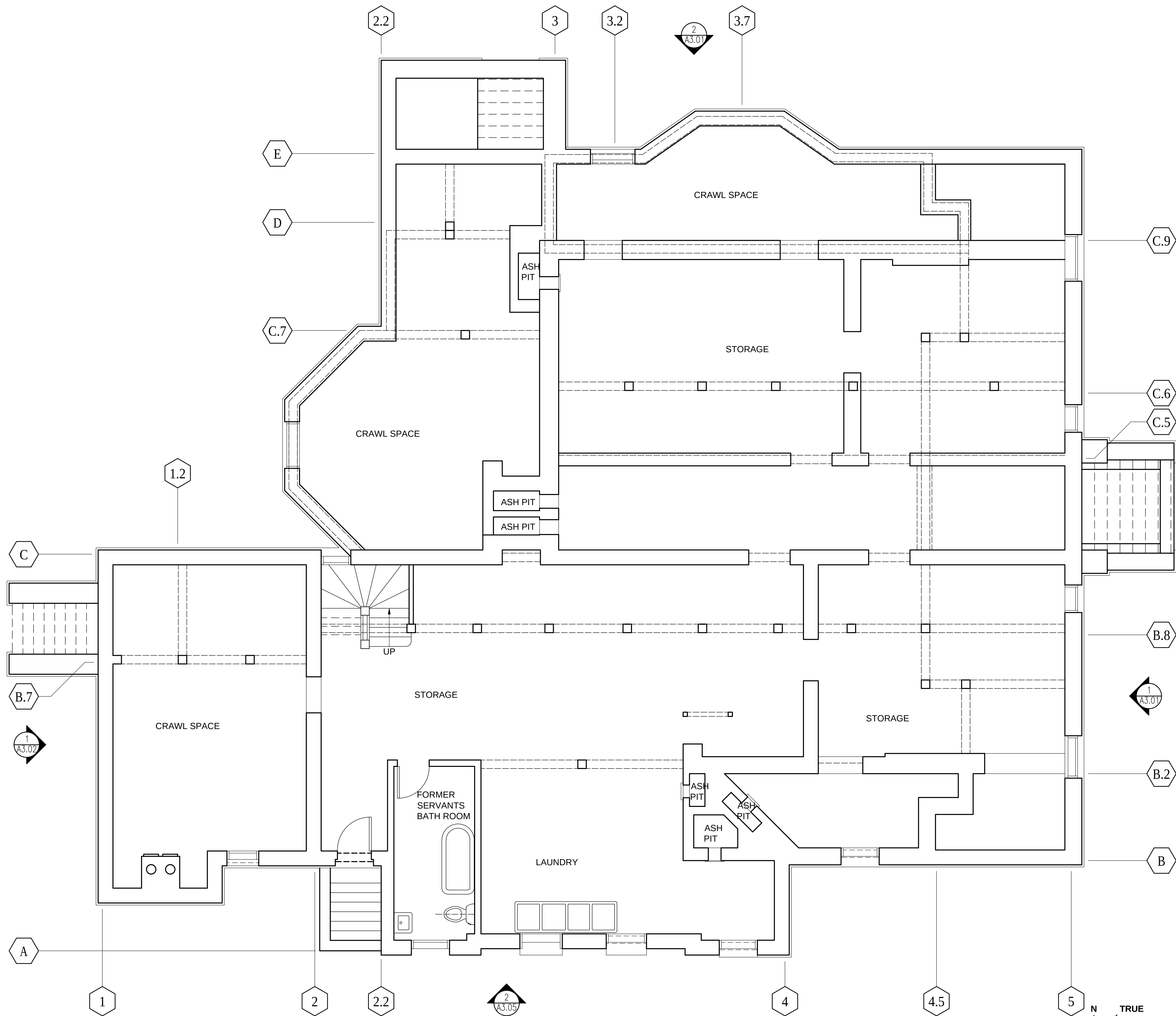
APPROVED FOR CONSTRUCTION CITY OF VALLEJO PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
PE STAMP
FERNANDO BRAVO, INTERIM CITY ENGINEER DATE: MONTH, DATE, YEAR

CITY OF VALLEJO
MARE ISLAND FACILITIES MAJOR MAINTENANCE
COVER SHEET

PROJECT NO: PW9442
DRAWN BY: HA
CHECKED BY: AW
DATE: 04/22/2024
DRAWING NO: XX
SCALE: XX
SHEET # A0.00
OF # SHEETS

KEY NOTES

SHEET NOTES



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

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
BASEMENT FLOOR PLAN

PROJECT NO:
MINPS
DRAWN BY:
HA
CHECKED BY:
AW
DATE:
08/25/25
DRAWING NO:
XX
SCALE:
1/4"=1'-0"
SHEET #

A2.01

OF # SHEETS

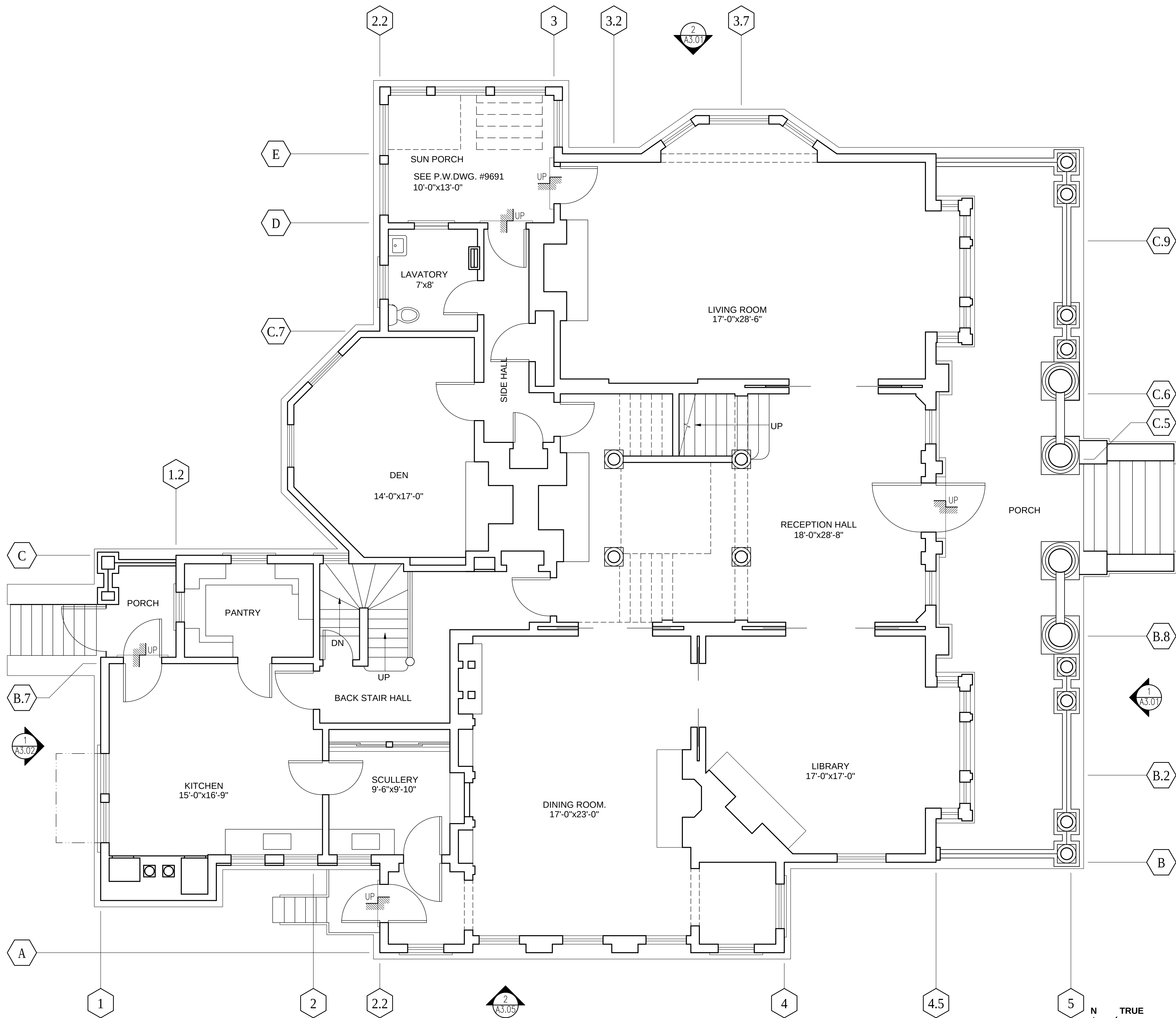
REVISIONS		NO.	BY	DATE
AHLC REVIEW				

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SUITE 1800
SF, CA 94104
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F: 415.391.9647
www.garavaglia.com



KEY NOTES

SHEET NOTES



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

REVISIONS		NO.	BY	DATE
AHLIC REVIEW				

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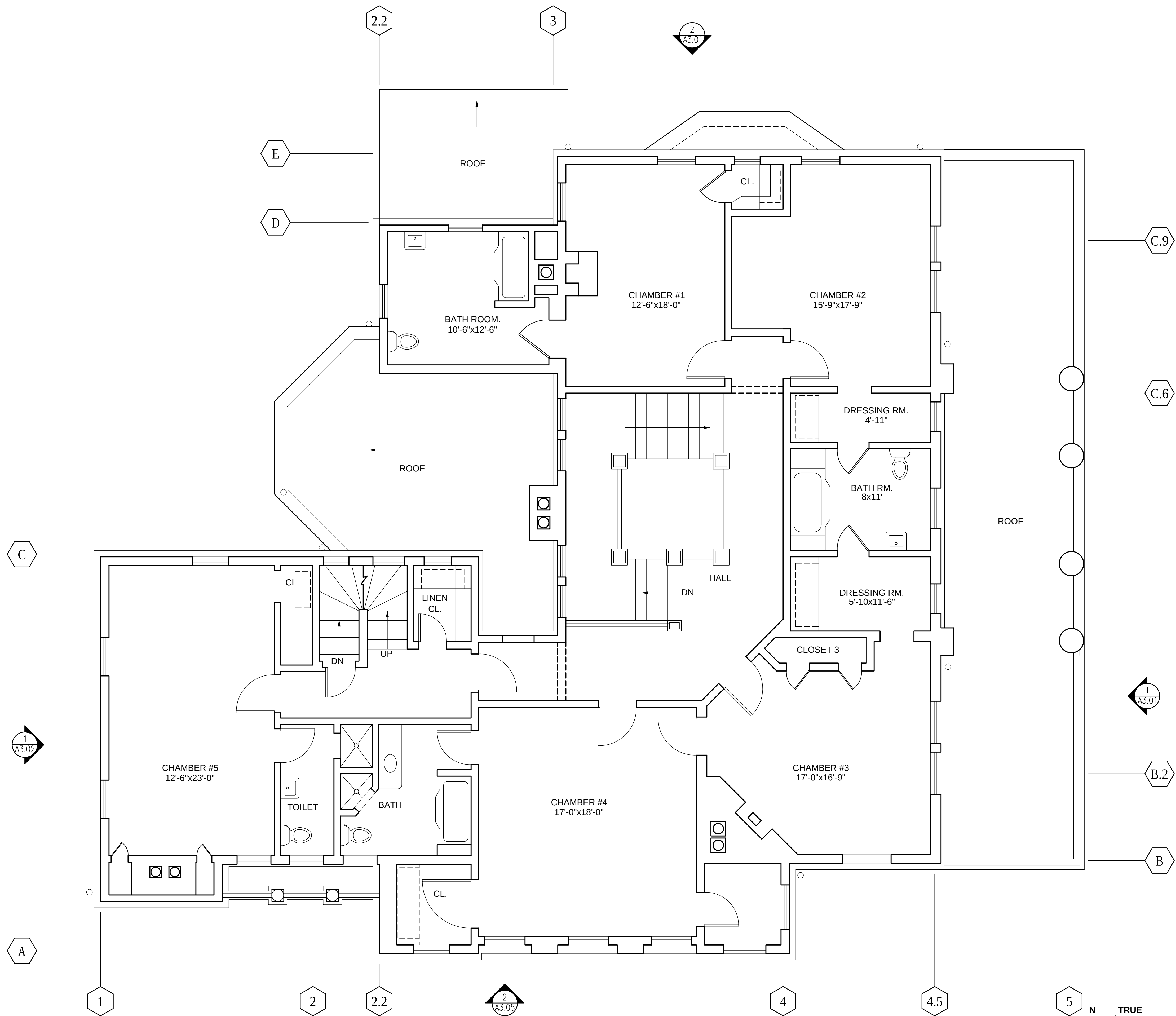
CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
FIRST FLOOR PLAN

PROJECT NO:	MINPS
DRAWN BY:	HA
CHECKED BY:	AW
DATE:	08/25/25
DRAWING NO:	XX
SCALE:	1/4"=1'-0"
SHEET #	

A2.02
OF # SHEETS

KEY NOTES

SHEET NOTES



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

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
SECOND FLOOR PLAN

PROJECT NO:	MINPS
DRAWN BY:	HA
CHECKED BY:	AW
DATE:	08/25/25
DRAWING NO:	XX
SCALE:	1/4"=1'-0"
SHEET #	

A2.03

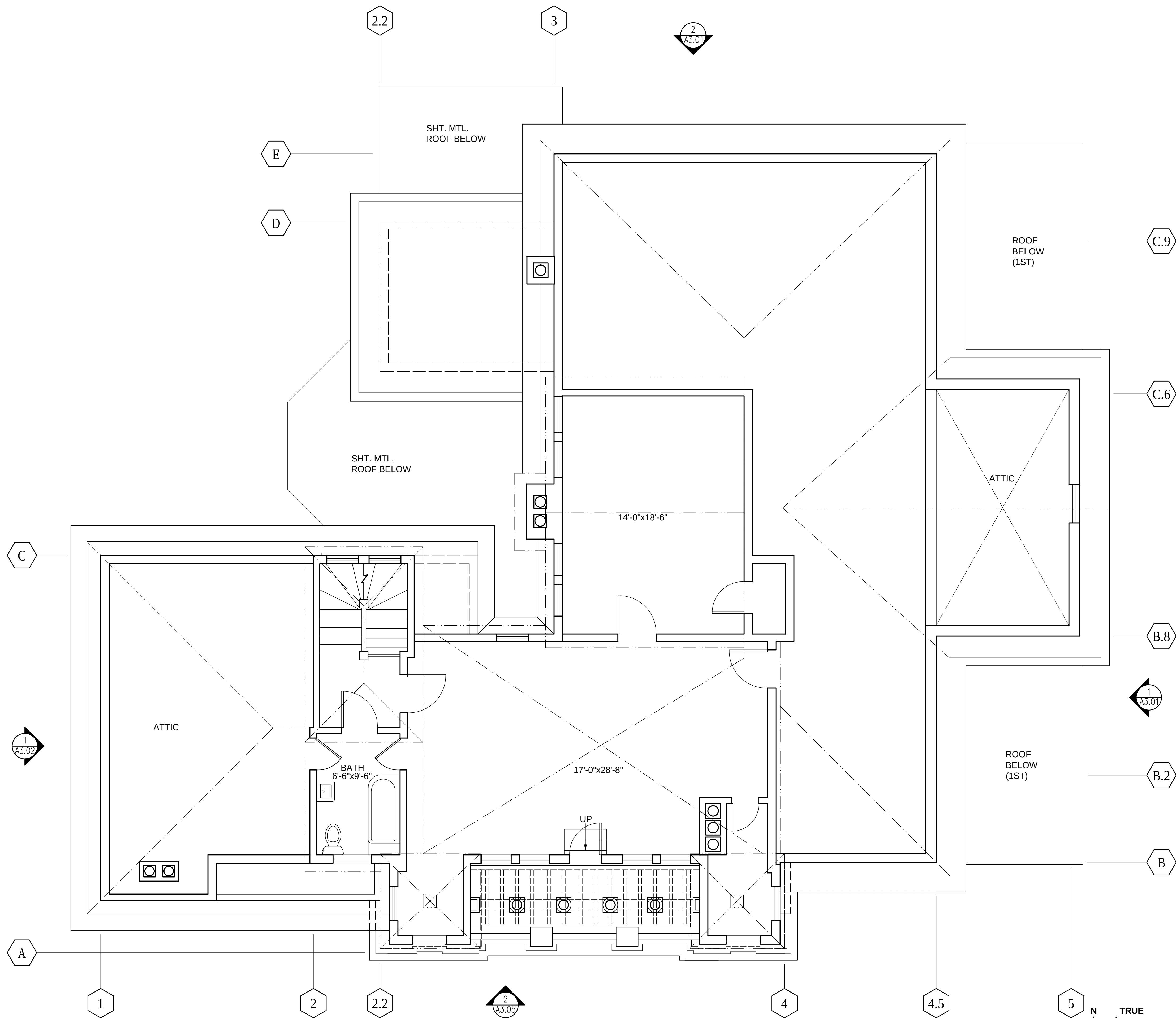
OF # SHEETS

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REVISIONS	NO.	BY	DATE
AHLC REVIEW			

KEY NOTES

SHEET NOTES



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

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
ATTIC FLOOR PLAN

PROJECT NO:
MINPS
DRAWN BY:
HA
CHECKED BY:
AW
DATE:
08/25/25
DRAWING NO:
XX
SCALE:
1/4"=1'-0"
SHEET #

A2.04

OF # SHEETS

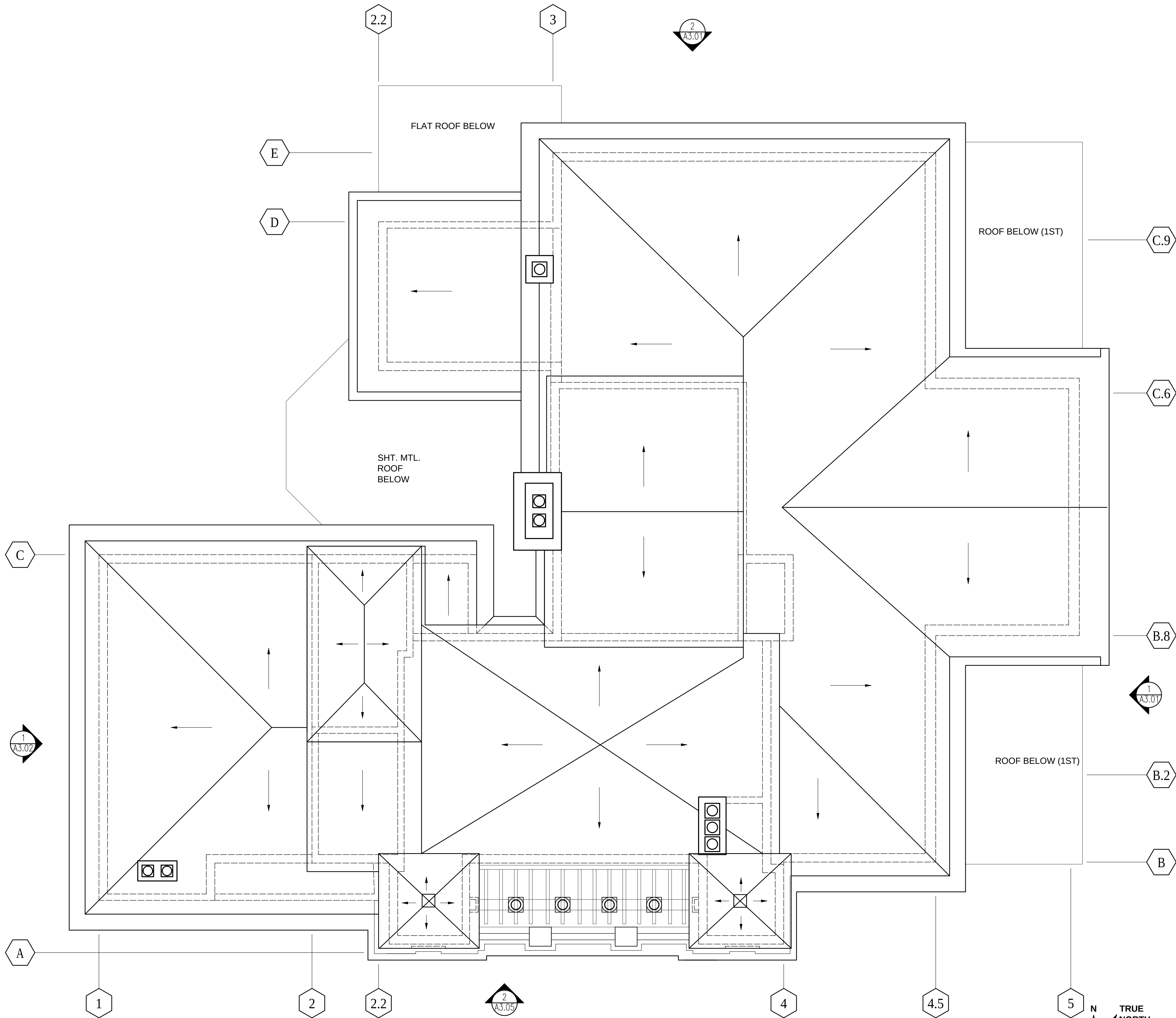
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KEY NOTES

SHEET NOTES



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

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
ROOF PLAN

PROJECT NO:
MINPS
DRAWN BY:
HA
CHECKED BY:
AW
DATE:
08/25/25
DRAWING NO:
XX
SCALE:
1/4"=1'-0"
SHEET #

A2.05
OF # SHEETS

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1. PROTECT EXISTING STONE FOUNDATION; SEE STRUCTURAL FOR UPGRADE SCOPE OF WORK.
2. PROTECT EXISTING WOOD OPEN RAILINGS & TURNED BALUSTERS FOR DURATION OF WORK.
3. PROTECT EXISTING MASONRY WALLS; SEE STRUCTURAL FOR UPGRADE SCOPE OF WORK.
4. INSTALL DOUBLE LAYER OF TYPE X GYP BD (2-HR RATING) AT BASEMENT CEILING.
5. INSTALL 2-HR RATED CRAWL SPACE ACCESS DOOR.
6. PROTECT EXISTING WINDOWS FOR DURATION OF WORK.
7. NOT USED
8. LINE OF (N) WHEELCHAIR LIFT AND EXTERIOR LEVEL LANDING ABOVE
9. INSTALL FIRE SPRINKLERS NFPA 13R PER CALIFORNIA HISTORICAL BUILDING CODE (CHBC).
10. INSTALL NEW CODE COMPLAINT HANDRAILS AT EXISTING STAIR.
11. INSTALL NEW GUARD AT EXISTING STAIR.

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS & LINK TO ADDITIONAL INFORMATION.
3. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
4. REPLACE EXISTING DOOR HANDLES WITH LEVER DOOR HANDLES THROUGHOUT.
5. INSTALL NEW FIRE AND SECURITY ALARM SYSTEM.
6. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.



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

USE: RECORDS & ARTIFACTS STORAGE

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
PROPOSED BASEMENT FLOOR PLAN

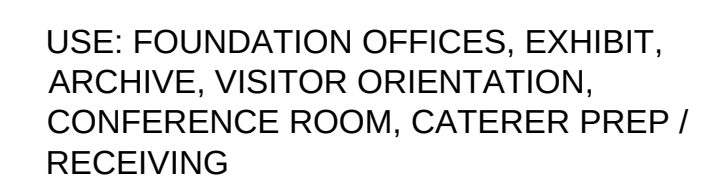
PROJECT NO: MINPS
DRAWN BY: HA
CHECKED BY: AW
DATE: 08/25/25
DRAWING NO: XX
SCALE: 1/4"=1'-0"
SHEET #

A2.11

OF # SHEETS

- 1 PROTECT ALL EXISTING TRIM & WOODWORK WITHIN SPACE, TYP.
- 2 PROTECT EXISTING WOOD OPEN RAILINGS & TURNED BALUSTERS FOR DURATION OF WORK.
- 3 PROTECT EXISTING FIREPLACES, FOR DURATION OF WORK. CONDUCT MINOR REPOINTING AT MASONRY FIREPLACES, FIREPLACE SURROUNDS, AND HEARTHES.
- 4 ADD MINIMAL ACCESSIBILITY FEATURES FOR FIRST FLOOR RESTROOM INCLUDING NEW FIXTURES, GRAB BARS, AND ACCESSORIES.
- 5 REPAIR LIMITED PLASTER DAMAGE IN KIND AND REPAINT CORNER TO CORNER W/ COLOR TO MATCH ADJACENT HISTORIC.
- 6 PROTECT EXISTING WINDOWS FOR DURATION OF WORK
- 7 NOT USED
- 8 INSTALL (N) WHEELCHAIR LIFT W/ (N) EXTERIOR LEVEL LANDING.
- 9 INSTALL FIRE SPRINKLERS NFPA 13R PER CALIFORNIA HISTORICAL BUILDING CODE (CHBC).
- 10 INSTALL NEW CODE COMPLAINT HANDRAILS AT STAIR.
- 11 INSTALL NEW GUARD AT EXISTING STAIR.
- 12 PROTECT EXISTING PORCH WOOD DECK SURFACE.
- 13 REPAIR EXISTING 1X T&G WOOD DECKING TO MATCH & ALIGN W/ ADJACENT.
- 14 NOT USED
- 15 NOT USED
- 16 (N) T&G RAISED WOOD LANDING OVER SLEEPERS AT ENTRY DOOR W/ 6' LONG RAMP ON EACH SIDE DOWN TO (E) PORCH DECK.
- 17 EXTEND (N) HANDRAILS FROM RAMP DOWN ALONG (E) STAIRS

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS & LINK TO ADDITIONAL INFORMATION.
3. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
4. REPLACE EXISTING DOOR HANDLES WITH LEVER DOOR HANDLES THROUGHOUT.
5. INSTALL NEW FIRE AND SECURITY ALARM SYSTEM.
6. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.



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

OF # SHEETS

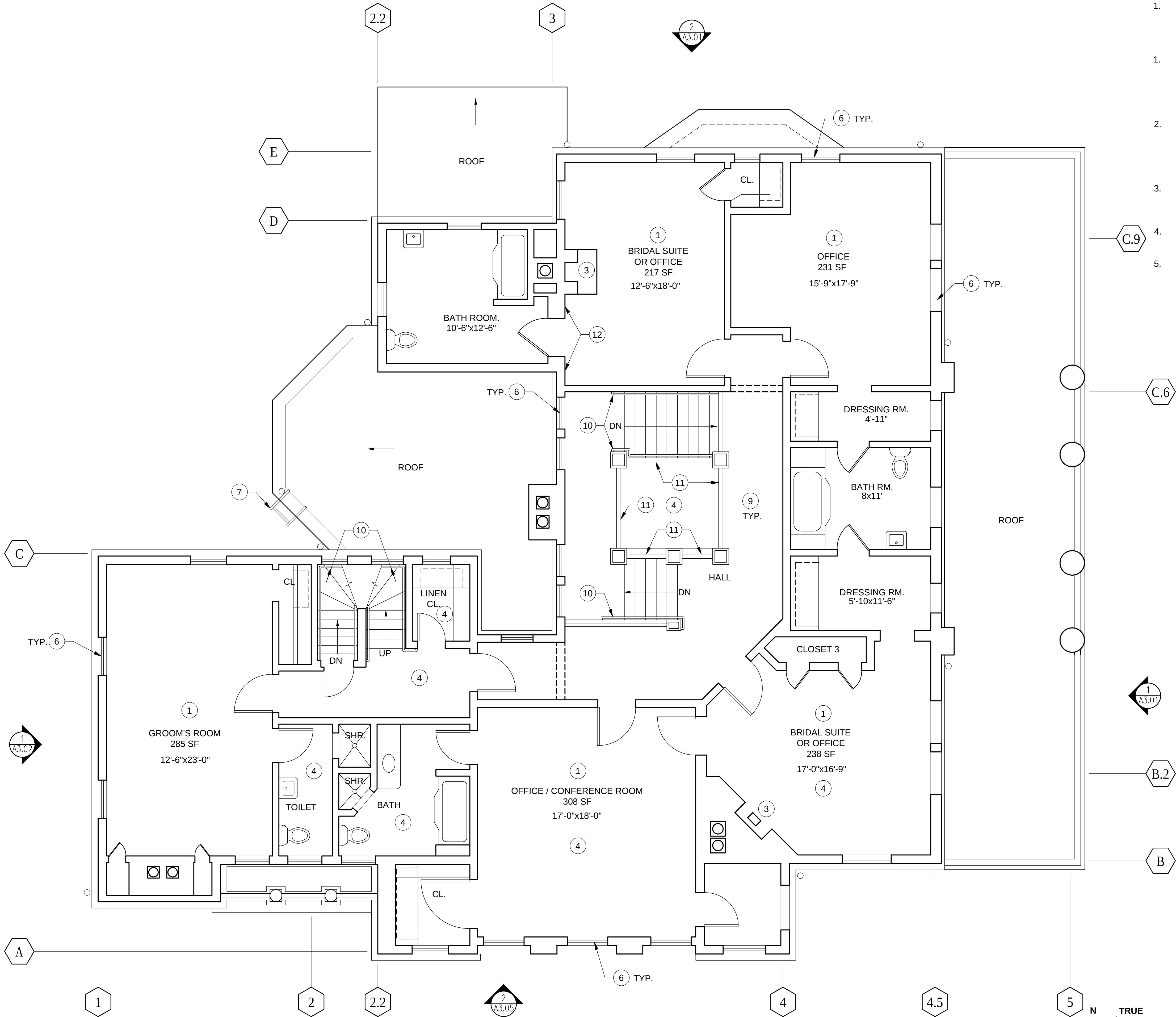
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KEY NOTES

1. PROTECT ALL EXISTING TRIM & WOODWORK IN SPACE, TYP.
2. PROTECT EXISTING WOOD OPEN RAILINGS & TURNED BALUSTERS FOR DURATION OF WORK.
3. PROTECT EXISTING FIREPLACES FOR DURATION OF WORK. CONDUCT MINOR REPOINTING AT MASONRY FIREPLACES, FIREPLACE SURROUNDS, AND HEARTH.
4. INSTALL DOUBLE LAYER OF TYPE GYP BD (2-HR RATING) ON SECOND FLOOR CEILING OUT TO EXTENT OF ATTIC OCCUPIED SPACE.
5. REPAIR LIMITED PLASTER DAMAGE IN KIND THEN PREP AND REPAINT CORNER TO CORNER W/COLOR TO MATCH ADJACENT HISTORIC.
6. PROTECT EXISTING WINDOWS FOR DURATION OF WORK.
7. INSTALL (N) FIRE ESCAPE LADDER W/ RAIL EXTENSIONS ABOVE ROOF
8. LIMITED SELECTIVE DEMO AT CEILING FOR ACCESS TO INSTALL MASONRY CHIMNEY BRACING, THEN PATCH FINISH W/ GYP BD TO MATCH & ALIGN W/ EXISTING. SSD FOR BRACING.
9. INSTALL FIRE SPRINKLERS NFPA 13R PER CALIFORNIA HISTORICAL BUILDING CODE (CHBC).
10. INSTALL NEW CODE COMPLIANT HANDRAILS AT EXISTING STAIR.
11. INSTALL NEW GUARD AT EXISTING STAIR.
12. LIMITED SELECTIVE DEMO AT WALL FOR ACCESS TO INSTALL (N) SEISMIC STRENGTHENING, THEN PATCH FINISH W/ GYP BD TO MATCH & ALIGN W/ (E). SSD FOR UPGRADES.

SHEET NOTES

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
1. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS & LINK TO ADDITIONAL INFORMATION.
2. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
3. REPLACE EXISTING DOOR HANDLES WITH LEVER DOOR HANDLES THROUGHOUT.
4. INSTALL NEW FIRE AND SECURITY ALARM SYSTEM.
5. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.



1 SECOND FLOOR PLAN

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

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
PROPOSED SECOND FLOOR PLAN

PROJECT NO:	MINPS
DRAWN BY:	HA
CHECKED BY:	AW
DATE:	08/25/25
DRAWING NO:	XX
SCALE:	1/4"=1'-0"
SHEET #	

A2.13

OF # SHEETS

NO.	BY	DATE
101025		
REVISIONS	AHLC REVIEW	
582 MARKET ST., SUITE 1800 SF, CA 94104 T: 415.391.9633 F: 415.391.9647 www.garavaglia.com		
GARAVAGLIA ARCHITECTURE		

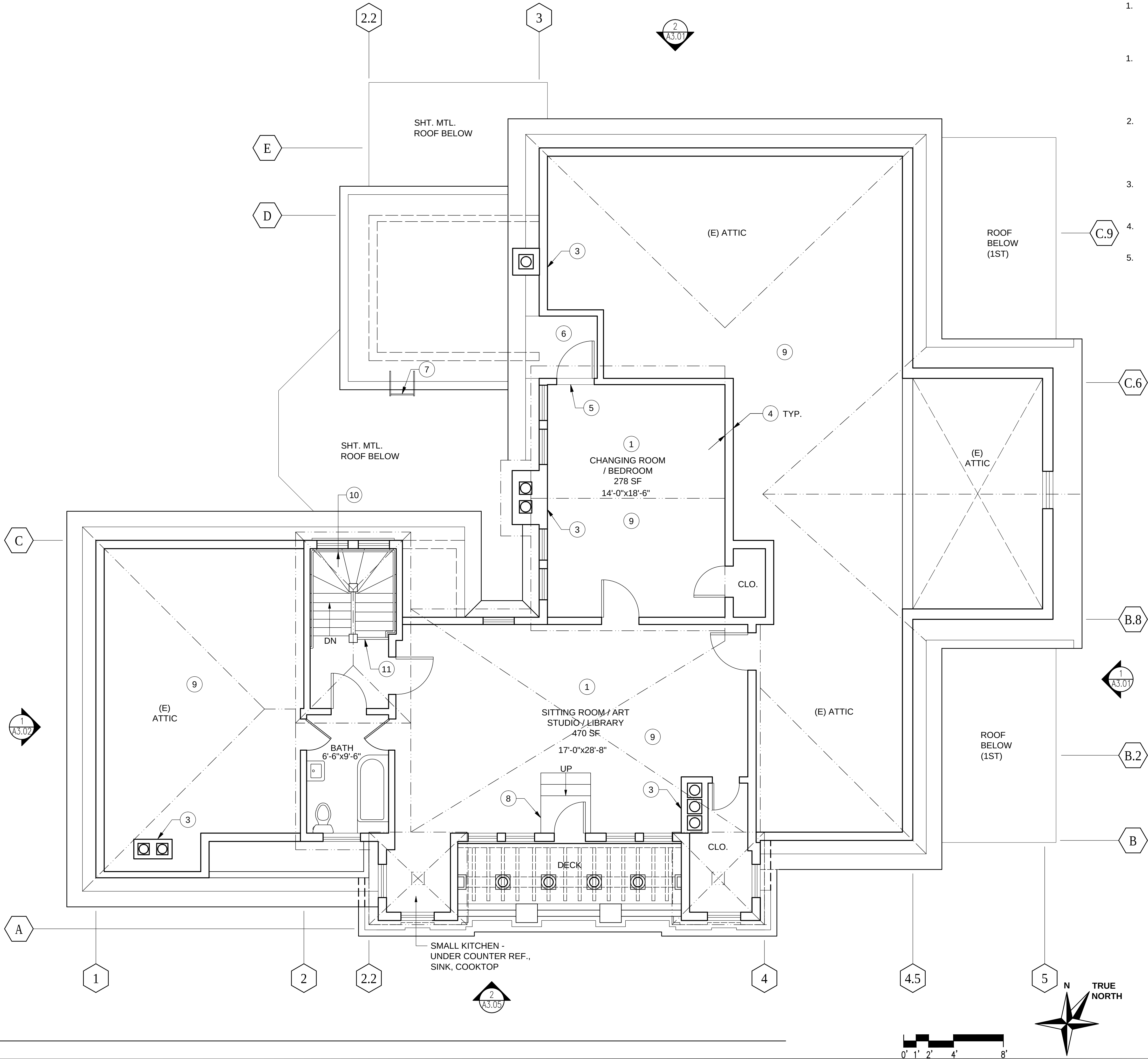
U:\civic\engineering\CITY ENGINEER\Civ Engineer - August 2022 to Present\Assistant Engineers Academy\JohnCAD\24x36 Template.dwg

KEY NOTES

1. PROTECT BEADBOARD CEILINGS FOR DURATION OF WORK, TYP.
2. REPAIR LIMITED PLASTER DAMAGE IN KIND AND REPAINT CORNER TO CORNER W/ COLOR TO MATCH ADJACENT HISTORIC.
3. LIMITED SELECTIVE DEMO AT CEILING FOR ACCESS TO INSTALL MASONRY CHIMNEY BRACING, THEN PATCH FINISH W/ GYP BD TO MATCH & ALIGN W/ EXISTING; SSD FOR BRACING.
4. INSTALL DOUBLE LAYER OF TYPE X GYP BD (2-HR RATING) ON EACH SIDE OF FRAMING AT WALL BETWEEN OCCUPIED SPACE AND UNFINISHED ATTIC.
5. CUT NEW DOORWAY FOR (N) EGRESS TO (N) ROOF WELL.
6. INSTALL (N) ROOF WELL W/ GALV SHT MTL LINER FOR SECOND MEANS OF EGRESS TO ROOF.
7. (N) HOT DIPPED GALV STEEL FIRE ESCAPE LADDER W/ RAIL EXTENSIONS ABOVE ROOF
8. (N) LEVEL LANDING AT DOOR TO EXISTING DECK
9. INSTALL FIRE SPRINKLERS NFPA 13R PER CALIFORNIA HISTORICAL BUILDING CODE (CHBC).
10. INSTALL NEW CODE COMPLIANT HANDRAILS AT EXISTING STAIR.

SHEET NOTES

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
1. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS & LINK TO ADDITIONAL INFORMATION.
2. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
3. REPLACE EXISTING DOOR HANDLES WITH LEVER DOOR HANDLES THROUGHOUT.
4. INSTALL NEW FIRE AND SECURITY ALARM SYSTEM.
5. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.



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

REVISIONS		NO.		BY		DATE	
0101025	AHLC REVIEW						

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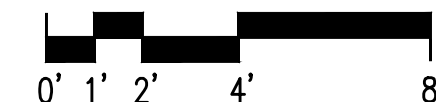
GARAVAGLIA ARCHITECTURE

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
PROPOSED ATTIC FLOOR PLAN

PROJECT NO:	MINPS
DRAWN BY:	HA
CHECKED BY:	AW
DATE:	08/25/25
DRAWING NO:	XX
SCALE:	1/4"=1'-0"
SHEET #	A2.14
OF # SHEETS	

- 1 CUT OPENING IN ROOF TO CREATE ROOFWELL FOR SECOND MEANS OF EGRESS. LINE BOTTOM & SIDES OF ROOFWELL W/ HOT DIPPED GALV SHT. MTL SOLDERED WATER TIGHT & SLOPED TO DRAIN.
- 2 PATCH ROOFING AT EDGE OF ROOFWELL W/ GALV SHT MTL EDGE FLASHING LAPPED O/ SHT MTL LINER.
- 3 NEW HOT DIPPED GALV STEEL LADDER W/ RAIL EXTENSIONS ABOVE ROOF.
- 4 INSTALL SLEEVE FLASH AT CHIMNEY BRACE ATTACHMENT AT SLOPED ROOF.

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS & LINK TO ADDITIONAL INFORMATION.
3. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
4. ALL HORIZONTAL SURFACES ARE TO HAVE MINIMUM 1/4"/FT SLOPE TO DRAIN, UON.
5. ALL SHEET METAL JOINTS TO BE SOLDERED OR SEALED TO BE WEATHERTIGHT FOLLOWING SMACNA STANDARDS.
6. ALL PLUMBING & MECHANICAL PENETRATIONS MUST BE FLASHED WEATHERTIGHT TO ROOF ASSEMBLY PER SMACNA STANDARDS.
7. PROVIDE REQUIRED HIGH / LOW ATTIC VENTILATION PER CBC SECTION 1202.2.1 W/ FREE AREA NOT LESS THAN 1/300 OF ATTIC AREA.
8. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.



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

REVISIONS		
	AHLC REVIEW	10/10/25
NO.	BY	DATE

GARAVAGLIA
GA
INC.
ARCHITECTURE

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
PROPOSED ROOF PLAN

PROJECT NO: MINPS
DRAWN BY: HA
CHECKED BY: AW
DATE: 08/25/25
DRAWING NO: XX
SCALE: 1/4"=1'-0"
SHEET #
A2.15
OF # SHEETS

SHEET NOTES

KEY NOTES



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



REVISIONS		NO.	BY	DATE
AHLIC REVIEW				

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GARAVAGLIA
GA
ARCHITECTURE INC.

CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
EXT. ELEVATIONS

PROJECT NO:	MINPS
DRAWN BY:	HA
CHECKED BY:	AW
DATE:	08/25/25
DRAWING NO:	
SCALE:	
SHEET #	A3.01
OF # SHEETS	

SHEET NOTES

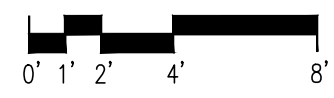
KEY NOTES



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



REVISIONS		NO.	BY	DATE
AHLC REVIEW				

582 MARKET ST.,
SUITE 1800
SF, CA 94104
T: 415.391.9633
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CITY OF VALLEJO
QUARTERS A / ADMIRAL'S MANSION UPGRADES
EXT. ELEVATIONS

PROJECT NO:	MINPS
DRAWN BY:	HA
CHECKED BY:	AW
DATE:	08/25/25
DRAWING NO:	
SCALE:	
SHEET #	A3.02
OF # SHEETS	



DATE: June 18, 2026
TO: Architectural Heritage & Landmark Commission
FROM: Cesar Orozco, Planning Manager
SUBJECT: **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15303 (CLASS 3 - NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION OF THE NAVAL CHAPEL LOCATED AT 1065 WALNUT AVENUE (APN: 0066-050-170), AND THE QUARTERS 'A' AND THE SERVANTS' QUARTERS AT 1181 WALNUT AVENUE (APN: 0066-091-010)**

PROJECT INFORMATION

Project Summary:

The proposed project consists of rehabilitation and accessibility improvements to the historic Saint Peter's (Naval) Chapel, Quarters A, and the Servants Quarters. Improvements to Saint Peter's Chapel include construction of a detached accessible restroom structure; refinishing and rehabilitation of exterior siding and porch elements; accessibility-related site improvements; installation of a sink within the mechanical room; landscaping enhancements; upgraded exterior lighting; limited interior patching and repairs; installation of fire sprinklers; and electrical and internet infrastructure upgrades. Improvements to Quarters A include repair and repainting of exterior siding and trim; roof repair and partial replacement; installation of new electrical service; new site irrigation; construction of an accessible ramp connecting landscaped garden levels; repair of an existing retaining wall; and paving of an area adjacent to the accessory structure for catering staging. Improvements to the Servants Quarters include construction of an accessible entry and accessible restroom; repair and repainting of exterior finishes; roof repair and replacement; foundation repairs; installation of an exterior catering sink; interior rehabilitation and remodeling; and electrical service and distribution upgrades.

Project Number(s): Certificate of Appropriateness (COA24-0010)
Location: 1065 Walnut Avenue (APN:0066-050-170)
1181 Walnut Avenue (APN:0066-091-010)
Applicant: City of Vallejo - Public Works
Owner: Mare Island Company and City of Vallejo
General Plan Land Use Designation: District - Mare Island

Subject: ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15303 (CLASS 3 - NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION OF THE NAVAL CHAPEL LOCATED AT 1065 WALNUT AVENUE (APN: 0066-050-170), AND THE QUARTERS 'A' AND THE SERVANTS' QUARTERS AT 1181 WALNUT AVENUE (APN: 0066-091-010)

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Zoning District:	Mare Island (SP-4)
Historic District:	Mare Island Historic Core
CEQA:	The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 - Construction and Conversion of Small Structures) and Section 15331 (Class 31 "Historic Resource Restoration /Rehabilitation").

RECOMMENDATION

Staff recommends that the Architectural Heritage and Landmark Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303 (Class 3 - Construction or Conversion of Small Structures) and Section 15331 (Class 31 "Historical Resource Restoration/Rehabilitation"), and approve the Certificate of Appropriateness (COA24-0010) based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as **Exhibit A** to the Recommended Resolution.

ATTACHMENTS

1.	Staff Report Continued
2.	Recommended Resolution
3.	Exhibit B - Standards Compliance Review – Mare Island Facilities Major Maintenance: Naval Chapel and Quarters 'A' Improvements by Kathleen McDonald
4.	Exhibit C - Project Plans dated 4/22/2026

CONTACT

Cesar Orozco, Planning Manager (707) 648-5436
Cesar.Orozco@cityofvallejo.net

Subject: **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION TO NAVAL CHAPEL AT 1065 WALNUT AVENUE (APN: 0066-050-170) AND QUARTERS A AND SERVANTS QUARTERS AT 1181 WALNUT AVENUE (APN:0066-091-010)**

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BACKGROUND AND DISCUSSION

Background

On June 3, 2024, City of Vallejo Public Work's Director, presented the City's Capital Improvement Plan (CIP) General Plan 2040 consistency review before the Planning Commission, which included a project for the proposed rehabilitation and site improvements to Saint Peters (Naval) Chapel, Quarters 'A' and the Servants Quarters.

On October 7, 2024, the City of Vallejo and Mare Island Company (property owners), submitted a request for a Certificate of Appropriateness for rehabilitation of the exterior structures and ADA improvements to and surrounding, Quarters 'A' and the Servants Quarters, located at 1065 Walnut Avenue (APN:0066-050-170) and Saint Peters (Naval) Chapel located at 1081 Walnut Avenue (APN:0066-050-170).

The three buildings are contributors to the Mare Island National Historic Landmark District. The Mare Island Historic District was listed in the National Register of Historic Places in 1975, with a boundary expansion in 1997. The district is significant under National Register criteria A, C, and D, in the areas of military history, industry, architecture, engineering, and historic archeology during the period from 1854-1945. Briefly, Mare Island was the first Navy yard on the West Coast and was at the forefront of ship construction and repair on the Pacific Ocean from the 1850s through World War II. In addition to its shipyard function, Mare Island was also home to an important Naval Hospital, Marine Corps detachment, and ammunition depot, and includes a very substantial stock of historic housing. It is arguably the most important Navy facility on the West Coast and was listed in the National Register at the national level of significance.

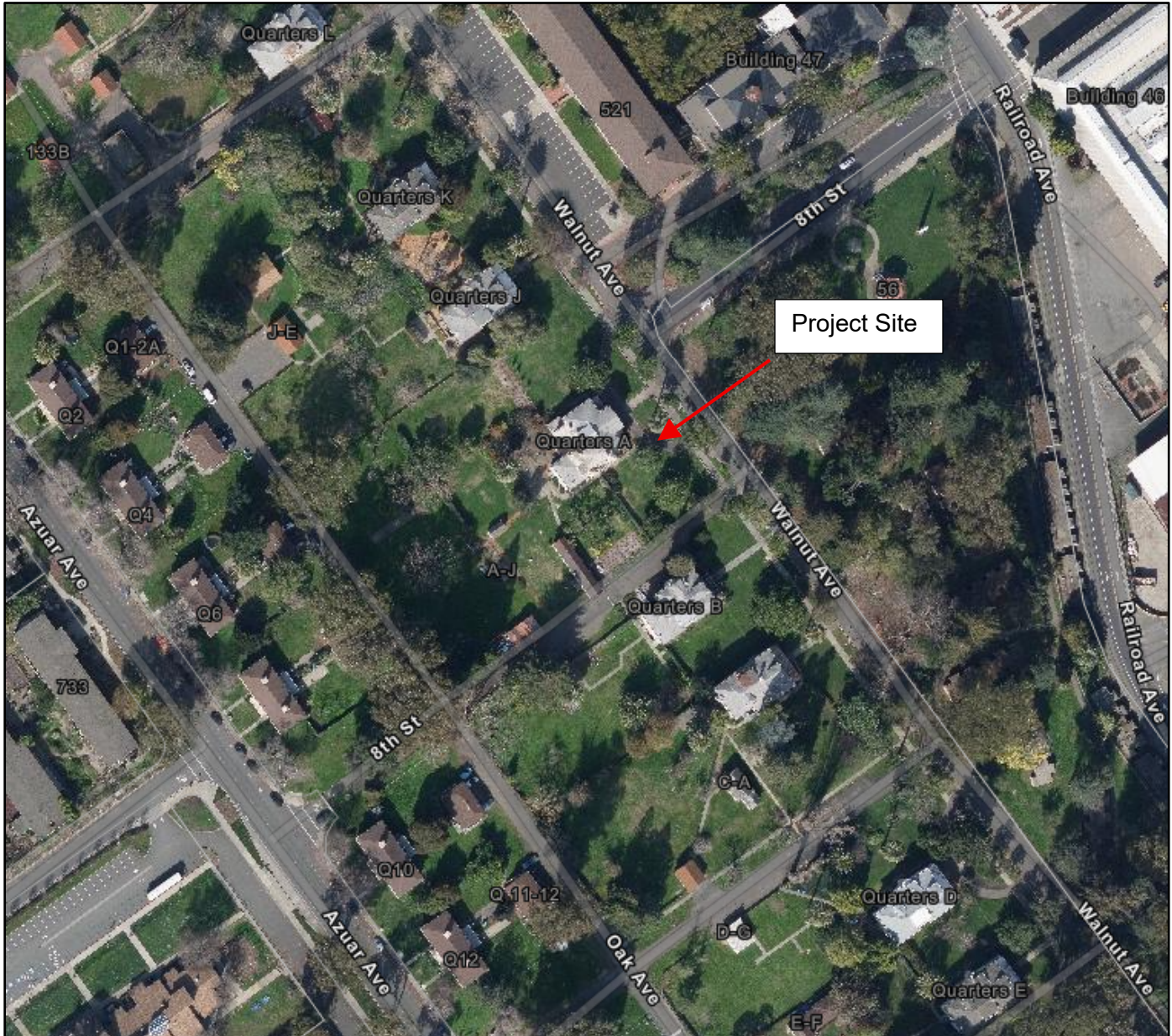
Location and Land Use Context

The project sites are located at 1065 and 1081 Walnut Avenue, on Mare Island. The site is currently surrounded by existing industrial, open spaces and residential uses. The property is located within Mare Island Specific Plan Reuse Area 4 – Historic Core. Quarter A and the Servants Quarters are bounded by Walnut Avenue to the north, Walnut Avenue and Alden Park to the west, 8th Street and additional Quarters to the south, and Oak Avenue and other historic homes to the west (see Figure 1).

Subject: **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION TO NAVAL CHAPEL AT 1065 WALNUT AVENUE (APN: 0066-050-170) AND QUARTERS A AND SERVANTS QUARTERS AT 1181 WALNUT AVENUE (APN:0066-091-010)**

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Figure 1 – Quarters ‘A’ and Servants Quarters



The Naval Chapel, specifically, is bounded by Chapel Park Landscape to the north with 10th Street on the other side, Walnut Avenue to the west with pickle ball courts and a vacant building beyond, a roundabout and residential homes to the south, and Azuar Drive and residential homes to the west (see Figure 2).

Subject: **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION TO NAVAL CHAPEL AT 1065 WALNUT AVENUE (APN: 0066-050-170) AND QUARTERS A AND SERVANTS QUARTERS AT 1181 WALNUT AVENUE (APN:0066-091-010)**

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Figure 2 – Navel Chapel



State Route 37 (SR-37) is approximately 2.25 miles to the north and Interstate-80 (I-80) is approximately 1.8 miles to the east. Each provide regional access while Walnut Avenue provide direct access to the project sites. The site's General Plan 2040 Land Use Designation is District – Mare Island and the site is zoned Mare Island (Specific Plan-4), which implements the District – Mare Island land use designation.

Project Description

The project consists of rehabilitation of the exterior of the Naval Chapel, Quarters 'A', and the Servants Quarters, as well as ADA improvements throughout the sites, improved landscaping and the addition of Americans with Disabilities Act (ADA) compliant restroom facilities. Below is a summary list of the proposed work for each building:

Subject: **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION TO NAVAL CHAPEL AT 1065 WALNUT AVENUE (APN: 0066-050-170) AND QUARTERS A AND SERVANTS QUARTERS AT 1181 WALNUT AVENUE (APN:0066-091-010)**

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I. Naval Chapel

- Stand-alone ADA restroom with associated pathway and mechanical room for boiler
- Refinish/refurbish siding and porch damage
- Landscape required to meet ADA
- Permeable paved area for use as small event gathering space near the north elevation
- Enhanced exterior lighting (to accent Chapel)
- Interior patching and re-painting of existing plaster (all exposed wood elements to remain untouched)
- Fire sprinklers

II. Servants' Quarters

- Create ADA entry and ADA restroom
- Repaint/repair exterior
- Exterior sink for caterers in cabinet on exterior of existing bump-out addition
- Full remodel of interior (including wall finish repair, repainting, installation of new flooring, fixture upgrades, and removal of a non-historic interior wall)

III. Quarters 'A' Grounds

- Ramp between lower and upper "levels" of gardens
- Paved ADA path to restroom
- Paver space and landscape screening for caterer use at exterior of Servants' Quarters
- Lighting throughout garden
- ADA parking space

IV. Quarters 'A'

- Repaint/repair exterior

Maintenance and Repair Work

The project proposes additional restoration and repair work that is considered maintenance and is not within the purview of this Architectural Heritage and Landmark Commission (AHLC) but that is listed below as reference to the complete scope of work of the project. Vallejo Municipal Code (VMC) Section 16.614.09(B)(1) states that "no certificate of appropriateness is required for ordinary maintenance," and the section further defines "maintenance" as including, but not be limited to, "painting, minor repair, routine maintenance and upgrading that does not involve significant changes to the designated structure, feature, or site." A summary of the proposed maintenance and repair work is listed below:

I. Naval Chapel

- Electrical and internet upgrades
- Enhanced landscaping throughout

Subject: **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION TO NAVAL CHAPEL AT 1065 WALNUT AVENUE (APN: 0066-050-170) AND QUARTERS A AND SERVANTS QUARTERS AT 1181 WALNUT AVENUE (APN:0066-091-010)**

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-
- Drip irrigation system
 - Alarm system

II. Servants Quarters

- Replace/repair roof
- Electrical upgrades
- Underground internet access from Quarters ‘A’

III. Quarters ‘A’ Grounds

- Repair non-historic wood retaining wall
- Enhanced landscaping throughout garden: plantings, drainage, turf, and irrigation.

IV. Quarters ‘A’

- Replace/repair roof
- New electrical service
- New water service

Code Compliance:

I. Required Entitlements

VMC Section 16.614.03 states that projects within the Mare Island Specific Plan including, “all new construction, demolition, alteration and relocation of contributing resources, including but not limited to landscaping, signage, and fencing within the Mare Island Historic District, as defined in the Mare Island Specific Plan, shall be subject to the standards, regulations and procedures contained in the Mare Island Specific Plan, and all of its appendices, particularly:”

- Appendix B.1 Mare Island Historic District Project Guidelines
- Appendix B.4 Design Guidelines for the Mare Island Historic District

Appendix B.1., Section 4.4.1 of the Project Guidelines states that all alterations of a Contributing Resource and its project site within the Historic District in any manner which affect exterior architectural appearance requires Certificate of Appropriateness (COA) approval by the AHLC. It should be noted that all other components of the project description (as described above) are considered regular maintenance or repair, and as such, are not subject to AHLC review (they are discussed above for information purposes only).

II. Required Findings

VMC Section 16.614.09 (E), requires the AHLC make all of the following findings prior to granting a Certificate of Appropriateness:

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1. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.
2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.
3. For projects that require demolition, the architectural heritage and landmarks commission shall also find, as applicable:
 - a. It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost.
 - b. The retention of the structure constitutes a hazard to public safety.
 - c. The structure is a deterrent to a major improvement program which substantially benefits the city.
 - d. Retention of the structure in the judgment of the commission is not in the interest of the majority within the historic district.
 - e. Conditions of Approval. The director may impose or recommend that the architectural heritage and landmarks commission impose, such conditions in a certificate of appropriateness that are necessary to accomplish the purposes of this code and prevent or minimize adverse impacts upon the public. These conditions shall run with the land and not be affected by a change in ownership.

Staff Analysis:

Staff believes all of the Certificate of Appropriateness findings as listed above can be made for the proposed project. A summary of staff's analysis is included below, with specific analysis associated with each required finding, including recommended statements of fact, incorporated into the attached Resolution (Attachment 1 of this report).

I. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is District – Mare Island (D-MI). The General Plan characterizes this designation as follows:

The D-MI designation applies only to the portion of Mare Island subject to the Development Agreement with Lennar Mare Island, LLC. This designation is intended to facilitate implementation of the Mare Island Specific Plan, which seeks to revitalize this historic area of Vallejo and foster a vibrant civilian employment center alongside a balanced new residential neighborhood, subject to the Development Agreement previously executed. Land use density is set by the Specific Plan, with non-residential FAR determined on a project-specific basis.

The project is consistent with the D-MI land use designation in that it includes the rehabilitation of an existing historical structure on Mare Island and within the Mare Island Specific Plan. Additionally, the project is consistent with applicable General Plan 2040 policies and actions as depicted in **Table 1 below:**

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Table 1 - General Plan 2040 Policies and Actions	
Policy NBE-1.10: Historic Resources. Encourage the protection, rehabilitation, and reuse of historic buildings and structures.	<i>Facts in support: The proposed project will reuse a historic building and rehabilitate the building with seismic upgrades, encouraging its protection. The project proposes to preserve all character-defining exterior architectural features, as described above, which are original to the building.</i>
Policy NBE-1.11: Historic Districts. Preserve the integrity of the City's historic districts, including downtown, as physical changes occur within them.	<i>Facts in support: This project supports the preservation and reuse of a City Landmark within the Mare Island Historic Core. Utilization of the property as an event venue would revitalize the building and help to provide for its ongoing maintenance, repair, and restoration.</i>
Policy NBE-1.12: Historic Preservation. Promote community awareness of the benefits of historic preservation.	<i>Facts in support: Due to the high-profile and visibility of this project, it would promote community awareness of the historic building, as well as the connection between this historic resource and the economic well-being of the community by giving new purpose to a vacant building and incentivizing other property owners to also invest in rehabilitation.</i>

The project would allow improvements to Naval Chapel, Quarters 'A' and the Servants Quarters as well consistency with the Department of Interior Standards for Historic Preservation.

II. Mare Island Specific Plan Consistency

The Mare Island Specific Plan was developed in 1999 to provide more specific development parameters for Mare Island, and it was last amended in 2013. Appendices B.1 (adopted December 2005, amended July 2007) and B.4 (adopted June 2005) are relevant to the subject project, as they outline Historic Project Guidelines and Design Guidelines for the Mare Island Historic District, respectively.

Chapter 4 of Appendix B.1, Historic Project Guidelines, outlines the development plan and review process for projects in the Mare Island Historic District. Section 4.4.1 of this chapter is relevant to COA requirements for alterations of existing buildings and new construction in the district and reads as follows:

1. A COA is required for the following types of projects:
 - a. Construction of a new building or structure and addition to an existing building, structure, or site within the Historic District;
 - b. Alteration of a contributing resource in any manner which affects the exterior architectural appearance of a building or structure including installation or alteration of any exterior sign;

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- c. Construction or alteration within the Project Site of a contributing resource or alteration of site features including, but not limited to, landscaping, fencing, walls, paving and grading;
 - d. Interior alterations of a Landmark.

Appendix B.4 contains the Design Guidelines for the Mare Island Historic District, which include guidelines for the preservation, restoration, reconstruction, and rehabilitation of historic properties as Mare Island. As the proposed project plans rehabilitation work on the historic Naval Chapel, Quarters ‘A’, and the Servants’ Quarters, which are contributors to the district, the guidelines for rehabilitation contained in “Chapter 7: Rehabilitation of Historic Properties” are relevant to the proposed project.

The project is compliant with the standards, regulations, and procedures of the Mare Island Specific Plan, including all the applicable guidelines contained in Appendix B.1 “Historic Project Guidelines” and Appendix B.4 “Design Guidelines for the Mare Island Historic District.” The project meets the requirements for a COA according to Appendix B.1 section 4.4.1, and as discussed below, the project meets the COA approval requirements outlined in VMC section 16.614.09(E)(1). The City of Vallejo’s Design Guidelines for the Mare Island Historic District use the Department of the Interior Standards for Historic Rehabilitation (SOIS) as a foundation and employ the same historic preservation concepts and approaches as the SOIS; therefore, because the project meets all 10 of the SOIS for Rehabilitation (see the Resolution attached for the specific findings), it also meets the intent of the Design Guidelines for the Mare Island Historic District. Overall, the project complies with the Mare Island Specific Plan.

- Saint Peter’s Chapel (Naval Chapel)

St. Peter’s Chapel is a one-story, cruciform chapel building that was designed in the Gothic style by architect Albert Sutton and constructed at the junction of Walnut and Cedar Avenues in 1901. The chapel is of wood frame construction, with brick and concrete foundations, a steep front-gabled roof, and wood shingle siding. The building form includes a rectangular nave with a cross-gabled chancel, and a rectangular sanctuary. There is an entry vestibule tower located on the north side of the front facade that has an octagonal spire and a covered porch with a front-gabled roof. Most of the windows are Tiffany-stained glass windows, while the doors are all wood paneled doors.

St. Peter’s Chapel is significant as a key contributing element of the Mare Island Historic District, listed in the National Register of Historic Places and a National Historic Landmark, and individually, as one of the most important chapels owned by the U.S. Navy. Built in 1901, St. Peter’s Chapel is the second oldest Navy chapel in the United States and the oldest on the West

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Coast. It is a Shingled Gothic church, possessing an impressive display of signed Tiffany art glass windows. It also includes a nearly complete set of original interior furnishings. The art glass windows as well as commemorative ceiling and wall tablets were contributed by the public, making St. Peter's Chapel an important memorial chapel to U.S. Navy personnel and a symbol of the sense of community that existed at the Mare Island Naval Shipyard through its many years of service. The building is almost completely unmodified, the few alterations to it restricted to small additions at the rear of the building, and to incidental interior modifications, including the installation of a second story room in the vestibule, as well as the installation of new carpet, organ pipes, and lighting fixtures.

- Quarters 'A'

Quarters 'A' is a largely two-story Colonial Revival style building (with some one- and three-story portions) that was built, along with several officer's quarters along Officers' Row, soon after the Mare Island Naval Shipyard was established in 1854. Quarters 'A' was badly damaged in an earthquake in 1898, with the replacement building constructed in 1900 on the building's original foundation. The building displays its Colonial Revival style through its ornamental detailing and symmetrical facade, with a full-height, pedimented entry porch that is flanked by a one-story flat roofed porch. The building is of wood frame construction on a raised basement and is clad in horizontal wood siding. Roof elements are mostly flat, with some hipped features. The windows are predominantly double-hung wood windows, while the doors are all wood paneled doors.

Quarters 'A' is a contributing element of the Mare Island Historic District. Quarters 'A' is highly significant as a key element of Captains' Row at Mare Island, a group of 12 homes built for the ranking officers assigned to the shipyard. This row of stately two-story homes was built in 1900 to replace a prior set of brick masonry senior officer family housing that was destroyed in an earthquake in 1898. Collectively, the homes of Captains' Row comprise one of the most important collections of historic military family housing anywhere in the United States. Quarters 'A', the home of the commandant, is sited at the center of this row, adjacent to the Headquarters (Building 47), at the end of a major east-west axis leading from the ferry slip, past the major shops, and between the Headquarters and Alden Park.

- Servants' Quarters

The Servants' Quarters is a small, one-story, rectangular structure that was built to the south of Quarters 'A' in 1908. The vernacular building is of wood frame construction, with a concrete foundation, a side-gabled roof, and wood board-and-batten siding. There are two circular wood

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vents in each gable end. The majority of the windows are six-over-six wood windows, while all of the doors are wood paneled doors, each with an awning above. Three of the doors have attached screen doors.

The Servants' Quarters is a contributing element of the Mare Island Historic District. The Servants' Quarters is a minor contributor to the historical setting for the "Captains' Row" residential complex along Walnut Avenue at Mare Island. The servants' quarters behind Captains' Row illustrate the lifestyle of ranking officers at Mare Island during the early 20th century as well as that of their servants.

Summary

As part of staff's analysis of the proposed rehabilitation and restoration efforts to the grounds and buildings, the City of Vallejo Public Works Department contracted with consulting firm Garavaglia Architecture, Inc., to prepare a Historical Resource Impact Assessment of Naval Chapel, Quarters 'A' and the Servants' Quarters. This report is included as **Exhibit B** of the recommended resolution. The assessment provides an analysis of whether the project is consistent with the SOIS and the Mare Island Specific Plan.

The report describes the Mare Island Historic District, the Property Background, the Character-Defining Features of the building, and a Project Impact Analysis. As stated in the summary of the report, the proposed work is overall consistent with all ten Standards for Rehabilitation as set forth in the SOIS, and the Design Guidelines for the Mare Island Historic District. As proposed, the Naval Chapel, Servants' Quarters, Quarters 'A' Grounds, and Quarters 'A' would retain the design features and character defining elements that express their historic significance and integrity as contributors to the Mare Island Historic District.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15303 (Class 3 – New Construction and Conversion of Small Structures) and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation) due to the project consists of construction of a standalone bathroom facility and the rehabilitation and preservation of an existing historic resource and has been designed and conditioned to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. The scope of work is limited to repair, rehabilitation, restoration, and related improvements that preserve the resource's historic character-defining features and does not include substantial alteration, demolition, or new construction that would materially impair the significance of the historic resource. Accordingly, the project falls squarely within the activities contemplated by CEQA Guidelines Section 15331.

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Further, none of the exceptions to the use of a categorical exemption set forth in CEQA Guidelines Section 15300.2 apply:

- a. The project site is not located in a particularly sensitive environment, including mapped wetlands, riparian corridors, designated habitat for special-status species, or other environmentally sensitive areas, and the project involves rehabilitation of an existing developed site; and
- b. The project would not result in cumulatively considerable impacts. The rehabilitation work is limited in scope, occurs on a previously developed site, and would not incrementally contribute to any significant cumulative environmental effect; and
- c. No significant adverse environmental effects would occur due to unusual circumstances. The project entails routine rehabilitation and preservation activities for a historic structure that are specifically contemplated under Class 31 exemptions, and there is no substantial evidence in the record supporting a fair argument that the project may result in a significant environmental effect; and
- d. The project site is not located within a designated scenic highway corridor, nor would the project damage scenic resources, including trees, rock outcroppings, historic buildings, or other features visible from a scenic highway; and
- e. The project site is not included on any list compiled pursuant to Government Code Section 65962.5 relating to hazardous waste sites, and no known hazardous materials conditions would be exacerbated by the proposed rehabilitation activities; and
- f. The project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Sections 15064.5 and 15300.2(f). To the contrary, the project would preserve and rehabilitate the historic resources in a manner consistent with the Secretary of the Interior's Standards, thereby protecting and maintaining the resource's historic significance.

Based on the foregoing, the project qualifies for Class 31 categorical exemption under CEQA Guidelines Section 15301 and 15331, and no further environmental review is required.

Notice and Comments

On June 4, 2026, pursuant to VMC Section 16.602.08, a notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other interested parties and local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, as well as to members of the Architectural Heritage and Landmark Commission, the applicant and property owner.

Staff has not received any comments or questions from the public on the application as of writing this staff report.

Subject: **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION TO NAVAL CHAPEL AT 1065 WALNUT AVENUE (APN: 0066-050-170) AND QUARTERS A AND SERVANTS QUARTERS AT 1181 WALNUT AVENUE (APN:0066-091-010)**

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Conclusion

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040, the Vallejo Municipal Code, and the Mare Island Specific Plan, staff recommends that the Architectural Heritage and Landmark Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 ("New Construction or Conversion of Small Structures") and Section 15331 ("Historic Resource Restoration/Rehabilitation"), and approve Certificate of Appropriateness (COA24-0010) based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as *Exhibit A* to the Recommended Resolution.

Expiration

Pursuant to VMC Section 16.602.12 (A.2), the approval of the Certificate of Appropriateness (COA24-0010) shall automatically expire two years after permit has become active, unless authorized construction has commenced prior to the expiration date (June 28, 2028; if approved at this meeting and not appealed).

Appeal Procedures

Pursuant to VMC Section 16.602.14, the applicant, or any party adversely affected by the decision of Architectural Heritage and Landmarks Commission may, within ten days after the rendering of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule 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 Landmark 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 Landmark 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 five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Architectural Heritage and Landmark Commission that is appealed.

Levine Act: Government Code 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$500 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$500 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

Subject: **ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND SECTION 15331 (CLASS 31 - HISTORIC RESOURCE RESTORATION/REHABILITATION) AND APPROVING CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR REHABILITATION TO NAVAL CHAPEL AT 1065 WALNUT AVENUE (APN: 0066-050-170) AND QUARTERS A AND SERVANTS QUARTERS AT 1181 WALNUT AVENUE (APN:0066-091-010)**

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All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$500 made to the city officers, such as the mayor and/or councilmembers, within 12 months prior to the date of the proceeding. City officers are prohibited from accepting, soliciting, or directing a contribution of more than \$500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION NO. AHLC 26-XX

RESOLUTION OF THE ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION OF THE
CITY OF VALLEJO APPROVING A CERTIFICATE OF APPROPRIATENESS (COA 24-0010) FOR
REHABILITATION OF THE NAVAL CHAPEL LOCATED AT 1065 WALNUT AVENUE (APN: 0066-
050-170) AND THE QUARTERS ‘A’ AND SERVANTS’ QUARTERS AT 1181 WALNUT AVENUE
(APN: 0066-091-010)

WHEREAS, in March 1999, the City of Vallejo City Council adopted the Mare Island Specific Plan and Certified the Environmental Impact Report; and

WHEREAS, on August 29, 2017, the City of Vallejo City Council adopted General Plan 2040 and certified the Environmental Impact Report; and

WHEREAS, on June 22, 2021, the City of Vallejo Council adopted the new Zoning Code and Zoning Map; and

WHEREAS, on November 10, 2024, the City of Vallejo (City) and the Mare Island Company (the property owners), filed a Certificate of Appropriateness (COA24-0010) application seeking approval for the rehabilitation to the exterior of the Naval Chapel, Quarters ‘A’ and the Servants Quarters including landscape improvements, as well as American Disabilities Act (ADA) improvements throughout the sites, including the addition of a new freestanding ADA restroom facility (the “project”) located at 1065 Walnut Avenue (APN:0066-050-170) and Saint Peter’s (Naval) Chapel located at 1081 Walnut Avenue (APN:0066-050-170) (the “Subject Properties”); and

WHEREAS, the Subject Properties have a current General Plan land use designation of District – Mare Island, and Zoning District of Mare Island (SP-4); and

WHEREAS, Kathleen McDonald, Preservation Services Manager of Garavaglia Architecture, submitted a Standards Compliance review of the project to ensure consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (the “SOIS”), included as *Exhibit B* to this Resolution; and

WHEREAS, on November 10, 2025, the City initiated consultation with the State Historic Preservation Office (“SHPO”) pursuant to Section 106 of the National Historic Preservation Act and implementation regulations 36 CRF Part 800; and

WHEREAS, on November 26, 2025, SHPO requested additional information, which was provided by the City and, on February 26, 2026, SHPO notified the City that the 106 consultation was concluded; and

WHEREAS, Section 110 consultation with the National Park Service was initiated on March 11, 2026, and concluded on April 4, 2026; and

WHEREAS, on June 4, 2026, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08, notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property, the Vallejo City Unified School District, any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, the applicant and property owner and electronically mailed to the members of the Architectural Heritage and Landmark Commission (“AHLC”), the applicant and interested parties; and

WHEREAS, on June 18, 2026, the City of Vallejo AHLC, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing.

NOW, THEREFORE, LET IT BE RESOLVED that the AHLC hereby finds, determines, and resolves, as follows:

Section 1. Recitals

The foregoing recitals are true and correct, and the same as incorporated herein by reference.

Section 2. Record

The Record of Proceedings ("Record") upon which the AHLC bases its decision includes, but is not limited to: the application, including all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; all staff reports, other documentation and information produced by or on behalf of the City in connection with the Project; all documentary and oral evidence received at the public hearings regarding the Project; all matters of common knowledge and all official enactments and acts of the City, including without limitation: (a) the City of Vallejo General Plan 2040 and its related EIR; (b) the Mare Island Specific plan and its related EIR; (c) the 2021 Zoning Code and its Initial Study and Mitigated Negative Declaration; (d) the Vallejo Municipal Code; (e) all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; (f) all documentary and oral evidence received at the public hearing regarding the Project; (g) other applicable City of Vallejo policies and regulations; and (h) all applicable state and federal laws, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas.

The Custodian of Record is the Director of the Planning and Development Services of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. California Environmental Quality Act Finding

Facts in support: The project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15303 (Class 3 – New

Construction or Conversion of Small Structures) and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation) due to the project consists of the construction of a standalone bathroom facility and the rehabilitation and preservation of an existing historic resource and has been designed and conditioned to ensure consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. The scope of work is limited to repair, rehabilitation, restoration, and related improvements that preserve the resource’s historic character-defining features and does not include substantial alteration, demolition, or new construction that would materially impair the significance of the historic resource. Accordingly, the project falls squarely within the activities contemplated by CEQA Guidelines Section 15331.

Further, none of the exceptions to the use of a categorical exemption set forth in CEQA Guidelines Section 15300.2 apply:

- a. The project site is not located in a particularly sensitive environment, including mapped wetlands, riparian corridors, designated habitat for special-status species, or other environmentally sensitive areas, and the project involves rehabilitation of an existing developed site; and
- b. The project would not result in cumulatively considerable impacts. The rehabilitation work is limited in scope, occurs on a previously developed site, and would not incrementally contribute to any significant cumulative environmental effect; and
- c. No significant adverse environmental effects would occur due to unusual circumstances. The project entails routine rehabilitation and preservation activities for a historic structure that are specifically contemplated under Class 31 exemptions, and there is no substantial evidence in the record supporting a fair argument that the project may result in a significant environmental effect; and
- d. The project site is not located within a designated scenic highway corridor, nor would the project damage scenic resources, including trees, rock outcroppings, historic buildings, or other features visible from a scenic highway; and
- e. The project site is not included on any list compiled pursuant to Government Code Section 65962.5 relating to hazardous waste sites, and no known hazardous materials conditions would be exacerbated by the proposed rehabilitation activities; and
- f. The project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Sections 15064.5 and 15300.2(f). To the contrary, the project would preserve and rehabilitate the historic resources in a manner consistent with the Secretary of the Interior’s Standards, thereby protecting and maintaining the resource’s historic significance.

Based on the foregoing, the project qualifies for Class 31 categorical exemption under CEQA Guidelines Section 15331, and no further environmental review is required.

Section 4. Certificate of Appropriateness Findings

- A. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the Historic District or Landmark.

Facts in support: The Secretary of the Interior's Standards for Rehabilitation are applicable to the project and are as follows:

- 1) ***A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.***

Naval Chapel

The use of the Naval Chapel is to remain the same as it is currently, so this standard does not apply.

Servants' Quarters

The proposed ADA restroom for the Servants' Quarters will occupy a space in the building that was historically a bedroom but is currently used for storage; this space is not particularly distinctive to the building, so the building's distinctive materials, features, spaces, and spatial relationships will not be impaired by the conversion. The proposed scope for the Servants' Quarters is in compliance with Standard 1.

Quarters 'A' Grounds

The use for the Quarters 'A' Grounds is to remain the same as it is currently, so this standard does not apply.

Quarters 'A'

The use for Quarters 'A' is to remain the same as it is currently, so this standard does not apply.

- 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.***

Naval Chapel

Character-defining historic features, such as the exterior siding and trim, porch elements, and interior finishes at the Naval Chapel, are to be preserved or repaired in-kind and repainted to match the existing. The existing utility shed that is to be removed to make way for the new stand-alone ADA restroom is not historic, and the new restroom will be in the same general location as the existing shed, so as not to be obtrusive when viewing the Chapel from the front facade. The proposed scope for the Naval Chapel is in compliance with Standard

Servants' Quarters

Character-defining historic features, such as the exterior siding and trim,

shingle roofing, and interior finishes at the Servants' Quarters, are to be rehabilitated or repaired in-kind and refinished as necessary to match the existing. The interior flooring and light fixtures to be replaced and the interior wall that is to be removed are not historic. The proposed exterior catering sink cabinet will be attached to a non-historic rear addition.

The new ADA entry and restroom proposed at the interior involves replacing an existing historic window with an ADA entry door; however, this window is located on the rear elevation, so it is not a primary or character-defining elevation. The proposed scope for the Servants' Quarters is in compliance with Standard 2.

Quarters 'A' Grounds

The proposed new ADA ramps and ADA paths, paving areas, and landscape lighting and sprinkler system upgrades will be designed sensitively in regard to distinctive features and spatial relationships. The proposed scope for Quarters 'A' Grounds is in compliance with Standard 2.

Quarters 'A'

Character-defining historic features, such as the exterior siding, trim, and roofing at Quarters 'A', are to be rehabilitated or repaired in-kind and refinished as necessary to match the existing. The proposed scope for Quarters 'A' is in compliance with Standard 2.

- 3) 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.**

Naval Chapel

None of the proposed scope, including the new stand-alone ADA restroom, ADA ramps and ADA paths, and paving areas will create a false sense of historical development or add conjectural features or elements from other historic properties. The proposed elements in the scope will be constructed with contemporary materials that can be differentiated from historic features, yet compatible and unobtrusive to the historic property. The proposed scope for the Naval Chapel is in compliance with Standard 3.

Servants' Quarters

None of the proposed scopes include the new interior ADA restroom, exterior catering sink cabinet, ADA ramps and ADA paths, and paving areas will create a false sense of historical development or add conjectural features or elements from other historic properties. The proposed elements in the scope will be constructed with contemporary materials that can be differentiated from historic features, yet compatible and unobtrusive to the historic property. The proposed scope for the Servants' Quarters is in compliance with Standard 3.

Quarters 'A' Grounds

None of the proposed landscape improvements including the ADA ramps, ADA paths, and paving areas will create a false sense of historical development or add conjectural features or elements from other historic properties. The proposed elements will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible and unobtrusive to the historic property. The proposed scope for the Quarters 'A' Grounds is in compliance with Standard 3.

Quarters 'A'

The scope for Quarters 'A' only includes repair to existing historic materials and upgrades to existing building systems. There are no changes proposed in the scope that would create a false sense of historical development. The proposed scope for Quarters 'A' is in compliance with Standard 3.

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

Naval Chapel

None of the historic additions and alterations at the Naval Chapel are proposed for removal or alteration, so proposed scope for the Naval Chapel is in compliance with Standard 4.

Servants' Quarters

There are no known historically significant changes at the Servants' Quarters that are proposed for removal or alteration, so this standard does not apply.

Quarters 'A' Grounds

There are no known historically significant changes at the Quarters 'A' Grounds that are proposed for removal or alteration, so this standard does not apply.

Quarters 'A'

There are no known historically significant changes at Quarters 'A' that are proposed for removal or alteration, so this standard does not apply.

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

Naval Chapel

The removal of character-defining materials, features, finishes, and construction techniques that characterize the Naval Chapel will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the historic wood shingle siding and interior plaster finishes will be repaired and repainted in-kind. The proposed scope for the Naval Chapel is in compliance with Standard 5.

Servants' Quarters

The removal of character-defining materials, features, finishes, and construction techniques that characterize the Servants' Quarters will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the historic wood board-and batten siding and interior finishes will be repaired and repainted. The proposed scope for the Servants' Quarters is in compliance with Standard 5.

Quarters 'A' Grounds

The removal of character-defining materials, features, finishes, and construction techniques that characterize the Quarters 'A' Grounds will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the historic brick path in front of the Servants' Quarters will be preserved. The proposed scope for the Quarters 'A' Grounds is in compliance with Standard 5.

Quarters 'A'

The removal of character-defining materials, features, finishes, and construction techniques that characterize Quarters 'A' will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the historic wood siding will be repaired and repainted. The proposed scope for Quarters 'A' is in compliance with Standard 5.

- 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.**

Naval Chapel

Distinctive historic features that have deteriorated, such as the exterior siding and trim, porch elements, and interior plaster finishes at the Naval Chapel, are to be repaired in-kind and repainted to match the existing. Where deterioration is severe, these elements will be replaced in-kind to match the existing historic features. The proposed scope for the Naval Chapel is in compliance with Standard 6.

Servants' Quarters

Distinctive historic features that have deteriorated, such as the exterior siding and trim and the interior wall finishes, as well as the non-historic shingle roofing at the Servants' Quarters, are to be repaired in-kind and refinished as necessary to match the existing. Where deterioration is severe, these elements will be replaced in-kind to match the existing features. The proposed scope for the Servants' Quarters is in compliance with Standard 6.

Quarters 'A' Grounds

The main historic features of the Quarters 'A' Grounds—the historic brick pathways—are to be preserved and do not appear to be in a deteriorated condition that would

necessitate repair or replacement. The proposed scope for the Quarters 'A' Grounds is in compliance with Standard 6.

Quarters 'A'

Distinctive historic features that have deteriorated, including the exterior siding, trim, and roofing at Quarters 'A', are to be repaired in-kind and refinished as necessary to match the existing. Where deterioration is severe, these elements will be replaced with like materials to match the existing historic features to the best extent possible. The proposed scope for Quarters 'A' is in compliance with Standard 6.

- 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.**

Naval Chapel

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation of existing materials at the Naval Chapel, and instead, treatments will use the gentlest means possible (such as limited use of mild paint strippers). The proposed scope for the Naval Chapel is in compliance with Standard 7.

Servants' Quarters

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation of existing materials at the Servants' Quarters, and instead, treatments will use the gentlest means possible (such as limited use of mild paint strippers). The proposed scope for the Servants' Quarters is in compliance with Standard 7.

Quarters 'A' Grounds

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation work on the Quarters 'A' Grounds, and instead, treatments will use the gentlest means possible. The proposed scope for the Quarters 'A' Grounds is in compliance with Standard 7.

Quarters 'A'

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation of existing materials at Quarters 'A', and instead, treatments will use the gentlest means possible (such as limited use of mild paint strippers). The proposed scope for Quarters 'A' is in compliance with Standard 7.

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

Naval Chapel

There are no known archaeological resources at the Naval Chapel. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

Servants' Quarters

There are no known archaeological resources at the Servants' Quarters. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

Quarters 'A' Grounds

There are no known archaeological resources on the Quarters 'A' Grounds. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

Quarters 'A'

There are no known archaeological resources at Quarters 'A'. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.**

Naval Chapel

None of the proposed scopes include the new stand-alone ADA restroom, ADA ramps and ADA paths, and paving areas will destroy character-defining features of the Naval Chapel. The proposed new construction, ADA improvements, and paving in the scope will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible in materiality, size scale, and proportion. The location of the new restroom is proposed on the least visible elevation of the site. The proposed scope for the Naval Chapel is in compliance with Standard 9.

Servants' Quarters

The proposed addition, alteration, and new construction scope for the Servants' Quarters requires minimal change to its distinctive materials, features, spaces, and spatial relationships. The new ADA entry and restroom proposed at the interior does involve replacing an existing historic window with an ADA entry door; however, this window is located on the rear elevation, so the impact on historic features is minimal and not easily discernable from the front character-defining elevation. The proposed exterior catering sink cabinet (attached to a non-historic rear addition) will be designed as to be unobtrusive to the historic building. The interior flooring and light fixtures to be replaced and the wall that is to be removed are not historical features. The proposed addition, alteration, and new construction in the scope will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible in materiality, size scale, and proportion. The proposed scope for the Servants' Quarters is in compliance with Standard 9.

Quarters 'A' Grounds

None of the proposed scopes including the new ADA ramps and ADA paths, paving areas, and lighting and sprinkler systems upgrades will destroy character-defining features of the Quarters 'A' Grounds. The proposed ADA improvements and paving in the scope will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible in materiality, size scale, and proportion. The proposed ramp will be built into the existing sloped lawn area, and so will be integrated into the existing character-defining slope, rather than altering it. The proposed scope for the Quarters 'A' Grounds is in compliance with Standard 9.

Quarters 'A'

There are no new additions, exterior alterations, or related new construction proposed at Quarters 'A', so this standard does not apply.

- 10) New additions and adjacent or related new construction will 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.**

Naval Chapel

The proposed new stand-alone ADA restroom, ADA paths, and paving areas will be designed sensitively in regard to the building's character-defining features, will not impair the essential form and integrity of the Naval Chapel property, will avoid as much visible impact as possible (the new restroom will be located on the least visible elevation of the site), and could easily be removed in the future. The proposed scope for the Naval Chapel is in compliance with Standard 10.

Servants' Quarters

The proposed new ADA entry and restroom, exterior catering sink cabinet, and interior remodeling will be designed sensitively in regard to the building's character-defining features, will not impair the essential form and integrity of the Servants' Quarters property, will avoid as much visible impact as possible, and could easily be removed in the future. The proposed scope for the Servants' Quarters is in compliance with Standard 10.

Quarters 'A' Grounds

The proposed new ADA ramps and ADA paths, paving areas, and landscape lighting and sprinkler system upgrades will be designed sensitively in regard to the building's character-defining features, will not impair the essential form and integrity of the Quarters 'A' Grounds, will avoid as much visible impact as possible, and could easily be removed in the future. The proposed scope for the Quarters 'A' Grounds is in compliance with Standard 10.

Quarters 'A'

There are no new additions, exterior alterations, or related new construction proposed at Quarters 'A', so this standard does not apply.

- B. For projects located in a Historic District, the proposed project is consistent with any conservation plan or specific plan adopted for the Historic District.

Facts in support: The project is located within the Mare Island Specific Plan and the Mare Island Historic District. Per Section 4.5 of Appendix B.1 Mare Island Historic District Project Guidelines, the project has been reviewed and determined consistent with the Historic District Project Guidelines, including the Secretary's Standards, and the Design Guidelines for the Mare Island Historic District (Appendix B.4). The project will not adversely affect Naval Chapel, Quarters 'A', and the Servants Quarter which are significant as contributors to the Mare Island Historic District.

- C. For projects that require demolition, the Architectural Heritage and Landmarks Commission shall also find, as applicable: (a) It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost. (b) The retention of the structure constitutes a hazard to public safety. (c) The structure is a deterrent to a major improvement program which substantially benefits the city. (4) Retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.

Facts in support: Not applicable; no demolition is proposed as part of the project.

Section 6. Decision

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the AHLC hereby determines that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 3 – New Construction or Conversion of Small Structures) and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation).

BE IT FURTHER RESOLVED that the AHLC hereby approves Certificate of Appropriateness (COA24-0010) based on the above findings and subject to the Conditions of Approval set forth in *Exhibit A* of this resolution, and the time limitations and indemnity below.

Section 7. Time Limitations & Indemnity

- a) Applicants shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the action(s) at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, the City, and/or parties initiating or bringing such action.
- b) Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the Applicant desires to

pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.

- c) In the event that a claim, action, or proceedings described in paragraphs a. or b. above is brought, the City shall promptly notify the Applicant of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to: (1) approve the counsel to so defend the City; (ii) approve all significant decisions concerning the manner in which the defense is conducted; and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the Applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City. Notwithstanding the immediately preceding sentence, if the City Attorney's Office participates in the defense, all City Attorney fees and expenses shall be paid by the Applicant.
- d) The Applicant, property owner and/or any successor(s) in interest, whether in whole or in part, to either of them, indemnifies the City for the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- e) Pursuant to VMC Section 16.602.14, the Applicant, or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendering of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule 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 filed timely unless it is actually received by the City Clerk or designee no later than the closing 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.

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 18th day of June 2026 by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ANGELA MCDONALD, CHAIRPERSON
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

ROBBY THACKER, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

Exhibits:

- A. Conditions of Approval
- B. Standards Compliance Review – Mare Island Facilities Major Maintenance: Naval Chapel and Quarters ‘A’ Improvements by Kathleen McDonald – dated September 3, 2025
- C. Project Plans dated 4/22/2026

CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS (COA24-0010)
1065 WALNUT AVENUE (APN:0066-050-170)
1181 WALNUT AVENUE (APN:0066-091-010)

A. Planning Division

Pre-Building Permit

1. Prior to building permit issuance, Developer shall submit a numbered list to the Planning Division with a written response as to how each condition of approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate continued development of the project. The conditions shall also be included in the permit set after the cover sheet with each condition listed.
2. Pursuant to VMC 16.602.10.b, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or submitted during the approval process shall be deemed conditions of approval. Any approval may be subject to requirements that the Applicant/Developer guarantees, warranties, or ensures compliance with the plans and conditions in all respects.
3. Prior to building permit issuance, Developer shall obtain a Temporary Use Permit from the Planning Division for any temporary office or construction trailer, as necessary.
4. Prior to building permit issuance, Developer shall submit construction-level landscaping plans prepared by a registered landscape architect as part of the building plan set for review and approval. Landscape plans shall comply with Chapter 16.504 (VMC) and substantially comply with the landscape plans in the approved entitlements.

During Construction

5. Construction activities shall be managed in compliance with the following requirements:
 - a. Site Watering. During the construction of a project, all portions of the site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered.
 - b. Maintenance. Streets and sidewalks shall be made dirt free at the completion of construction.
 - c. Noise. All construction and transport equipment shall be muffled in accordance with state and federal laws.
 - d. Emissions. Construction and transport equipment shall be operated to minimize exhaust emissions. During construction, trucks and equipment should be running only when necessary.

- e. Hours of Operation. Grading and pile driving operations within ¼ mile of residential units shall be limited to between 8:00 am and 5:00 p.m. on weekdays to ensure compliance with the requirements for construction activity in Subsection 16.502.12.D.1., Maximum Noise Level for Temporary Construction Activity, or as otherwise restricted as part of an approval.
 - f. Water Run-off. All water run-off from construction sites shall be controlled. During construction, trucks and equipment should be running only when necessary and shall comply with Chapter 12.41 of the Vallejo Municipal Code.
- 6. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. and 6 p.m., Monday- Friday, Saturday 9 am- 6 pm. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
 - 7. The fencing for construction sites shall not be installed until a building permit, or grading permit has been issued and shall be removed prior to final inspection. If the building permits expire before the construction is completed, the Planning and Development Services Director may issue a temporary use permit pursuant to Chapter 16.339, Temporary Uses, to allow the fencing to remain for a longer period. (VMC Section 16.505.08 (B))

Landscaping

- 8. Prior to the final building inspection (of the last residential unit of) the subdivision, the landscape architect shall provide a Certificate of Completion and Certificate of Installation according to the Landscape Documentation in accordance with VMC Chapter 16.504.09: Water Efficient Landscape Requirements. The documentation shall include the following:
 - a. Irrigation Scheduling (VMC Section 16.504.11)
 - b. Schedule of Landscape and Irrigation Maintenance (VMC Section 16.504.08)
 - c. Landscape Irrigation Audit Report (VMC Section 16.504.13)
 - d. Soil Management Report (VMC Section 16.504.10)
- 9. Litter shall be removed from all landscaped areas in a timely fashion. (VMC Section 16.504.08 (B))
- 10. Turf areas shall be mowed on a regular basis and be kept green. Accumulation of leaves, twigs, bark, and other similar materials shall be removed on a regular basis. Planting areas shall be always kept free of weeds. (VMC Section 16.504.08 (C))

Lighting

- 11. Exterior residential lighting shall be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded, and shall be well-maintained to prevent glare, light trespass (unwanted light on adjacent lots and public rights-of-way), and light pollution to the maximum extent feasible. No

permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness as described in VMC Chapter 16.506 – Lighting and Glare.

General Conditions

1. This approval shall become effective immediately following the appeal period of ten (10) calendar days, unless an appeal is filed. Pursuant to VMC Section 16.602.12(A)(14), approval of this application shall automatically expire two years from the effective date, or June 28, 2028, unless rights are exercised or extended. If a permit is granted in conjunction with approval of new construction, the issuance of a Building Permit shall constitute the exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - a. The Building Permit expires;
 - b. Final inspection is not completed, or Certificate of Occupancy is not issued within the time specified as a condition of project approval; or
 - c. The rights granted under the permit are not exercised within one year following the earliest to occur of: issuance of a Certificate of Occupancy, or if no Certificate of Occupancy is required, the last required final inspection for the new construction. (Section 16.602.12.B.15 of the VMC).
12. The Planning and Development Services Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.12 (C.1))
13. Within five days from the action, record a Notice of Exemption with Solano County.
14. All utilities including, but not limited to, for this development all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project shall be installed underground.
15. 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 are 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 and Development Services Director
16. 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.

B. Building Division

1. Plans and permits will be required for building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of the completed Building Permit application date and required fees shall be paid at the time of application.

C. Vallejo Flood and Wastewater

Project specific conditions required prior to issuance of Building Permit (BP25-01804) - Chapel

1. Update utility/plumbing site plan to identify size and location of existing and proposed sewer laterals, cleanouts, and connections.
2. Show existing sewer mains, and manholes.
3. Identify location of all rain leaders and their connections to the sewer lateral. All existing rain leaders, scuppers, etc. shall be disconnected from the existing sewer system and drain to grade.
4. Remove existing sewer inspection pit.
5. Remove all cross connections on the sewer lateral.
6. If a stand-alone restroom is included in the scope of work:
 - a. Update plans to include the proposed size, slope, location and connection to the existing lateral servicing the primary unit.
 - b. A two-way cleanout is required within 1-3 feet of the foundation where waste plumbing exits the building. Each exit point from each structure shall have its own two-way cleanout. See VFWD Engineering detail SS-4
 - c. Replace existing 4-inch sewer lateral with new 6-inch lateral.

Project Specific conditions required prior to issuance of building permit (BP25-01805) - Quarters A and Servants Quarters

7. Update utility/plumbing site plan to reflect size and location of existing and proposed sewer laterals, cleanouts, connections. Include the laterals for Servants Quarters and Quarters A.
8. Show location of existing sewer mains and manholes.
9. Identify location of all rain leaders and their connections to the sewer lateral. All existing rain leaders, scuppers, etc. shall be disconnected from the existing sewer system and drain to grade.
10. Remove all cross connections on the sewer laterals.
11. If installing a new sewer lateral to connect to sewer main in Walnut Ave:
 - a. Identify size, slope, material, and connection of proposed sewer lateral.
 - b. A two-way cleanout is required within 1-3 feet of the foundation where waste plumbing exits the building. See VFWD Engineering detail SS-4. Show proposed cleanout.
 - c. Per VFWD standards, 6-inch sewer lateral is required for all commercial properties.
 - d. Abandon existing sewer lateral at the sewer main by removing the wye.
12. If the addition of a restroom in the Servants Quarters is included in the scope of work:
 - a. Update plans to include the proposed size, slope, location and connection to the existing lateral servicing the primary unit.
 - b. A two-way cleanout is required within 1-3 feet of the foundation where waste plumbing exits the building. Each exit point from each structure shall have its own two-way cleanout. See VFWD Engineering detail SS-4
 - c. Replace existing 4-inch sewer lateral with new 6-inch lateral.
 - d. Abandon existing sewer lateral at the sewer main by removing the wye.
13. Pre-construction CCTV inspection for all sewer mains to determine locations of existing connections to be abandoned. Inspection shall take place in the presence of VFWD staff.
14. Post-construction CCTV inspection for all sewer mains to verify proper abandonment of all sewer lateral connections.

General Conditions of Approval

15. A VFWD Connection Permit is required. Applicant shall pay all applicable plan review, administrative, inspection, and capacity fees prior to issuance of any City of Vallejo building permit and VFWD Connection Permit.
16. All sewer work shall be installed per VFWD Engineering Standards and Details.

17. Provide a standard VFWD one-way cleanout at the right of way/easement line for each lot per VFWD standards and a two-way cleanout at the building per the U.P.C. and VFWD standards.
18. Submit complete improvement plans and supporting documentation for proposed sanitary sewage and storm drainage work.
19. Provide details for the connections to existing sewer pipes and/or maintenance holes.
20. All storm drainage and sanitary sewer outside of the building shall be inspected by VFWD.
21. In the event any claim, action or proceeding is commenced naming VFWD or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from VFWD's approval of the project, the project Applicant shall defend, indemnify, and hold harmless VFWD or its agents, officers and employees, from liability, damages, penalties, costs or expense in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Vallejo, or any advisory agency to the City. The applicant shall defend such action at Applicant's sole cost and expense which includes court costs and attorney fees. VFWD shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the VFWD from participating in the defense of any claim, action, or proceeding, if VFWD bears its own attorney fees and cost, and defends the action in good faith. Applicants shall not be required to pay or perform any settlement unless the applicant in good faith approves the settlement, and the settlement imposes no direct or indirect cost on VFWD, or its agents, officers, and employees.
22. Applicant shall contact VFWD at least 72 hours prior to beginning construction, for a pre-construction meeting.
23. Existing public and private VFWD facilities damaged during construction shall be repaired by the Applicant, at his/her sole expense, to the satisfaction of VFWD.
24. The conditions set forth in this document are not all inclusive. The Applicant shall thoroughly review all VFWD, City, State, and Federal planning documents associated with this map and comply with all regulations, mitigations, and conditions set forth.



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MEMORANDUM

Date: September 3, 2025

To: Erin Hanford
Economic Development Project Manager – Mare Island Project Manager
City of Vallejo, Economic Development Department
555 Santa Clara Street
Vallejo, CA 94590

From: Kathleen McDonald, Preservation Services Manager

Project: Mare Island Facilities Major Maintenance
GA Job #2023059

Re: Standards Compliance Review – Mare Island Facilities Major Maintenance: Naval Chapel and Quarters A Improvements

Via: erin.hanford@cityofvallejo.net

Dear Erin,

The Mare Island Historic District was listed in the National Register of Historic Places in 1975, with a boundary increase in 1997. The district is significant under National Register criteria A, C, and D, in the areas of military history, industry, architecture, engineering, and historic archeology during the period from 1854-1945. Briefly, Mare Island was the first Navy yard on the West Coast and was at the forefront of ship construction and repair on the Pacific Ocean from the 1850s through World War II. In addition to its shipyard function, Mare Island was also home to an important Naval Hospital, Marine Corps detachment, and ammunition depot, and includes a very substantial stock of historic housing. It is arguably the most important Navy facility on the West Coast and was listed in the National Register at the national level of significance.

The combined scopes of work for architectural services required for rehabilitation work on the historic Naval Chapel, Quarters A, the Servant's Quarters, and the Quarters A Garage, which are contributors to the Mare Island Historic District, include (but are not limited to): the installation of a stand-alone ADA restroom at the Chapel, rehabilitation and repainting of exterior woodwork at the Chapel, rehabilitation or replacement of the sewer lateral across Chapel Park, landscape improvements to the Chapel (required for ADA), creation of an ADA entry and restroom at the Servant's Quarters, rehabilitation of the exteriors and roofs of Quarters A and the Servant's Quarters, repair of the cracked foundation at the Servant's Quarters, ADA improvements to the Quarters A yard, and roofing repair or in-kind replacement at the Quarters A Garage. The full scope is detailed on pages 4-5 of this report. The Naval Chapel is also a part of the Chapel Park Cultural Landscape, and Quarters A, the Servant's Quarters, and the Quarters A Garage are part of the Officer's Row Cultural

Innovating Tradition

Landscape. Because of the historic nature of the buildings, the proposed work must be compliant with the Secretary of Interior's Standards (SOIS) for Rehabilitation.

SITE BACKGROUND

Below are brief background descriptions for the Naval Chapel, Quarters A, the Servant's Quarters, and the Quarters A Garage. The significance summaries for each building are taken directly from the 1999 Historic American Buildings Survey (HABS) documentation for St. Peter's Chapel and for the Mare Island Historic District—aside from the description for the Quarters A Garage, which is taken from a Department of Parks and Recreation (DPR) 523A form completed for the building in 1994.*

St. Peter's Chapel (Naval Chapel)

St. Peter's Chapel is a one-story, cruciform chapel building that was designed in the Gothic style by architect Albert Sutton and constructed at the junction of Walnut and Cedar Avenues in 1901. The chapel is of wood frame construction, with brick and concrete foundations, a steep front-gabled roof, and wood shingle siding. The building form includes a rectangular nave with a cross-gabled chancel, and a rectangular sanctuary. There is an entry vestibule tower located on the north side of the front facade that has an octagonal spire and a covered porch with a front-gabled roof. The majority of the windows are Tiffany stained glass windows, while the doors are all wood paneled doors.¹

The basic rectangle containing the nave and sanctuary, as well as the tower vestibule, is dated to the original construction in 1901. After original construction in 1901, later that year the north chancel extension was added, and then the south chancel extension was added in 1904. This cruciform plan—including the extensions—was part of Sutton's original design, but was constructed in phases (likely due to funding issues). A small addition to the rear of the sanctuary was built in 1929. In 1959, a choir changing room was added on the interior of the tower—above the entry vestibule, but below the spire. Finally, in 1963, additions were constructed at the rear of each chancel wing.²

Significance

St. Peter's Chapel is significant as a key contributing element of the Mare Island Historic District, listed in the National Register of Historic Places and a National Historic Landmark, and individually, as one of the most important chapels owned by the U.S. Navy. Built in 1901, St. Peter's Chapel is the second-oldest Navy chapel in the United States and the oldest on the West Coast.* It is a handsome Shingled Gothic church, possessing an impressive display of signed Tiffany art glass windows. It also includes a nearly-complete set of original interior furnishings. The art glass windows as well as commemorative ceiling and wall tablets were contributed by the public, making St. Peter's Chapel an important memorial chapel to U.S. Navy personnel and a symbol of the sense of community that existed at the Mare Island Naval Shipyard through its many years of service. The building is almost completely unmodified, the

* **CLARIFICATION:** The Quarters A Garage (Building A-I) was not included in the HABS documentation for the property, so only the description from the DPR form was available. No statement of significance was provided in the DPR form, though the building (built 1930) does fall within the district's period of significance.

¹ Historic American Buildings Survey, *HABS No. CA-1543-C: Mare Island Naval Shipyard, St. Peter's Chapel* (Historic American Buildings Survey, 1999); City of Vallejo, Public Works Department, *Request for Proposals to Provide Design Services for Naval Chapel and Quarters A Improvements* (City of Vallejo California, 2023).

² *HABS No. CA-1543-C.*

* **CLARIFICATION:** St. Peter's was the second chapel built on a U.S. Navy property. It was preceded by the original chapel at the Naval Academy in Annapolis, which was replaced with a new building in 1904, making St. Peter's the oldest Naval chapel in the United States.

few alterations to it restricted to small additions at the rear of the building, and to incidental interior modifications, including the installation of a second story room in the vestibule, as well as the installation of new carpet, organ pipes, and lighting fixtures.³

Quarters A

Quarters A is a largely two-story Colonial Revival style building (with some one- and three-story portions) that was built, along with several officer's quarters along Officers' Row, soon after the Mare Island Naval Shipyard was established in 1854. Quarter's A was badly damaged in an earthquake in 1898, so what exists today was constructed in 1900 on the building's original foundation. The building displays its Colonial Revival style through its ornamental detailing and symmetrical facade, with a full-height, pedimented entry porch that is flanked by a one-story, flat roofed porch. The building is of wood frame construction on a raised basement and is clad in horizontal wood siding. Roof elements are mostly flat, with some hipped features. The windows are predominantly double-hung wood windows, while the doors are all wood paneled doors.⁴

The building has a high degree of integrity on the exterior, as well as interior. The only notable changes include the transition from outdoor to indoor plumbing, oil lamps to electric lighting, and carriage houses to garages. The 10,340 bricks that constitute the walkways that meander through the spacious gardens were the work of Admiral Lowry, who commanded Mare Island from 1947 to 1950. During that time he constructed all the brick pathways that interlace the gardens behind the mansion.⁵

Significance

Building A is a contributing element of the Mare Island Historic District. Building A (Quarters A) is highly significant as the key element of Captains' Row at Mare Island, a group of 12 homes built for the ranking officers assigned to the shipyard. This row of stately two-story homes was built in 1900 to replace a prior set of brick masonry senior officer family housing that was destroyed in an earthquake during 1898. Collectively, the homes of Captains' Row comprise one of the most important collections of historic military family housing anywhere in the United States. Quarters A, the home of the commandant, is sited at the center of this row, adjacent to the Headquarters (Building 47), at the end of a major east-west axis leading from the ferry slip, past the major shops, and between the Headquarters and Alden Park.⁶

Servant's Quarters (Building A-A)

The Servant's Quarters is a small, one-story, rectangular structure that was built to the south of Quarters A in 1908. The vernacular building is of wood frame construction, with a concrete foundation, a side-gabled roof, and wood board-and-batten siding. There are two circular wood vents in each gable end. The majority of the windows are six-over-six wood windows, while all of the doors are wood paneled doors, each with an awning above. Three of the doors have attached screen doors.⁷

The building was originally constructed for use as detached quarters for servants of Quarters A. The original floor plan consisted of four separate apartments, which have since been converted

³ HABS No. CA-1543-C.

⁴ Historic American Buildings Survey, HABS No. CA-1543AM – CA-1543-BC: *Mare Island Naval Shipyard Historic District* (Historic American Buildings Survey, 1999).

⁵ HABS No. CA-1543AM – CA-1543-BC; City of Vallejo, Public Works, *RFP for Naval Chapel and Quarters A Improvements*.

⁶ HABS No. CA-1543AM – CA-1543-BC.

⁷ Ibid.

into other uses because the building no longer serves as a residence. The apartment at the north end of the building was converted into a restroom, and there was a small restroom addition constructed at the rear of the building. There was also a wall added on the interior (the south wall of the hallway leading to the restroom addition) that is not historic or original to the building.⁸

Significance

Building A-A is a contributing element of the Mare Island Historic District. Building A-A is a minor contributor to the historical setting for the "Captains' Row" residential complex along Walnut Avenue at Mare Island. The Servant's Quarters behind Captains' Row illustrate the lifestyle of ranking officers at Mare Island during the early 20th century as well as that of their servants.⁹

Quarters A Garage (Building A-I)

Building A-I is a small, one-story rectangular garage located on Walnut Avenue just behind (west) of Quarters A. The building exterior is constructed of corrugated steel siding on a formed concrete foundation. The roof is medium gable and covered with corrugated steel. Windows are all double hung, 2 light wood sash, and are centered on each side. The building has 2 wood rail slider type garage doors on south side of the structure. The area of Building A-I is 610-square-feet and was built in 1930 as the garage for Quarters A.¹⁰

PROJECT SCOPE

The project under review proposes to rehabilitate the exteriors of the Naval Chapel, Quarters A, and the Servants Quarters, as well as make ADA improvements throughout the property in terms of landscape and ADA restroom facilities.

Specific work includes:

Naval Chapel

- Stand-alone accessible restroom structure with new HVAC closet and heater boiler equipment. Project to include caterer sink and replacement or rehabilitation of sewer lateral across Chapel Park connecting to system located behind Quarters H
- Refinish/refurbish/repaint siding and damaged/rotten exterior woodwork
- Site improvements required for accessibility including paved activity area and pathway to new stand-alone restroom facility
- Enhanced landscaping and irrigation improvements throughout and along new pathway
- Enhanced exterior lighting (to accent Chapel)
- Interior wall patching and painting
- Fire sprinklers
- Electrical/internet upgrade at Chapel
- Replacement of HVAC boiler (if standalone restroom with boiler not built)

⁸ Ibid.

⁹ Ibid.

¹⁰ Dave Kish, *DPR Form 523A for Building A-I (Common Name) Garage at Quarters A* (Mare Island Naval Shipyard Personnel, 1994).

Quarters A Grounds

- New irrigation and controllers throughout yard including water service lateral upgrades
- Accessible ramp (pathway) between “levels” of gardens/landscaping to integrate ramp
- Repair retaining wall
- Disconnect rainwater leaders from sewer system, drain to grade
- Enhanced landscaping throughout garden: plantings, drainage, turf
- Lighting throughout garden

Quarters A

- Repair and repaint exterior siding and trim
- Repair/replace roofing
- Electrical and plumbing service upgrades

Servant’s Quarters

- Create accessible entry and accessible restroom (changing existing window to ADA entrance door)
- Add additional single-occupancy, non-ADA compliant unisex restroom
- Repair/repaint exterior including doors and windows
- Replace/repair roof
- Repair cracked foundation
- Full remodel of interior of Servant’s Quarters
- Electrical upgrade to Servant’s Quarters with service and distribution/circuiting
- Paved area, exterior sink and privacy screen for caterer staging at exterior
- Replacement/rerouting of sewer lateral

Quarters A Garage

- Refurbish/replace galvanized metal roof

REGULATORY FRAMEWORK

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires that public or private projects financed or approved by public agencies must assess the effects of the project on historical resources. Historical resources may generally include buildings, sites, structures, objects, or districts, each of which may have historical, architectural, archaeological, cultural, or scientific significance. Under CEQA, “historical resources” include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the

preponderance of evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code, Section 5024.1, Title 14 CCR, Section 4852), including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Section 15064.5 of the CEQA Guidelines indicates a project may have a significant environmental effect if it causes "substantial adverse change" in the significance of an "historical resource" or a "unique archaeological resource" as defined or referenced in CEQA Guidelines Section 15064.5(b, c). Such changes include "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines 1998 Section 15064.5(b)).

To mitigate impacts on historic resources, CEQA Guidelines section 15126.4(b)(1) states:

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.

Secretary of the Interior's Standards for Rehabilitation

Designing to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOIS) is an accepted way to avoid unnecessary environmental impacts with relation to historic resources. According to the National Park Service, the SOIS are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect

our irreplaceable cultural resources. They cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. However, once a treatment is selected, the SOIS provide philosophical consistency to the work.¹¹

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, *Preservation*, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.¹²

Rehabilitation is the approach that has been chosen for the proposed Mare Island Facilities Major Maintenance project.

Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The following are the Secretary of the Interior's Standards for Rehabilitation:¹³

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
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.

¹¹ National Park Service: Technical Preservation Services, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, NPS website, <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>, accessed December 22, 2022.

¹² Ibid.

¹³ National Park Service: Technical Preservation Services, *Rehabilitation as a Treatment*, NPS website, <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>, accessed December 22, 2022.

3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.
10. New additions and adjacent or related new construction will 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.

City of Vallejo Municipal Code

Section 16.614.03 – Mare Island Historic District

Section 16.614.03 of the City of Vallejo Municipal Code specifies the requirements for review of projects in the Mare Island Historic District, which includes St. Peter's Chapel, Quarters A, and the Servant's Quarters. This section of the code reads as follows:

Development Review. All new construction, demolition, alteration and relocation of contributing resources, including but not limited to landscaping, signage, and fencing within the Mare Island Historic District, as defined in the Mare Island Specific Plan, shall be subject to the standards, regulations and procedures contained in the Mare Island Specific Plan, and all of its appendices, particularly:

Appendix B.1 Mare Island Historic District Project Guidelines
Appendix B.4 Design Guidelines for the Mare Island Historic District

Section 16.614.09 – Certificate of Appropriateness

Section 16.614.03(E) of the City of Vallejo Municipal Code lists the findings needed for approval of a certificate of appropriateness (CoA). The relevant findings as they relate to the alteration of existing designed resources in the Mare Island Historic District are as follows:

- E. Findings for Approval. To approve an application for a certificate of appropriateness, the architectural heritage and landmarks commission or director shall find, as applicable:
1. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.
 2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.

Mare Island Specific Plan

The Mare Island Specific Plan was developed in 1999 to provide more specific development parameters for Mare Island, and it was last amended in 2013. Appendices B.1 (adopted December 2005, amended July 2007) and B.4 (adopted June 2005) are relevant to the subject project, as they outline Historic Project Guidelines and Design Guidelines for the Mare Island Historic District, respectively.

Appendix B.1 – Historic Project Guidelines

Chapter 4 of Appendix B.1 outlines the development plan and review process for projects in the Mare Island Historic District. Section 4.4.1 of this chapter is relevant to CoA requirements for alterations of existing buildings and new construction in the district and reads as follows:

1. A CoA is required for the following types of projects:
 - a. Construction of a new building or structure and addition to an existing building, structure, or site within the Historic District;
 - b. Alteration of a contributing resource in any manner which affects the exterior architectural appearance of a building or structure including installation or alteration of any exterior sign;
 - c. Construction or alteration within the Project Site of a contributing resource or alteration of site features including, but not limited to, landscaping, fencing, walls, paving and grading;
 - d. Interior alterations of a Landmark.

Appendix B.4 – Design Guidelines for the Mare Island Historic District

Appendix B.4 contains the Design Guidelines for the Mare Island Historic District, which include guidelines for the preservation, restoration, reconstruction, and rehabilitation of historic properties as Mare Island. As the proposed Mare Island Facilities Major Maintenance Project plans rehabilitation work on the historic Naval Chapel, Quarters A, and the Servant's Quarters, which are contributors to the district, the guidelines for rehabilitation contained in "Chapter 7: Rehabilitation of Historic Properties" are relevant to the proposed project.

The following is an excerpted list of Chapter 7 of the design guidelines that are most relevant to the proposed Mare Island Facilities Major Maintenance Project:

Landscape Rehabilitation Guidelines

- 7.1 – Protect and maintain features, such as vegetation and structures, that define spatial organization.
- 7.5 – Design and install new features to respect and acknowledge the historic character. This could be an accurate restoration from documentation or a compatible new design.

Materials

- 7.7 – Historic building materials should be preserved.
- 7.8 – Protect historic material surfaces.

- 7.9 – Preserve the appearance of original facade materials.
- 7.10 – All wood surfaces should be painted or stained.
- 7.11 – Preserve original roof materials.
- 7.12 – Repair deteriorated, primary building materials by patching, piecing-in, consolidating or otherwise reinforcing them.
- 7.15 – If material replacement is necessary, use materials similar to those previously employed.
- 7.16 – Match the original in composition, scale and finish when replacing exterior siding material.
- 7.18 – Replacement roof materials for a historic structure should convey a scale and texture similar to those used traditionally.

Wood Treatment

- 7.21 – Protect wood features from deterioration.
- 7.22 – Plan repainting or re-staining carefully.
- 7.23 – Using the historic color scheme is encouraged.

Roofing

- 7.29 – Preserve the original roof form of a historic structure.
- 7.30 – Replacement roof materials for a historic structure should convey a scale and texture similar to those used traditionally.

Doors

- 7.41 – Installing a door in a new location may be considered where it does not substantially alter the character of a significant building wall.

Porches

- 7.55 – Maintain a historic porch and its detailing.

Special Features

- 7.59 – Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site should be treated with sensitivity.
- 7.60 – Preserve character-defining features which are intact.
- 7.61 – Avoid removing or altering historic material or significant architectural features.
- 7.62 – Repair features that are damaged.

Alterations

- 7.65 – Design an alteration to be compatible with the historic character of a property.

As the proposed Mare Island Facilities Major Maintenance Project plans also includes the construction of a new standalone ADA restroom adjacent to an existing contributing structure (St. Peter's Chapel), the guidelines for new construction contained in "Chapter 9: General Principles for New Construction in the Historic District" are relevant to the proposed project.

The following is an excerpted list of Chapter 9 of the design guidelines that are most relevant to the proposed Mare Island Facilities Major Maintenance Project:

New Construction

- 9.1 – Facilitate interpretation of the authentic history of the Island in new construction.
- 9.3 – Reflect the current period.
- 9.4 – Be especially sensitive to National Historic Landmark properties.
- 9.5 – Landscape designs should be in keeping with the qualities of the character area, while accommodating new uses.

EVALUATION OF COMPLIANCE WITH REGULATORY FRAMEWORK

Project Scope as it Relates to the SOIS

Naval Chapel

Repair and In-Kind Replacement

All rehabilitation work proposed, including exterior woodwork repair, interior patching and painting, and repair or replacement of the existing sewer lateral at the Chapel, will be done in accordance with the applicable SOIS #2, 5, 6, and 7. The removal of distinctive materials, features, finishes, examples of craftsmanship, spaces and spatial relationships that characterize the property will be avoided. Instead, these distinctive elements will be preserved, or repaired where needed; for example, the historic wood shingle siding will be repaired and repainted.

Repairs to the exterior woodwork and interior finishes at the Chapel are to be done in-kind to match the original in design, color, texture, and materials, and all elements are to be repainted to match the existing. Where the level of deterioration is too severe for repair, replacement of these elements will be done in-kind and painted to match the existing where necessary. Any harmful chemical or physical treatments—such as sandblasting—will be avoided during rehabilitation, and instead, treatments will use the gentlest means possible. The sewer lateral is not a character-defining feature of the site, so it will be repaired or replaced as necessary, with no negative effects to any of the Chapel's character-defining features.

Alterations, Additions, and New Construction

In accordance with the applicable SOIS #3, 9 and 10, none of the proposed alterations, additions, or new construction—including the construction of the stand-alone ADA restroom at the rear of the Chapel—would create a false sense of historic development or require the removal of historic materials or alteration of features and spaces that characterize the property.

The design of the new stand-alone restroom at the Chapel will be differentiated from the historic building, yet compatible with it in terms of materials, massing, size, and scale. The new building would not impair the essential form and integrity of the historic property, as it is located in an inconspicuous location at the rear of the Chapel and could easily be removed in the future. The current utility shed that would be removed to make way for the new building is not historic, according to a 2014 Mare Island Cultural Landscape Report (CLR) that was done for the Chapel. The CLR did recommend that the non-historic utility shed be retained, but it also made the statement that non-historic features should be removed if it would not affect character-defining features, and any new features were designed to be compatible with the historic property.¹⁴ The removal of the utility shed will not affect any character-defining features of the site, and it will be replaced with a compatible stand-alone ADA restroom.

Landscape Improvements

All landscape improvements proposed around the property for ADA purposes and general enhancements will be done in accordance with applicable SOIS #3, 9, and 10. All ADA ramps, ADA paths, and paving areas for use during small events at the Chapel have been designed to avoid having an impact on any existing character-defining landscape elements—such as existing slopes and pathways—and would require minimal re-grading, so that the form of the historic site will be unimpaired.

The new paving materials will be differentiated from, yet compatible with, the old and will not add conjectural features from other historic properties. The material used for the new paving

¹⁴ Denise Bradley, *Mare Island Cultural Landscape Report: Final Chapel Park* (prepared for Lennar Mare Island, March 2014).

will be stamped concrete, which will be dyed a darker color so that it does not stand out or distract from the existing paving, and the stamped pattern will be compatible with the pattern of the existing paving. If the proposed paved areas are removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. It should be noted that the existing hexagonal pavers and bricks used for the pathways around the Chapel are character-defining features of Chapel Park, but not necessarily of the Chapel building itself, as they are not original to the building's design; however, no changes are proposed to the existing paving.

The new drip irrigation system will be installed sensitively in regard to the property's historic character and features, will not impair the essential form and integrity of the historic property, will avoid as much visual impact as possible, and could easily be removed in the future.

Quarters A Grounds

Landscape Improvements

All landscape improvements proposed around the property for ADA purposes and general enhancements will be done in accordance with applicable SOIS #3, 9, and 10. All ADA ramps, ADA paths, and paving areas for caterer use during events on the Quarters A grounds, as well as new landscape lighting in the garden, new irrigation and controllers throughout the yard (including water lateral service upgrades), and disconnecting rainwater leader from the sewer systems to drain at grade, have been designed to avoid having an impact on any existing character-defining landscape elements—such as existing slopes, and the historic brick pathways laid around the grounds—and would require minimal re-grading, so that the form of the historic site will be unimpaired.

The new paving materials will be differentiated from, yet compatible with, the old and will not add conjectural features from other historic properties. If the proposed paved areas are removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The upgrades to the landscape lighting and new irrigation and lateral upgrades in the garden will be done sensitively in regard to the property's historic character and features, will not impair the essential form and integrity of the historic property, will avoid as much visual impact as possible, and could easily be removed in the future. In terms of the new exterior lighting, this will actually be designed to further enhance the features of the garden, but the electrical fixtures themselves will be located in such a way to avoid as much visual impact as possible.

Quarters A

Repair and In-Kind Replacement

All rehabilitation work proposed, including repair and repainting at the exterior and roof repair or replacement at Quarters A, will be done in accordance with the applicable SOIS #2, 5, 6, and 7. The removal of distinctive materials, features, finishes, examples of craftsmanship, spaces and spatial relationships that characterize the property will be avoided. Instead, these distinctive elements will be preserved, or repaired where needed; for example, the historic siding on the building is to be repaired and repainted.

Repairs to the exterior envelope and the roofing at Quarters A are to be done in-kind to match the original in design, color, texture, and materials, and all exterior envelope elements are to be repainted to match the existing. Where the level of deterioration is too severe for repair, replacement of these elements will be done in-kind and painted to match the existing where

necessary. Any harmful chemical or physical treatments—such as sandblasting—will be avoided during rehabilitation, and instead, treatments will use the gentlest means possible.

The upgrades to the electrical service will be done sensitively in regard to the property's historic character and features, will not impair the essential form and integrity of the historic property, will avoid as much visual impact as possible, and could easily be removed in the future.

Servant's Quarters

Repair and In-Kind Replacement

All rehabilitation work proposed, including repair and repainting at the exterior, roof repair or replacement, and foundation repair at the Servant's Quarters, will be done in accordance with the applicable SOIS #2, 5, 6, and 7. The removal of distinctive materials, features, finishes, examples of craftsmanship, spaces and spatial relationships that characterize the property will be avoided. Instead, these distinctive elements will be preserved, or repaired where needed; for example, the historic wood board and batten siding on the building is to be repaired and repainted.

Repairs to the exterior envelope, the composition shingle roofing, and the cracked foundation at the Servants Quarters are to be done in-kind to match the original in design, color, texture, and materials, and all wood elements are to be repainted to match the existing. Where the level of deterioration is too severe for repair, replacement of these elements will be done in-kind and painted to match the existing where necessary. The sewer lateral is not a character-defining feature of the site, so it will be replaced or rerouted as necessary, with no negative effects to any of the Servant's Quarter's character-defining features. Any harmful chemical or physical treatments—such as sandblasting—will be avoided during rehabilitation, and instead, treatments will use the gentlest means possible.

Alterations, Additions, and New Construction

In accordance with the applicable SOIS #1, 3, 9 and 10, none of the proposed alterations, additions, or new construction—including the creation of the ADA entry and restroom, installation of an exterior catering sink and privacy screen, and interior remodeling at the Servant's Quarters—would create a false sense of historic development or require the complete removal of historic materials or alteration of features and spaces that characterize the property. Instead, the proposed design requires minimal change to its distinctive materials, features, spaces, and spatial relationships of the Servant's Quarters.

The new ADA entry and ADA restroom proposed at the Servant's Quarters does involve replacing an existing window with an ADA entry door; however, this window is located on the rear elevation, which is not a primary, character-defining elevation of the building. Additionally, the replacement of the window with a door will not impair the overall form and integrity of the historic property. The proposed ADA restroom and the non-ADA restroom will occupy a space in the building that was historically a bedroom but is currently used for storage; this space does not particularly characterize the building, as it was historically one of four bedrooms on the interior and no longer displays that use—this means the building's historic character will not be impaired by the conversion. Additionally, the conversion of the space to restroom use will not affect the appearance of the exterior of the building—apart from the new entry on the rear of the building—and will not require the removal of any historic interior walls, so the essential form and integrity of the building will be unimpaired.

The proposed exterior catering sink would be located within a cabinet, in order to prevent unauthorized use of the sink, and the cabinet will be attached to the exterior of the existing bump-out addition on the west elevation. The bump-out addition is not original to the building,

so attaching the cabinet to the exterior of the addition will not affect any character-defining features of the Servant's Quarters. The cabinet will match the bump-out addition in materiality, so that it does not stand out, and it will be shielded from view by a proposed privacy screen.

The interior remodel at the Servant's Quarters will consist of plaster repair, repainting, installation of new flooring, and the removal of a non-historic interior wall, as well as possible window and door repair (as necessary) and the installation of new light fixtures in accordance with the applicable SOIS #2, 5, 6 and 7. The removal of distinctive materials, features, finishes, examples of craftsmanship, spaces and spatial relationships that characterize the property will be avoided. Instead, distinctive elements will be preserved, or repaired where needed; for example, the interior plaster is to be repaired and repainted, as are any windows and doors in need of repair. Repairs to the interior finishes and features at the Servants Quarters are to be done in-kind to match the original in design, color, texture, and materials. The existing flooring and light fixtures that would be replaced are not historic features, and neither is the wall that is proposed for removal.

Quarters A Garage

Repair and In-Kind Replacement

All rehabilitation work proposed, including roof refurbishment or replacement at the Quarters A Garage, will be done in accordance with the applicable SOIS #2, 5, and 6. The removal of distinctive materials, features, finishes, examples of craftsmanship, spaces and spatial relationships that characterize the property will be avoided. Repairs to the galvanized metal roofing at Quarters A are to be done in-kind to match the original in design, color, texture, and materials. Where the level of deterioration is too severe for repair, replacement of the roofing will be done in-kind.

Evaluation of Compliance with the SOIS

The following are the Secretary of the Interior's Standards (SOIS) for Rehabilitation, each with a summary of compliance for the proposed work at the Naval Chapel, the Quarters A Grounds, Quarters A, the Servant's Quarters, and the Quarters A Garage:¹⁵

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

Naval Chapel

The use for the Naval Chapel is to remain the same as it is currently, so this standard does not apply.

Quarters A Grounds

The use for the Quarters A Grounds is to remain the same as it is currently, so this standard does not apply.

Quarters A

The use for Quarters A is to remain the same as it is currently, so this standard does not apply.

Servant's Quarters

The proposed ADA interior restroom and non-ADA interior restroom for the Servant's Quarters will occupy a space in the building that was historically a bedroom but is

¹⁵ National Park Service: Technical Preservation Services, *Rehabilitation as a Treatment*, <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>, accessed December 22, 2022.

currently used for storage; this space is not particularly distinctive to the building, so the building's distinctive materials, features, spaces, and spatial relationships will not be impaired by the conversion. The proposed scope for the Servant's Quarters is in compliance with Standard 1.

Quarters A Garage

The use for the Quarters A Garage is to remain the same as it is currently, so this standard does not apply.

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.**

Naval Chapel

Character-defining historic features, such as the exterior woodwork and interior finishes at the Naval Chapel, are to be preserved or repaired in-kind and repainted to match the existing. The existing utility shed that is to be removed to make way for the new stand-alone ADA restroom is not historic, and the new restroom will be located in the same general location as the existing shed, as to not be obtrusive when viewing the Chapel from the front facade. The proposed scope for the Naval Chapel is in compliance with Standard 2.

Quarters A Grounds

The proposed new ADA ramps and ADA paths, paving areas, landscape lighting, and new irrigation and lateral upgrades will be designed sensitively in regard to the distinctive features and spatial relationships. The proposed scope for the Quarters A Grounds is in compliance with Standard 2.

Quarters A

Character-defining historic features, such as the exterior siding, trim, and roofing at Quarters A, are to be rehabilitated or repaired in-kind and refinished as necessary to match the existing. The proposed scope for Quarters A is in compliance with Standard 2.

Servant's Quarters

Character-defining historic features, such as the exterior siding and trim, shingle roofing, and interior finishes at the Servant's Quarters, are to be rehabilitated or repaired in-kind and refinished as necessary to match the existing. The interior flooring and light fixtures to be replaced and the interior wall that is to be removed are not historic. The proposed exterior catering sink cabinet will be attached to a non-historic rear addition. The new ADA entry and ADA restroom proposed at the interior involves replacing an existing historic window with an ADA entry door; however, this window is located on the rear elevation, so it is not a primary or character-defining elevation. The proposed scope for the Servant's Quarters is in compliance with Standard 2.

Quarters A Garage

Character-defining historic features, such as the corrugated metal roofing at Quarters A, is to be rehabilitated or repaired in-kind and refinished as necessary to match the existing. The proposed scope for Quarters A is in compliance with Standard 2.

3. **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.

Naval Chapel

None of the proposed scope including the new stand-alone ADA restroom, ADA ramps and ADA paths, and paving areas will create a false sense of historical development or add conjectural features or elements from other historic properties. The proposed elements in the scope will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible and unobtrusive to the historic property. The proposed scope for the Naval Chapel is in compliance with Standard 3.

Quarters A Grounds

None of the proposed landscape improvements including the ADA ramps, ADA paths, and paving areas will create a false sense of historical development or add conjectural features or elements from other historic properties. The proposed elements will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible and unobtrusive to the historic property. The proposed scope for the Quarters A Grounds is in compliance with Standard 3.

Quarters A

The scope for Quarters A only includes repair to existing historic materials and upgrades to existing building systems. There are no changes proposed in the scope that would create a false sense of historical development. The proposed scope for Quarters A is in compliance with Standard 3.

Servant's Quarters

None of the proposed scope including the new ADA interior restroom, new non-ADA interior restroom, exterior catering sink cabinet, ADA ramps and ADA paths, and paving areas will create a false sense of historical development or add conjectural features or elements from other historic properties. The proposed elements in the scope will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible and unobtrusive to the historic property. The proposed scope for the Servant's Quarters is in compliance with Standard 3.

Quarters A Garage

The scope for the Quarters A Garage only includes repair or in-kind replacement of existing roofing material. There are no changes proposed in the scope that would create a false sense of historical development. The proposed scope for the Quarters A Garage is in compliance with Standard 3.

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

Naval Chapel

None of the historic additions and alterations at the Naval Chapel are proposed for removal or alteration, so proposed scope for the Naval Chapel is in compliance with Standard 4.

Quarters A Grounds

There are no known historically significant changes at the Quarters A Grounds that are proposed for removal or alteration, so this standard does not apply.

Quarters A

There are no known historically significant changes at Quarters A that are proposed for removal or alteration, so this standard does not apply.

Servant's Quarters

There are no known historically significant changes at the Servant's Quarters that are proposed for removal or alteration, so this standard does not apply.

Quarters A Garage

There are no known historically significant changes at the Quarters A Garage that are proposed for removal or alteration, so this standard does not apply.

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

Naval Chapel

The removal of character-defining materials, features, finishes, and construction techniques that characterize the Naval Chapel will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the historic wood shingle siding and interior plaster finishes will be repaired and repainted in-kind. The proposed scope for the Naval Chapel is in compliance with Standard 5.

Quarters A Grounds

The removal of character-defining materials, features, finishes, and construction techniques that characterize the Quarters A Grounds will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the historic brick path in front of the Servant's Quarters will be preserved. The proposed scope for the Quarters A Grounds is in compliance with Standard 5.

Quarters A

The removal of character-defining materials, features, finishes, and construction techniques that characterize Quarters A will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the historic wood siding will be repaired and repainted. The proposed scope for Quarters A is in compliance with Standard 5.

Servant's Quarters

The removal of character-defining materials, features, finishes, and construction techniques that characterize the Servant's Quarters will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the historic wood board-and batten siding and interior finishes will be repaired and repainted. The proposed scope for the Servant's Quarters is in compliance with Standard 5.

Quarters A Garage

The removal of character-defining materials, features, finishes, and construction techniques that characterize the Quarters A Garage will be avoided. Instead, these distinctive elements will be preserved, repaired, or replaced in-kind where needed; for example, the corrugated metal roofing will be repaired or replaced in-kind. The proposed scope for the Quarters A Garage is in compliance with Standard 5.

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.**

Naval Chapel

Distinctive historic features that have deteriorated, such as the exterior woodwork and interior plaster finishes at the Naval Chapel, are to be repaired in-kind and repainted to match the existing. Where deterioration is severe, these elements will be replaced in-kind to match the existing historic features. The sewer lateral is not a character-defining feature of the site, so it will be repaired or replaced as necessary, with no negative effects to any of the Chapel's character-defining features. The proposed scope for the Naval Chapel is in compliance with Standard 6.

Quarters A Grounds

The main historic features of the Quarters A Grounds—the historic brick pathways—are to be preserved and do not appear to be in a deteriorated condition that would necessitate repair or replacement. The proposed scope for the Quarters A Grounds is in compliance with Standard 6.

Quarters A

Distinctive historic features that have deteriorated, including the exterior siding, trim, and roofing at Quarters A, are to be repaired in-kind and refinished as necessary to match the existing. Where deterioration is severe, these elements will be replaced with like materials to match the existing historic features to the best extent possible. The proposed scope for Quarters A is in compliance with Standard 6.

Servant's Quarters

Distinctive historic features that have deteriorated, such as the exterior siding and trim and the interior wall finishes, the non-historic shingle roofing at the Servant's Quarters, as well as the cracked foundation, are to be repaired in-kind and refinished as necessary to match the existing. Where deterioration is severe, these elements will be replaced in-kind to match the existing features. The proposed scope for the Servant's Quarters is in compliance with Standard 6.

Quarters A Garage

Distinctive historic features that have deteriorated, including the corrugated metal roofing at the Quarters A Garage, are to be repaired in-kind and refinished as necessary to match the existing. Where deterioration is severe, the roofing will be replaced with like materials to match the existing historic features to the best extent possible. The proposed scope for the Quarters A Garage is in compliance with Standard 6.

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.**

Naval Chapel

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation of existing materials at the Naval Chapel, and instead, treatments will use the gentlest means possible (such as limited use of mild paint strippers). The proposed scope for the Naval Chapel is in compliance with Standard 7.

Quarters A Grounds

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation work on the Quarters A Grounds, and instead, treatments will use the gentlest means possible. The proposed scope for the Quarters A Grounds is in compliance with Standard 7.

Quarters A

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation of existing materials at Quarters A, and instead, treatments will use the gentlest means possible (such as limited use of mild paint strippers). The proposed scope for Quarters A is in compliance with Standard 7.

Servant's Quarters

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation of existing materials at the Servant's Quarters, and instead, treatments will use the gentlest means possible (such as limited use of mild paint strippers). The proposed scope for the Servant's Quarters is in compliance with Standard 7.

Quarters A Garage

Any harmful chemical or physical treatments—such as sandblasting—will not be used during rehabilitation work on the Quarters A Garage, and instead, treatments will use the gentlest means possible. The proposed scope for the Quarters A Garage is in compliance with Standard 7.

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

Naval Chapel

There are no known archaeological resources at the Naval Chapel. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

Quarters A Grounds

There are no known archaeological resources at the Quarters A Grounds. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

Quarters A

There are no known archaeological resources at Quarters A. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

Servant's Quarters

There are no known archaeological resources at the Servant's Quarters. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

Quarters A Garage

There are no known archaeological resources at the Quarters A Garage. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.**

Naval Chapel

None of the proposed scope including the new stand-alone ADA restroom, ADA ramps and ADA paths, and paving areas will destroy character-defining features of the Naval Chapel. The proposed new construction, ADA improvements, and paving in the scope will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible in materiality, size scale, and proportion. The location of the new restroom is proposed on the least visible elevation of the site. The proposed scope for the Naval Chapel is in compliance with Standard 9.

Quarters A Grounds

None of the proposed scope including the new ADA ramps and ADA paths, paving areas, and lighting and sprinkler systems upgrades will destroy character-defining features of the Quarters A Grounds. The proposed ADA improvements and paving in the scope will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible in materiality, size scale, and proportion. The proposed ramp will be built into the existing sloped lawn area, and so will be integrated into the existing character-defining slope, rather than altering it. The proposed scope for the Quarters A Grounds is in compliance with Standard 9.

Quarters A

There are no new additions, exterior alterations, or related new construction proposed at Quarters A, so this standard does not apply.

Servant's Quarters

The proposed addition, alteration, and new construction scope for the Servant's Quarters requires minimal change to its distinctive materials, features, spaces, and spatial relationships. The new ADA entry and ADA restroom proposed at the interior does involve replacing an existing historic window with an ADA entry door; however, this window is located on the rear elevation, so the impact on historic features is minimal and not easily discernable from the front character-defining elevation. The proposed exterior catering sink cabinet (attached to a non-historic rear addition) will be designed as to be unobtrusive to the historic building. The interior flooring and light fixtures to be replaced and the wall that is to be removed are not historic features. The proposed addition, alteration, and new construction in the scope will be constructed with contemporary materials that can be differentiated from the historic features, yet compatible in materiality, size scale, and proportion. The proposed scope for the Servant's Quarters is in compliance with Standard 9.

Quarters A Garage

There are no new additions, exterior alterations, or related new construction proposed at the Quarters A Garage, so this standard does not apply.

10. **New additions and adjacent or related new construction will 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.**

Naval Chapel

The proposed new stand-alone ADA restroom, ADA paths, and paving areas will be designed sensitively in regard to the building's character-defining features, will not impair the essential form and integrity of the Naval Chapel property, will avoid as much visible impact as possible (the new restroom will be located on the least visible elevation of the site), and could easily be removed in the future. The proposed scope for the Naval Chapel is in compliance with Standard 10.

Quarters A Grounds

The proposed new ADA ramps and ADA paths, paving areas, and landscape lighting and sprinkler system upgrades will be designed sensitively in regard to the building's character-defining features, will not impair the essential form and integrity of the Quarters A Grounds, will avoid as much visible impact as possible, and could easily be removed in the future. The proposed scope for the Quarters A Grounds is in compliance with Standard 10.

Quarters A

There are no new additions or related new construction proposed at Quarters A, so this standard does not apply.

Servant's Quarters

The proposed new ADA entry and ADA interior restroom, new non-ADA interior restroom, exterior catering sink cabinet, and interior remodeling will be designed sensitively in regard to the building's character-defining features, will not impair the essential form and integrity of the Servant's Quarters property, will avoid as much visible impact as possible, and could easily be removed in the future. The proposed scope for the Servant's Quarters is in compliance with Standard 10.

Quarters A Garage

There are no new additions or related new construction proposed at the Quarters A Garage, so this standard does not apply.

SOIS Compliance Summary and Concurrence with CEQA

Garavaglia Architecture, Inc. finds the proposed Mare Island Facilities Major Maintenance project at the Naval Chapel, Quarters A Grounds, Quarters A, and Servant's Quarters to be compliant with all 10 of the Secretary of the Interior's Standards for Rehabilitation. Each historic building and site will retain the design features and character-defining elements that express their historic significance and integrity as contributors to the Mare Island Historic District. In accordance with CEQA Guidelines section 15126.4(b)(1), since the project complies with the SOIS for Rehabilitation, "the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant." Because the Mare Island Facilities Major Maintenance project adheres to the SOIS and each building and site will retain historic significance and integrity as contributors to the historic district, eligibility for continued listing in the National Register will be maintained and the proposed project will not cause a significant adverse impact under CEQA.

Evaluation of Compliance with the City of Vallejo Municipal Code

In accordance with City of Vallejo Municipal Code section 16.614.09(E)(1), as it relates to CoA approvals in the Mare Island Historic District, the Mare Island Facilities Major Maintenance project is compliant with the SOIS for Rehabilitation (as discussed above). In regards to Municipal Code section 16.614.09(E)(2) and section 16.614.03, the project is also compliant with

the standards, regulations, and procedures of the Mare Island Specific Plan (as discussed below). Therefore, the project complies with the City of Vallejo Municipal Code.

Evaluation of Compliance with the Mare Island Specific Plan

The Mare Island Facilities Major Maintenance project is compliant with the standards, regulations, and procedures of the Mare Island Specific Plan, including all of the applicable guidelines contained in Appendix B.1 “Historic Project Guidelines” and Appendix B.4 “Design Guidelines for the Mare Island Historic District.” The project meets the requirements for a CoA according to Appendix B.1 section 4.4.1, and as discussed above, the project meets the CoA approval requirements outlined in Municipal Code section 16.614.09(E)(1). The City of Vallejo’s Design Guidelines for the Mare Island Historic District use the SOIS as a foundation and employ the same historic preservation concepts and approaches as the SOIS; therefore, because the Mare Island Facilities Major Maintenance project meets all 10 of the SOIS for Rehabilitation, it also meets the intent of the Design Guidelines for the Mare Island Historic District. Consequently, the project complies with the Mare Island Specific Plan.

CONCLUSION

Garavaglia Architecture, Inc. concludes that the proposed Mare Island Facilities Major Maintenance project at the Naval Chapel, Quarters A Grounds, Quarters A, and Servant’s Quarters is compliant with the Secretary of the Interior’s Standards for Rehabilitation, the City of Vallejo Municipal Code, and the Mare Island Specific Plan. The Naval Chapel, Quarters A Grounds, Quarters A, and Servant’s Quarters will retain the design features and character-defining elements that express their historic significance and integrity as contributors to the Mare Island Historic District. The proposed project will not cause a significant adverse impact to any historical resources under CEQA.

PROFESSIONAL QUALIFICATIONS

Kathleen McDonald

Ms. McDonald meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History. She has 7 years of experience in the field of historic preservation, and she has completed a wide variety of projects ranging from large-scale surveys and community outreach down to standards compliance review for individual buildings.

Ms. McDonald's specific project expertise includes major involvement and direction in the projects listed, contributing expertise in historic and archival research, identification and documentation of historic resources, existing condition analysis and treatment recommendations, and compliance with the Secretary of the Interior's Standards.

Recent projects in which she has managed or had major research or technical involvement with include:

- Geneva Office Building Standards Compliance Review, San Francisco, CA
- 201 Baden Avenue Standards Compliance Review, South San Francisco, CA
- 455 Magnolia Standards Compliance Review, Larkspur, CA
- 47 Madrone Avenue Standards Compliance Review, Larkspur, CA
- Vintage Towers Standards Compliance Review, San Jose, CA
- 923-925 4th Street Standards Compliance Review, San Rafael, CA
- 604 Milverton Road Standards Compliance Review, Los Altos, CA
- 727 Miramontes Street Standards Compliance Review, Half Moon Bay, CA
- 715 Bridgeway Certificate of Appropriateness and Standards Compliance Review, Sausalito, CA
- Five Wounds Historic Resource Survey, San Jose, CA
- Travis Air Force Base Historic Preservation Treatment Plan for Hangar 810, Fairfield, CA
- Pond Farm Condition Assessment Report for the Marguerite Wildenhain Residence, Guerneville, CA
- Alcatraz Wharf Rehabilitation Historic Preservation Treatment Plan, San Francisco, CA
- Odello Creamery Historic Structure Report, Carmel, CA
- Laguna House Historic Structure Report, Santa Cruz, CA
- 44 Sunnyside Avenue Historic Resource Evaluation, Campbell, CA
- 300 Alexander Avenue Historic Resource Evaluation, Larkspur, CA

Ms. McDonald received her Master of Historic Preservation and Bachelor of Design in Architecture from the University of Florida. Ms. McDonald then interned with the Preservation Foundation of Palm Beach, Florida, before working for the City of Key West, Florida, as a historic preservation planner. She began working for Garavaglia Architecture in September 2022.



NEW Greyscale Logo.jpg

CITY OF VALLEJO MARE ISLAND FACILITIES MAJOR MAINTENANCE NAVAL CHAPEL & QUARTERS A PROJECT NO. PW9442



DRAWING INDEX

- ARCHITECTURAL:**
- A-0.00 COVER SHEET
 - A-0.01 GENERAL NOTES
 - A-1.11 SITE PLAN - NAVAL CHAPEL
 - A-1.12 SITE PLAN - SERVANT'S QUARTERS
 - A-1.13 SITE PLAN - QUARTERS A
 - A-2.01 FLOOR PLAN - NAVAL CHAPEL
 - A-2.02 ROOF PLAN - NAVAL CHAPEL
 - A-2.03 FLOOR PLANS - QUARTERS A
 - A-2.04 ROOF PLAN - QUARTERS A
 - A-2.05 FLOOR PLANS - SERVANT'S QUARTERS
 - A-3.01 EXT. ELEVATIONS - NAVAL CHAPEL
 - A-3.02 EXT. ELEVATION - ST PETER'S CHAPEL
 - A-3.03 EXT. ELEVATION - ST PETER'S CHAPEL
 - A-3.04 EXT. ELEVATIONS - QUARTERS A
 - A-3.04A HABS PHOTOS - QUARTERS A
 - A-3.05 EXT. ELEVATIONS - QUARTERS A
 - A-3.05A HABS PHOTOS - QUARTERS A
 - A-3.06 EXT. ELEVATIONS - SERVANT'S QTRS
 - A-4.11 ENLARGED PLANS & EXTERIOR ELEVATIONS

CODE INFORMATION

- BUILDING CODE: CODE INFORMATION**
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS
- OCCUPANCY:**
- CHAPEL - A3 (ASSEMBLY)
 - QUARTERS A - A3 (HOUSE MUSEUM)
 - SERVANTS QUARTERS - A3 (HOUSE MUSEUM)
- ZONING:**
- SP-4 MARE ISLAND
- CONSTRUCTION TYPE:**
- TYPE V-B
- FIRE PROTECTION:**
- CHAPEL BUILDING IS SPRINKLERED
 - QUARTERS A BUILDING IS NOT SPRINKLERED
 - SERVANTS QTRS BUILDING IS NOT SPRINKLERED

PROJECT DESCRIPTION: ST. PETER'S (NAVAL) CHAPEL:

- PRIMARY SCOPE:**
- STAND-ALONE ACCESSIBLE RESTROOM STRUCTURE WITH NEW HVAC CLOSET AND CHAPEL HEATER BOILER EQUIPMENT. PROJECT TO INCLUDE CATERER SINK AND REPLACEMENT OR REHABILITATION OF SEWER LATERAL ACROSS CHAPEL PARK CONNECTING TO SYSTEM LOCATED BEHIND QUARTERS H
 - REFINISH / REFURBISH / REPAINT SIDING AND DAMAGED / ROTTEN EXTERIOR WOODWORK
 - SITE IMPROVEMENTS REQUIRED FOR ACCESSIBILITY INCLUDING PAVED ACTIVITY AREA AND PATHWAY TO NEW STAND-ALONE RESTROOM FACILITY
- ADDITIVE SCOPE:**
- ENHANCED LANDSCAPING AND IRRIGATION IMPROVEMENTS THROUGHOUT AND ALONG NEW PATHWAY
 - ENHANCED EXTERIOR LIGHTING (TO ACCENT CHAPEL)
 - INTERIOR WALL PATCHING AND PAINTING
 - FIRE SPRINKLERS
 - ELECTRICAL/INTERNET UPGRADE AT CHAPEL
 - REPLACEMENT OF HVAC BOILER (IF STANDALONE RESTROOM WITH BOILER NOT BUILT)

QUARTERS A GROUNDS:

- PRIMARY SCOPE:**
- NEW IRRIGATION AND CONTROLLERS THROUGHOUT YARD INCLUDING WATER SERVICE LATERAL UPGRADES
 - ACCESSIBLE RAMP (PATHWAY) BETWEEN "LEVELS" OF GARDENS / LANDSCAPING TO INTEGRATE RAMP
 - REPAIR RETAINING WALL
 - DISCONNECT RAINWATER LEADERS FROM SEWER SYSTEM, DRAIN TO GRADE
- ADDITIVE SCOPE:**
- ENHANCED LANDSCAPING THROUGHOUT GARDEN: PLANTINGS, DRAINAGE, TURF
 - LIGHTING THROUGHOUT GARDEN

QUARTERS A:

- PRIMARY SCOPE:**
- REPAIR AND REPAINT EXTERIOR SIDING AND TRIM
 - REPAIR / REPLACE ROOFING
- ADDITIVE SCOPE:**
- ELECTRICAL AND PLUMBING SERVICE UPGRADES
- SERVANT'S QUARTERS:**
- CREATE ACCESSIBLE ENTRY AND ACCESSIBLE RESTROOM (CHANGING EXISTING WINDOW TO ADA ENTRANCE DOOR)
 - ADD ADDITIONAL SINGLE-OCCUPANCY, NON-ADA COMPLIANT UNISEX RESTROOM
 - REPAIR / REPAINT EXTERIOR INCLUDING DOORS AND WINDOWS
 - REPLACE / REPAIR ROOF
 - REPAIR CRACKED FOUNDATION
 - FULL REMODEL OF INTERIOR OF SERVANT'S QUARTERS
 - ELECTRICAL UPGRADE WITH SERVICE AND DISTRIBUTION / CIRCUITING
 - PAVED AREA, EXTERIOR SINK AND PRIVACY SCREEN FOR CATERER STAGING AT EXTERIOR
 - REPLACEMENT / REROUTING OF SEWER LATERAL

QUARTERS A GARAGE:

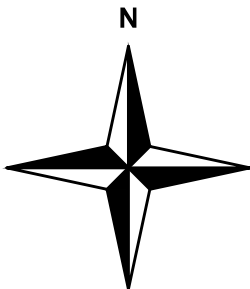
- ADDITIVE SCOPE:**
- REFURBISH / REPLACE GARAGE GALVANIZED METAL ROOF

PROJECT DIRECTORY

- OWNER:**
- CITY OF VALLEJO
 - 555 SANTA CLARA STREET
 - VALLEJO, CA 94590
 - CONTACT: ERIN HANFORD
 - TEL: 707.648.5406
 - EML: Erin.Hanford@cityofvallejo.net
- ARCHITECT:**
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 - GARAVAGLIA ARCHITECTURE, INC.
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 - CONTACT: AMBROSE WONG
 - TEL: 415.391.9633
 - FAX: 415.391.9647
 - EML: ambrose@garavaglia.com
- CIVIL:**
- BKF ENGINEERS.
 - 1646 N. CALIFORNIA BLVD., SUITE 400
 - WALNUT CREEK, CA 94596
 - CONTACT: NORM DYER
 - TEL: 925.940.2214
 - FAX: 650.280.0309
 - EML: ndyer@bkf.com
- STRUCTURAL:**
- T&S ENGINEERING
 - 1171 HOMESTEAD ROAD,
 - SUITE 275
 - SANTA CLARA, CA 95050
 - CONTACT: BRYAN CURTIS
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 - TEL: 415.963.4303EXT. 100
 - FAX: 415.963.4341
 - EML: rosanna@edesignc.com
- LANDSCAPE:**
- PATRICIA CULLINAN LANDSCAPE DESIGN
 - 425 DENMARK STREET
 - SONOMA, CA 95476
 - CONTACT: PATRICIA CULLINAN
 - TEL: 805.801.6625
 - EML: patriciacullinan@att.net
- COST ESTIMATION:**
- LELAND SAYLOR ASSOCIATES
 - 1777 OAKLAND BLVD, SUITE 103
 - WALNUT CREEK, CA 94596
 - CONTACT: JEFF SAYLOR
 - TEL: 925.330.2642
 - FAX: 415.291.3201
 - EML: jsaylor@lelandsaylor.com

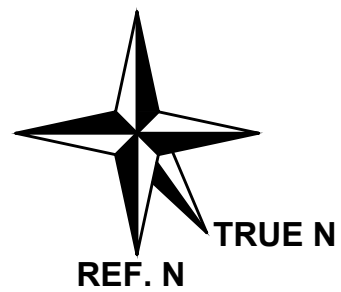
- ADDRESS:**
- ST. PETER'S (NAVAL) CHAPEL
 - 1181 WALNUT AVE, VALLEJO, CA 94592
- LOCATIONS:**
- GROUNDS OF ADMIRAL'S MANSION
 - (QUARTERS A & SERVANTS QUARTERS)
 - 1065 WALNUT AVE, VALLEJO, CA 94592

PROJECT LOCATION



APPROVED FOR CONSTRUCTION CITY OF VALLEJO PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION	
PE STAMP	
FERNANDO BRAVO, INTERIM CITY ENGINEER DATE: MONTH, DATE, YEAR	

REVIEWS		8/15/25		BY		DATE	
AHLIC REVIEW							
PROJECT NO:		PW9442		DRAWN BY:		HA	
CHECKED BY:		AW		DATE:		04/22/2024	
DRAWING NO:		XX		SCALE:		XX	
SHEET #		A0.00		OF # SHEETS			



SHEET NOTES

1.

EXISTING STRUCTURE LOCATION, SITE FEATURES, &WALKWAYS ARE BASED ON FIELD MEASUREMENTS.
2.

(E) PAVED PEDESTRIAN PATHS ARE TO REMAIN, UON; ALL PATHS IMMEDIATELY ADJACENT TO AREA OF WORK OR USED FOR CREW CIRCULATION / MATERIAL TRANSPORT ARE TO BE PROTECTED FOR DURATION OF SCOPE OF WORK.
3.

(E) FENCING TO REMAIN, UON.
4.

MATERIALS STORAGE, EXTERIOR WORK AREA,&PATH OF TRAVEL FOR CREW CIRCULATION / MATERIAL TRANSPORT TO BE COORDINATED WITH&APPROVED BY CITY.
5.

REPLACE EXISTING LANDSCAPE IRRIGATION FOR THE ENTIRE PROJECT AREA, AND PROVIDE IRRIGATION FOR NEW LANDSCAPING AREAS. LAWNS SHALL RECEIVE SPRINKLERS, AND PLANTING AREAS SHALL BE ON DRIP IRRIGATION. INSTALL MULTI-ZONE IRRIGATION CONTROLLER FOR ENTIRE AREA WITH EXPANSION FOR LANDSCAPING / IRRIGATION TO OAK AVENUE. PROVIDE WATER, AND CONTROL-WIRE STUB OUTS FOR THE OAK AVENUE EXPANSION ZONE.
6.

COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

- 1

(E) HISTORIC BLDG, TO REMAIN; SEE PLANS FOR SPECIFIC SCOPE OF WORK.
- 2

REMOVE (E) ROOFING MATERIALS DOWN TO (E) SHEATHING. INSTALL (N) COMP. SHINGLE ROOFING PER NARCA STANDARDS.SSD FOR ROOF SHEATHING TREATMENT.
- 3

(E) OPENING IN FENCE TO REMAIN.
- 4

(N) PAVED ACCESSIBLE PATH.
- 5

(N) LANDSCAPING, SEE PLANTING PLAN.
- 6

(N) LANDSCAPED SCREEN.
- 7

(N) PERMEABLE PAVER PATIO.
- 8

(N) LEVEL LANDING AT ACCESSIBLE ENTRY.
- 9

OPTIONAL EXTENSION OF (N) ACCESSIBLE PATH @ THE WEST SIDE OF BUILDING TO STREET.
- 10

(E) BRICK HISTORIC PATH TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 11

INSTALL (N) CONCRETE RAMP @1:12 MAX SLOPE W/ PAINTED STEEL TUBE HANDRAILS ABOVE RAISED CONCRETE CURB EACH SIDE.
- 12

INSTALL 12" HANDRAIL EXTENSIONS AT TOP AND BOTTOM OF EACH RAMP RUN, & CONTINUOUS AT EACH INTERIOR RAILING AT INTERMEDIATE LANDINGS.
- 13

(N) INTERMEDIATE LANDING W/ RAISED CONCRETE CURB.
- 14

REFERENCE LINE PARALLEL TO SIDE OF (E) SERVANT'S QUARTERS BUILDING.
- 15

LINE OF EXTENT OF LEVEL LANDING.
- 16

ALIGN (N) PATH EDGE W/ (E) PATH EDGE AT (E) PATIO PAVING.
- 17

(E) CONCRETE PAVED PATIO TO REMAIN.
- 18

(E) HISTORIC CONCRETE STAIR TO REMAIN AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 19

INSTALL (N) PAINTED GALV. STEEL TUBE HANDRAIL EACH SIDE OF STAIR AFTER REMOVING (E) HANDRAIL AND SUPPORT POSTS.
- 20

(E) HISTORIC SHED TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 21

(N) STEP TRANSITION FROM (E) BRICK PATH DOWN TO (N) INTERMEDIATE LANDING.
- 22

(E) BIRDBATH TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 23

(E) IN-GRADE UTILITY VAULT TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 24

(E) TREE STUMP TO BE REMOVED COMPLETE IN PREPARATION FOR (N) RAMP.
- 25

LINE OF EDGE OF (E) HISTORIC BRICK PATH.
- 26

(N) SHED ROOFED ENCLOSURE FOR (N) SINK & DRAINBOARD W/ COMP. SHINGLE ROOFING TO MATCH MAIN ROOF.
- 27

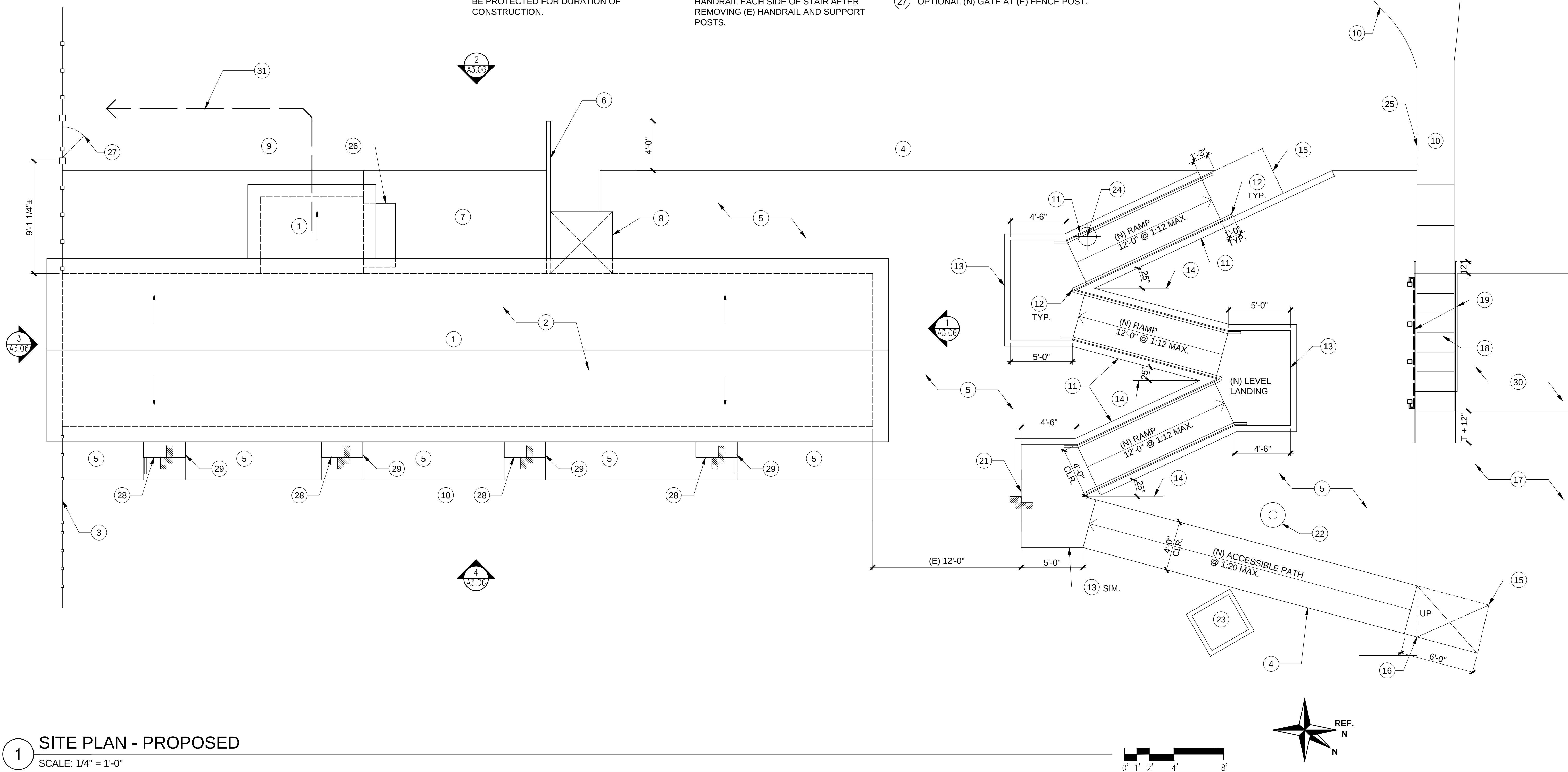
OPTIONAL (N) GATE AT (E) FENCE POST.
- 28

(E) STEP UP LANDING AT (E) DOOR.
- 29

(E) SHEET METAL CANOPY ABOVE (E) DOOR TO BE CLEANED AND REPAINTED.
- 30

(E) SLOPED PLANTER.
- 31

REPLACEMENT / REROUTING OF SEWER LATERAL.



1 SITE PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	BY	DATE
8/15/25		
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CARAVAGLIA ARCHITECTURE

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www.caravaglia.com

CITY OF VALLEJO

MARE ISLAND FACILITIES MAJOR MAINTENANCE

SITE PLAN - SERVANT'S QUARTERS

PROJECT NO: PW9442

DRAWN BY: HA

CHECKED BY: AW

DATE: 04/22/2024

DRAWING NO: XX

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

SHEET #

A1.12

OF # SHEETS

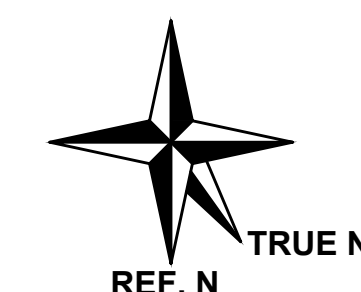
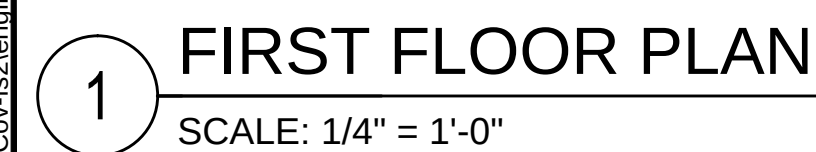
\\cov-is2-engineer\m\ENGINEERING\CITY ENGINEER\CITY Engineer - August 2022 to Present\Assistant Engineers Academy\John\CAD\24x36 Template.dwg

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
3. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS&LINK TO ADDITIONAL INFORMATION.
4. ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY&NEED TO BE VERIFIED IN FIELD PRIOR TO BEING USED FOR AREA/QUANTITY DETERMINATION.
5. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

ADDITIVE SCOPE NOTES

6. INTERIOR WALL PATCHING AND PAINTING.

- 1 (E) "DOGHOUSE" MECHANICAL SHED & EQUIPMENT TO BE REMOVED. (E) UTILITY LINE CONNECTIONS TO BUILDING TO BE REROUTED TO (N) MECHANICAL ROOM. SEE ENGINEERING DRAWINGS.
- 2 (E) HISTORIC PATHWAYS TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 3 (E) GAS METER TO BE RELOCATED TO THE SOUTHEAST CORNER OF (N) TOILET ROOM STRUCTURE. COORDINATE WITH UTILITY COMPANY.
- 4 (N) PREFABRICATED, STAND-ALONE ACCESSIBLE TOILET ROOM STRUCTURE W/ A MECHANICAL ROOM HAVING A STAINLESS STEEL SINK & DRAINBOARD. BASIS OF DESIGN IS GREENFLUSH - ASPEN. COMPLETE UNIT TO BE INSTALLED PER MANUF'S REQUIREMENTS. SEE 16/A4.11.
- 5 LINE OF ROOF OVERHANG.
- 6 INSTALL (N) PERMEABLE PAVER PATIO/PATH.
- 7 (N) PAVED ACCESSIBLE PATH, SLOPE TO BE 1:20 MAX.
- 8 ALIGN EDGE OF ACCESSIBLE PATH TO CORNER OF CONCRETE SLAB.
- 9 (N) RWL TO SPLASHBLOCKS AT GRADE.
- 10 (E) PLANTER AREAS TO REMAIN, SEE PLANTING PLAN.
- 11 (E) ELECTRICAL METER PANEL TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.



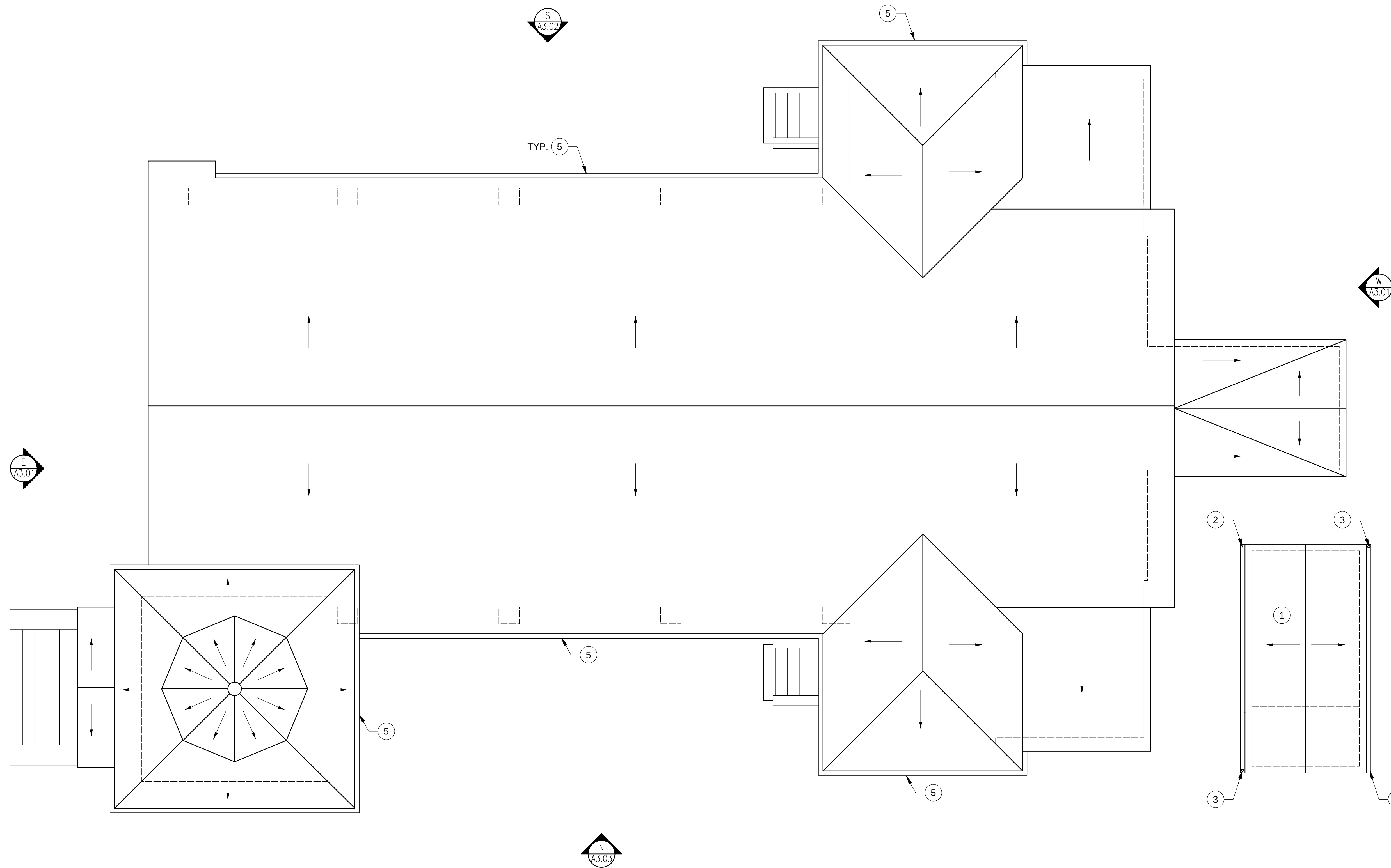
SHEET NOTES

- 1 PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
- 2 NO PROPOSED WORK AT (E) CHAPEL ROOF.
- 3 ALL PLUMBING&MECHANICAL PENETRATIONS @ (N) STAND-ALONE RESTROOM MUST BE FLASHED WEATHERTIGHT TO ROOF ASSEMBLY PER SMACNA STANDARDS.
- 4 COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

[illegible]

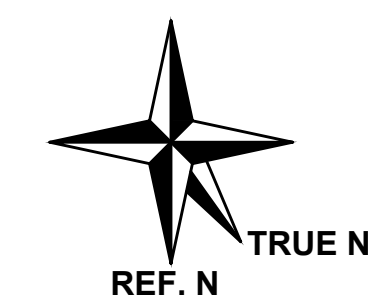
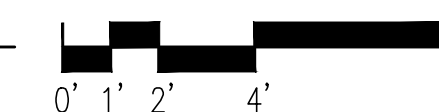
KEY NOTES

- 1 (N) 30-YR., CLASS "A" COMP SHINGLE ROOFING W/ PATTERN AND COLOR TO MATCH (E) ROOFING ON CHAPEL BUILDING.
- 2 (N) 4" OGEE, GALV SHEET METAL GUTTER PAINTED.
- 3 (N) 2" DIA, GALV SHEET METAL RWL, PAINTED W/ SPLASH BLOCK AT GRADE
- 4 (E) WOOD SHINGLE ROOFING @ CHAPEL TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 5 REMOVE ALL DEBRIS FROM AND CLEAN (E) WOOD GUTTERS, RESEAL ALL JOINTS W/ PAINTABLE SEALANT. INSTALL (N) DEBRIS SCREEN O/ ALL GUTTERS TO KEEP OUT TREE DEBRIS.



ROOF PLAN

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



CITY OF VALLEJO
MARE ISLAND FACILITIES MAJOR MAINTENANCE
ROOF PLAN - NAVAL CHAPEL

PROJECT NO:

PW9442
DRAWN BY:

HA
CHECKED BY:

CHECKED BY:
AW

DATE:
04/22/2024

DRAWING NO:

SCALE:

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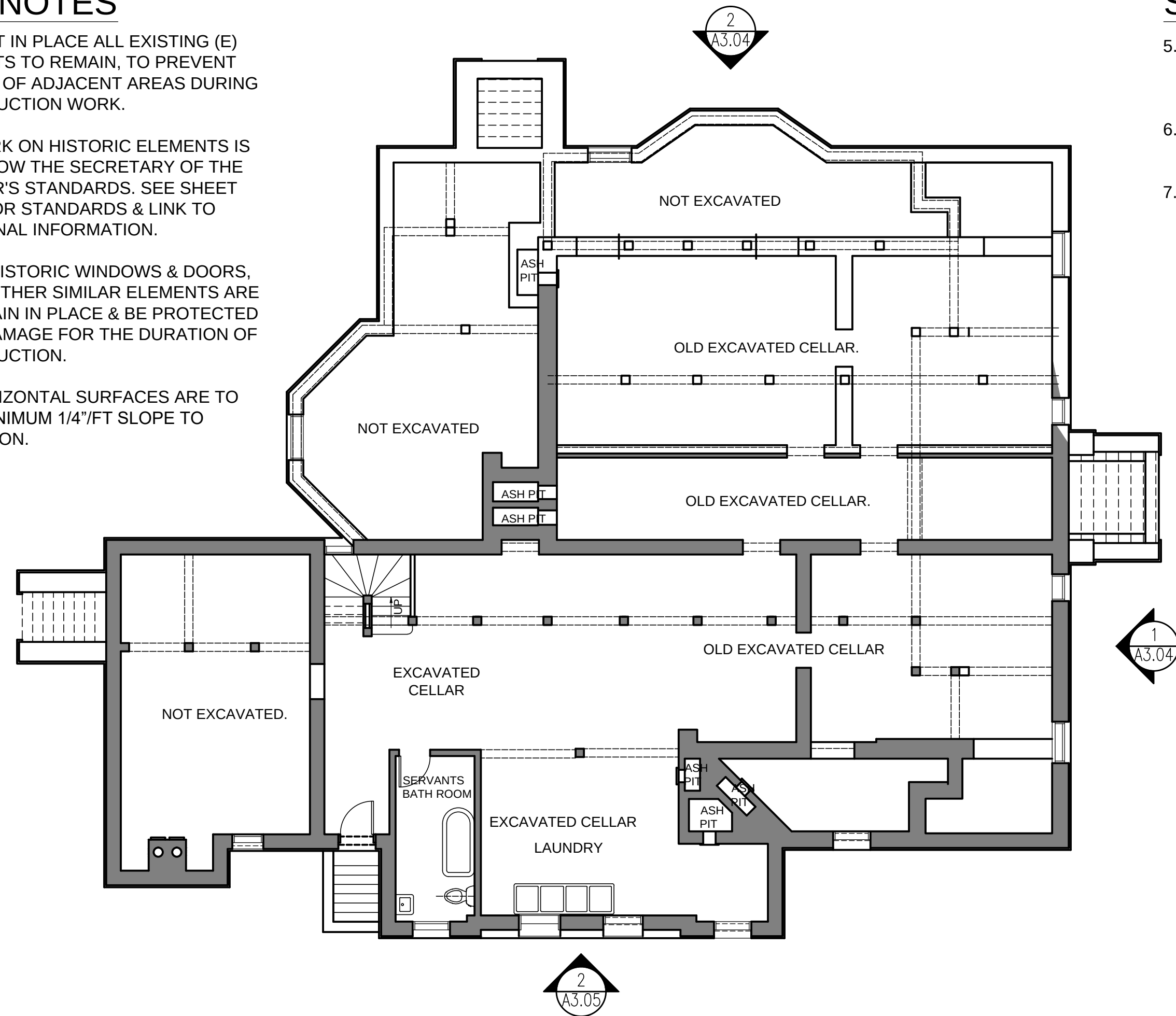
SHEET #

A2.02

OF # SHEETS

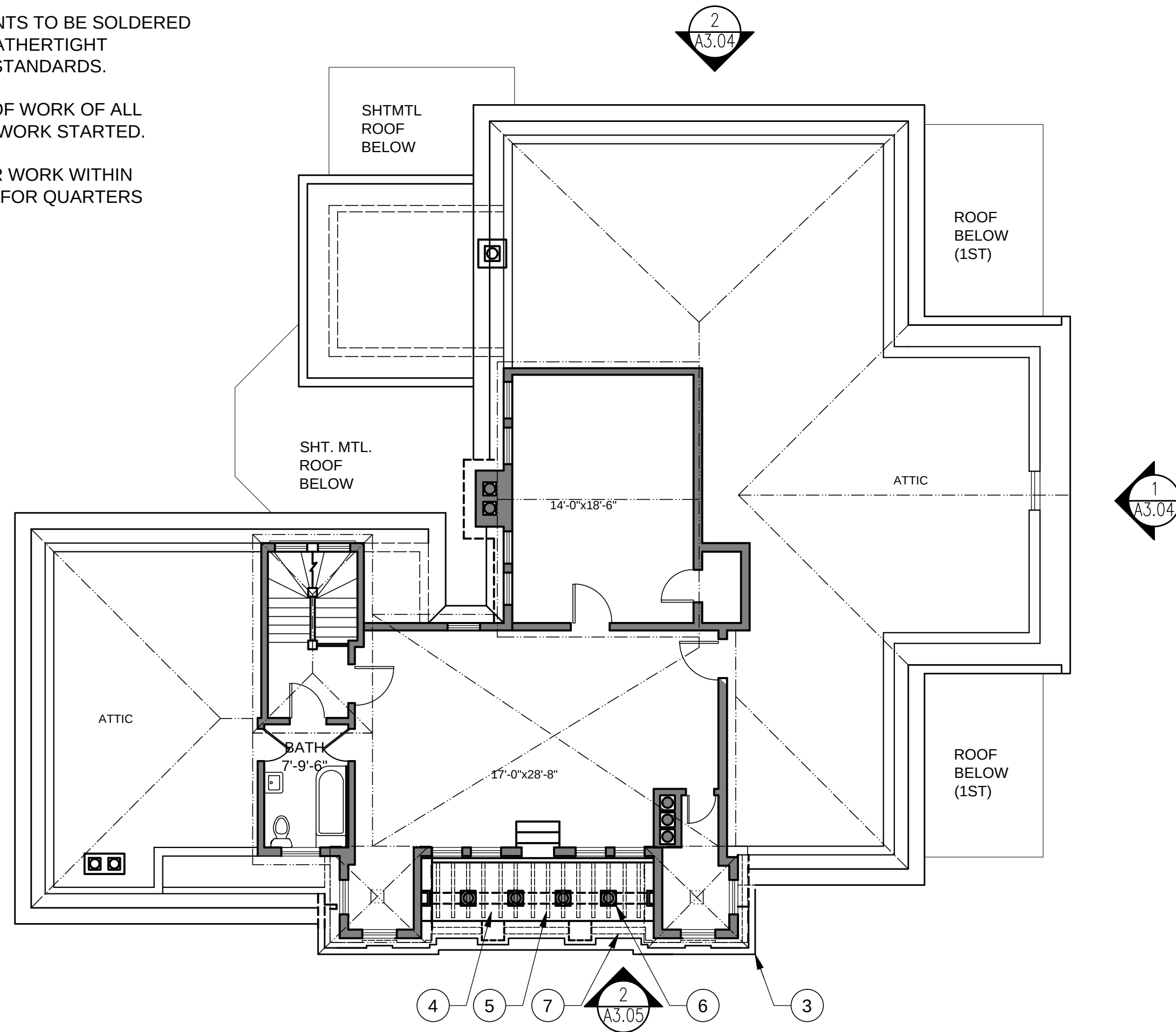
SHEET NOTES

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS & LINK TO ADDITIONAL INFORMATION.
3. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
4. ALL HORIZONTAL SURFACES ARE TO HAVE MINIMUM 1/4"/FT SLOPE TO DRAIN, UON.



SHEET NOTES

5. ALL SHEET METAL JOINTS TO BE SOLDERED OR SEALED TO BE WEATHERTIGHT FOLLOWING SMACNA STANDARDS.
6. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.
7. THERE IS NO INTERIOR WORK WITHIN THIS PROJECT SCOPE FOR QUARTERS A.



KEY NOTES

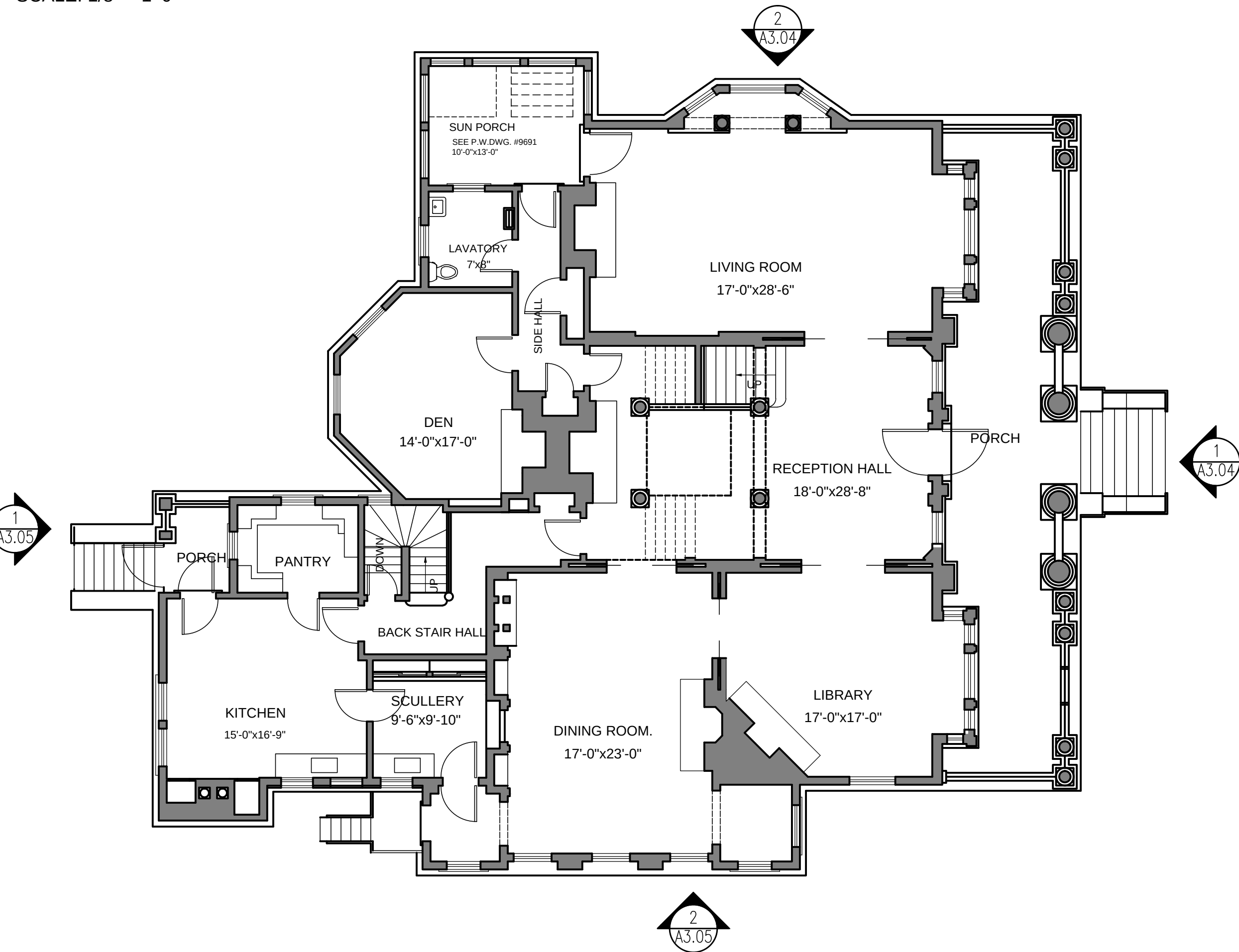
1. OUTLINE OF (E) SOFFIT BELOW FRONT GABLE OVERHANG. CLEAN ALL SURFACES, PREP AND REPAINT.
2. STRIP ALL (E) COATINGS OFF OF (E) SHEET METAL ROOFING. CLEAN OFF ALL SURFACE CORROSION REMOVING ANY LOOSE MATERIAL AND TREAT SURFACE CORROSION W/ RUST CONVERTING SOLUTION. REPLACE LARGE NON-SERVICEABLE AREAS HAVING THROUGH CORROSION, AND SOLDER IN REPLACEMENT SECTIONS. ALL REPLACEMENT SHEET METAL TO BE HOT DIPPED GALV. SEAL FULL SHEET METAL ROOF SURFACE W/ (N) WATERPROOF COATING.
3. (E) INTEGRAL SHEET METAL GUTTER TO BE STRIPPED OF ALL COATINGS, INCLUDING ALL ROLL ROOFING PATCHES. CLEAN OFF ALL SURFACE CORROSION REMOVING ANY LOOSE MATERIAL AND TREAT SURFACE CORROSION W/ RUST CONVERTING SOLUTION. REPLACE LARGE NON-SERVICEABLE AREAS HAVING THROUGH CORROSION, AND SOLDER IN REPLACEMENT SECTIONS. ALL REPLACEMENT SHEET METAL TO BE HOT DIPPED GALV. SEAL FULL RUN OF SHEET METAL GUTTER W/ (N) WATERPROOF COATING.
4. STRIP ALL (E) COATINGS OFF OF (E) SHEET METAL BALCONY DECK. CLEAN OFF ALL SURFACE CORROSION REMOVING ANY LOOSE MATERIAL AND TREAT SURFACE CORROSION W/ RUST CONVERTING SOLUTION. REPLACE LARGE NON-SERVICEABLE AREAS HAVING THROUGH CORROSION, AND SOLDER IN REPLACEMENT SECTIONS. ALL REPLACEMENT SHEET METAL TO BE HOT DIPPED GALV. SEAL FULL SHEET METAL BALCONY SURFACE W/ (N) WATERPROOF COATING RATED FOR LIGHT PEDESTRIAN TRAFFIC.
5. STRIP ALL PAINT FROM (E) WOOD TRELLIS. PATCH & REPAIR WOOD DAMAGE OF TRELLIS ELEMENTS. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ANY ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD SHOULD BE IN-KIND BUT AT MINIMUM MUST BE NATURALLY WEATHER & PEST RESISTANT. PREP AND REPAINT.
6. STRIP ALL PAINT FROM (E) WOOD TRELLIS SUPPORT COLUMNS. PATCH & REPAIR WOOD DAMAGE OF COLUMN BASE, SHAFT, AND CAPITAL. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ANY ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD SHOULD BE IN-KIND BUT AT MINIMUM MUST BE NATURALLY WEATHER & PEST RESISTANT. PREP AND REPAINT.
7. STRIP ALL (E) COATINGS OFF OF (E) SHEET METAL ROOFING. CLEAN OFF ALL SURFACE STRIP ALL PAINT FROM (E) WOOD RAILING. PATCH & REPAIR WOOD DAMAGE OF CAP OR BALUSTERS. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ANY ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD SHOULD BE IN-KIND BUT AT MINIMUM MUST BE NATURALLY WEATHER & PEST RESISTANT. PREP AND REPAINT.
8. DISCONNECT (E) RAINWATER LEADERS FROM (E) SEWER SYSTEM, DRAIN TO GRADE.

BASEMENT PLAN

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

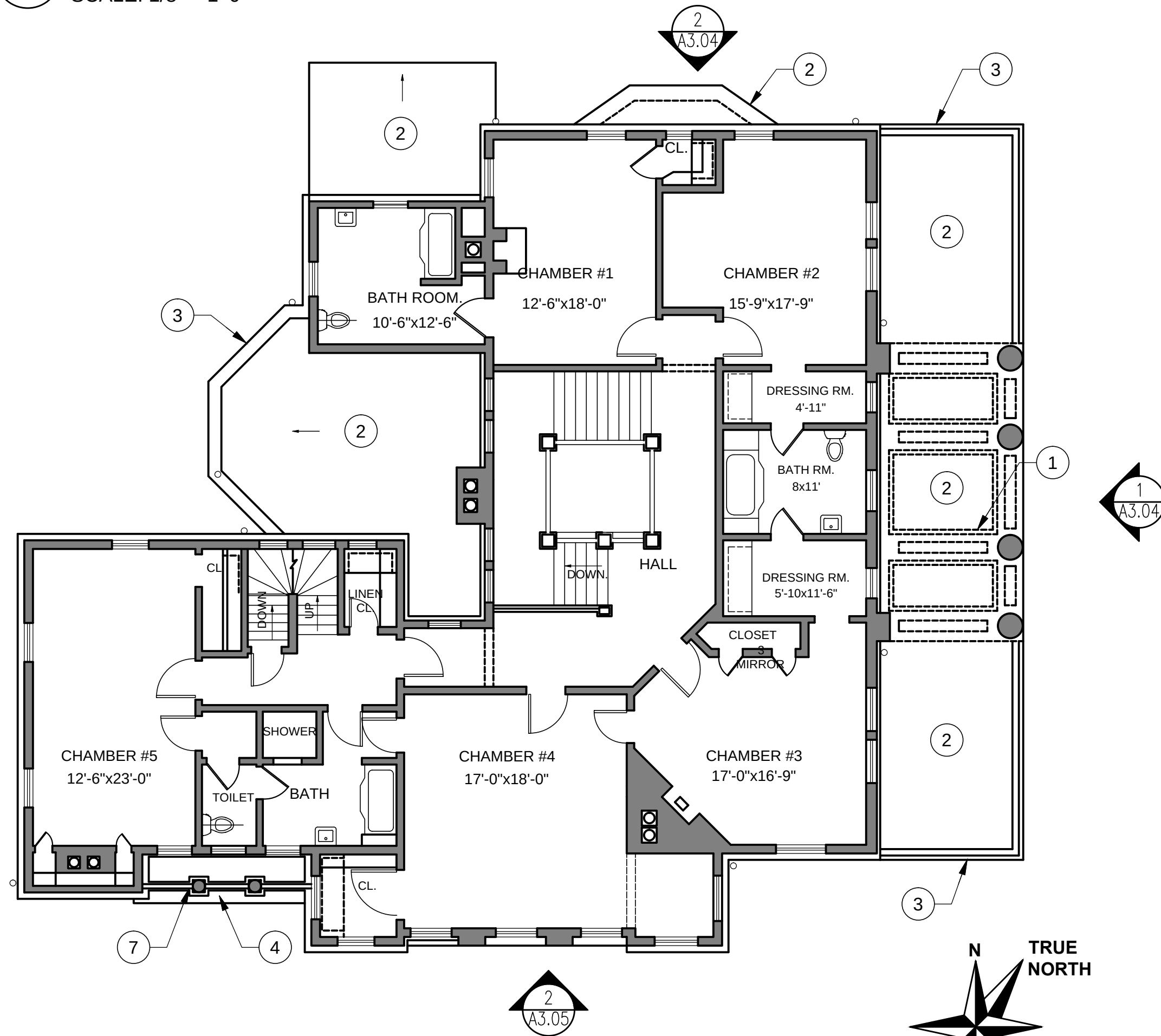
ATTIC & ROOF PLAN

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



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

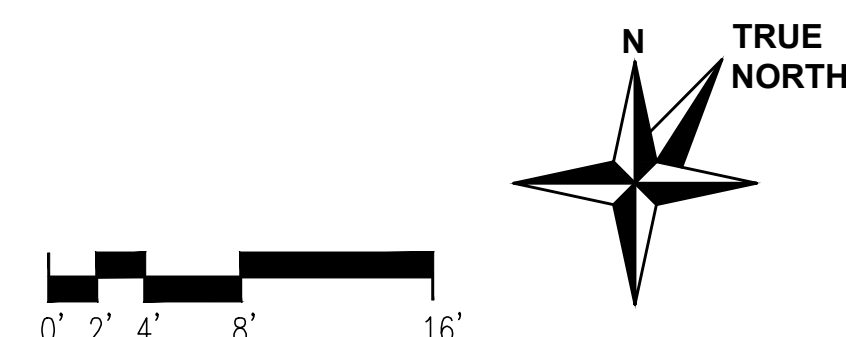
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- 6 PROVIDE&INSTALL (N) HOT DIPPED, GALV SHEET METAL CRICKET W/ GALV SHEET METAL COUNTER FLASHING SET INTO MORTAR JOINT W/ HOOKED METAL EDGE, THEN FILL JOINT WITH SEALANT.
- 7 CONTRACTOR TO HAVE A CHEMICAL ANALYSIS CONDUCTED ON HISTORIC MORTAR TO DETERMINE (E) MIX, WHICH WILL BE USED FOR REPOINTING. REPOINT ALL EXISTING MORTAR JOINTS; REPOINT JOINTS W/ MIX MORTAR MATCHING HISTORIC MIX.



1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS & LINK TO ADDITIONAL INFORMATION.
3. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
4. ALL HORIZONTAL SURFACES ARE TO HAVE MINIMUM 1/4"/FT SLOPE TO DRAIN, UON.
5. ALL SHEET METAL JOINTS TO BE SOLDERED OR SEALED TO BE WEATERTIGHT FOLLOWING SMACNA STANDARDS.
6. ALL PLUMBING&MECHANICAL PENETRATIONS MUST BE FLASHED WEATERTIGHT TO ROOF ASSEMBLY PER SMACNA STANDARDS.
7. PROVIDE REQUIRED HIGH /LOW ATTIC VENTILATION PER CBC SECTION 1202.2.1 W/ FREE AREA NOT LESS THAN 1/300 OF ATTIC AREA.
8. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.
9. THERE IS NO INTERIOR WORK WITHIN THIS PROJECT SCOPE FOR QUARTERS A.

- 1 REMOVE (E) COMP SHINGLE ROOFING MATERIALS, AND FLASHING DOWN TO (E) SHEATHING, REPLACING ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. INSTALL (N) CLASS "A" COMP SHINGLE ROOFING PER NRCA STANDARDS. INSTALL (N) SHT MTL FLASHING AT ROOF TO WALL JOINTS AND AT EAVE EDGES PER NRCA STANDARDS.
- 2 STRIP ALL (E) COATINGS OFF OF (E) SHEET METAL ROOFING. CLEAN OFF ALL SURFACE CORROSION REMOVING ANY LOOSE MATERIAL AND TREAT SURFACE CORROSION W/ RUST CONVERTING SOLUTION. REPLACE LARGE NON-SERVICEABLE AREAS HAVING THROUGH CORROSION, AND SOLDER IN REPLACEMENT SECTIONS. ALL REPLACEMENT SHEET METAL TO BE HOT DIPPED GALV. SEAL FULL SHEET METAL ROOF SURFACE W/ (N) WATERPROOF COATING.
- 3 (E) INTEGRAL SHEET METAL GUTTER TO BE STRIPPED OF ALL COATINGS, INCLUDING ALL ROLL ROOFING PATCHES. CLEAN OFF ALL SURFACE CORROSION REMOVING ANY LOOSE MATERIAL AND TREAT SURFACE CORROSION W/ RUST CONVERTING SOLUTION. REPAIR OR REPLACE CONNECTORS TO RWLS. REPLACE LARGE NON-SERVICEABLE AREAS HAVING THROUGH CORROSION, AND SOLDER IN REPLACEMENT SECTIONS. ALL REPLACEMENT SHEET METAL TO BE HOT DIPPED GALV. SEAL FULL RUN OF SHEET METAL GUTTER W/ (N) WATERPROOF COATING.
- 4 PROVIDE&INSTALL (N) STEPPED, HOT DIPPED GALV SHEET METAL COUNTER FLASHING @ CHIMNEY, SET INTO RAKED&CLEANED OUT MORTAR JOINT W/ HOOKED METAL EDGE, THEN FILL JOINT WITH SPECIFIED SEALANT.
- 5 PROVIDE&INSTALL (N) HOT DIPPED GALV SHEET METAL ARCH TOP CAP W/ INTEGRAL SPARK ARRESTOR SCREEN HAVING WIRE MESH OF 1/2" GRID MAX AND 3/8" GRID MIN. PAINT FINISH TO MATCH BRICK COLOR.





- SHEET NOTES

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. DEMOLISH & REMOVE COMPLETE, ITEMS SHOWN NOTED FOR DEMOLITION.
3. ALL (E) HISTORIC BRICK PATHS TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
4. REFER TO ARCHITECTURAL GENERAL NOTES, & SPECIFICATIONS FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS.
5. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE, UON, & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
6. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR GENERAL NOTES & SECRETARY OF THE INTERIOR'S STANDARDS.
7. ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY & NEED TO BE VERIFIED IN FIELD PRIOR TO BEING USED FOR AREA/QUANTITY DETERMINATION.
8. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

- 1 (N) PAVED ACCESSIBLE PATH TO RESTROOMS.
- 2 (N) PAVED LEVEL LANDING
- 3 REMOVE & SALVAGE (E) WINDOW SASH AND FRAME COMPLETE. TAG ALL PARTS FOR ORIGINAL LOCATION. TRANSFER COMPLETE UNIT TO STORAGE LOCATION PER CITY INSTRUCTION.
- 4 CUT AND REMOVE WALL BELOW (E) WINDOW OPENING TO INSTALL (N) ACCESSIBLE DOOR SET AT (E) WINDOW LOCATION.
- 5 (N) ACCESSIBLE UNISEX TOILET ROOM.
- 6 (N) UNISEX TOILET ROOM
- 7 (N) PARTITION & DOOR TO CREATE (N) WATER HEATER & STORAGE CLOSET.
- 8 ENLARGE (E) DOORWAY TO BE A CASED OPENING.
- 9 REMOVE (E) NON-HISTORIC FRAMED WALL COMPLETE.
- 10 REMOVE (E) SHOWER STALL, AND RELOCATE (E) LAVATORY TO CORNER ADJACENT TO (E) TOILET.
- 11 (E) BRICK HISTORIC PATH TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 12 (N) BOARD & BATTEN ENCLOSURE, FOR (N) SINK & DRAINBOARD, WITH SIDING TO MATCH (E).
- 13 (N) 4'-0" LONG, STAINLESS STEEL SINK AND DRAIN BOARD WITH INTEGRAL BACK SPLASH.
- 14 REMOVE AND REPLACE (E) FLOORING
- 15 PATCH & REPAIR (E) WALL AND CEILING FINISHES, PREP AND REPAINT, TYP.
- 16 PATCH & REPAIR (E) WOOD TRIM, PREP AND REPAINT, TYP.
- 17 PATCH & REPAIR (E) DOORS, INCLUDING (E) HARDWARE FOR PROPER FUNCTION, TYP. ADD FULL PERIMETER WEATHER STRIPPING AT EXTERIOR DOORS. TYP.

AHLC REVIEW			81525
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CITY OF VALLEJO
MARE ISLAND FACILITIES MAJOR MAINTENANCE
FLOOR PLANS - SERVANT'S QUARTERS

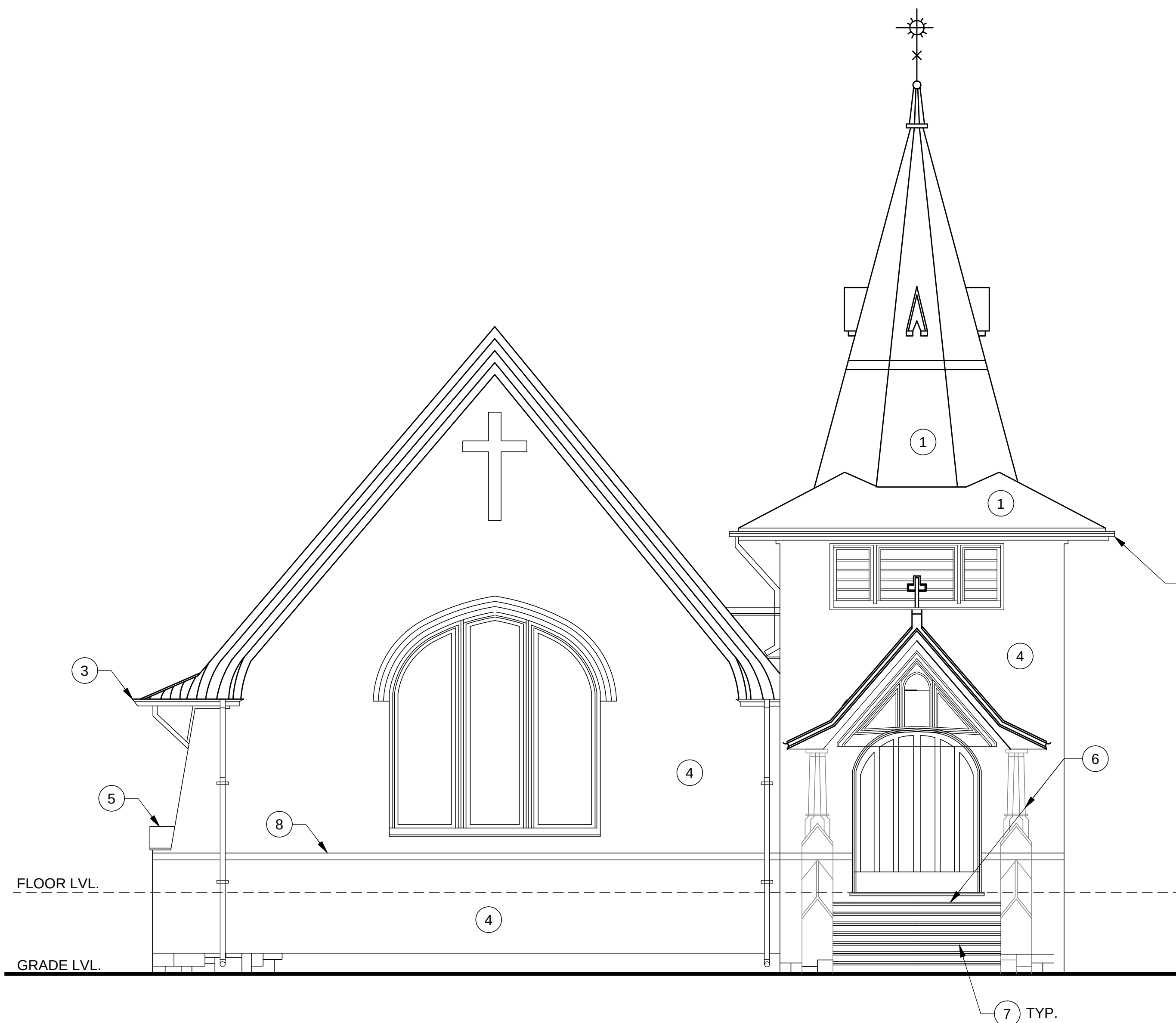
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CHECKED BY: AW
DATE: 04/22/2024
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OF # SHEETS

SHEET NOTES

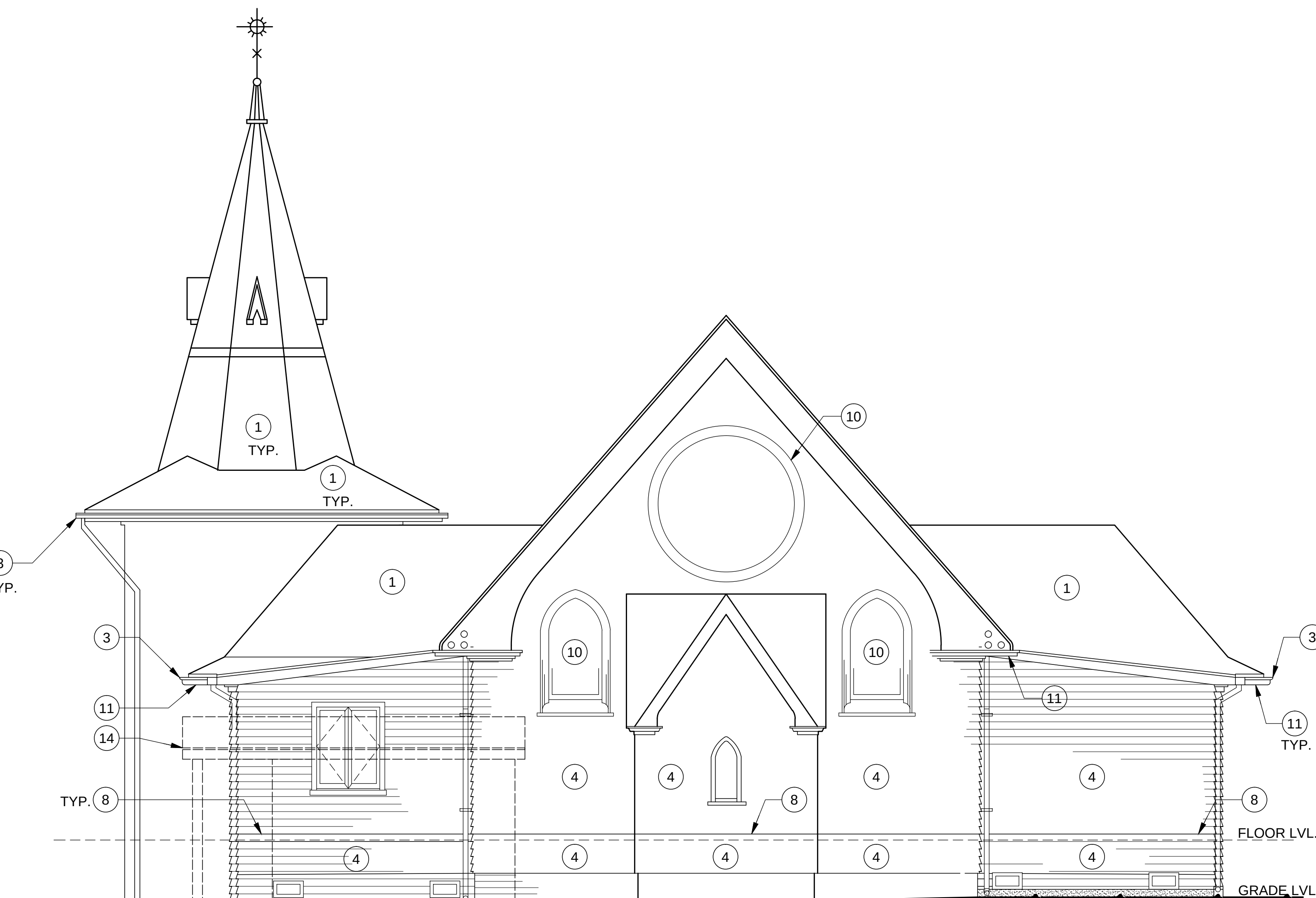
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3. ALL (E) HISTORIC WINDOWS & DOORS, TRIM, SIDING, AND OTHER SIMILAR ELEMENTS THAT ARE TO REMAIN IN PLACE MUST BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
4. ONCE REPAIRED AND AFTER COMPLETING SURFACE PREP, ALL SIDING & TRIM TO BE PRIMED AND PAINTED PER SPECIFICATIONS W/ SELECTED COLOR SCHEME.
5. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

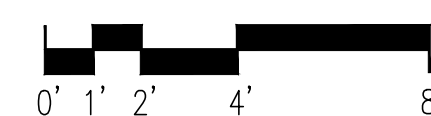
- 1 (E) WOODSHINGLE ROOFING @ CHAPEL TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
 - 2 (N) 30-YR., CLASS "A" COMP SHINGLE ROOFING W/ PATTERN AND COLOR TO MATCH (E) ROOFING ON CHAPEL BUILDING.
 - 3 REMOVE ALL DEBRIS FROM AND CLEAN (E) WOOD GUTTERS, RESEAL ALL JOINTS W/ PAINTABLE SEALANT. INSTALL (N) DEBRIS SCREEN O/ALL GUTTERS TO KEEP OUT TREE DEBRIS.
 - 4 REMOVE ALL LOOSE PAINT FROM (E) WOOD SHINGLE SIDING. MANUAL SCRAPING METHOD SHOULD BE USED WITH NO POWER TOOLS ALLOWED DUE TO DELICATE NATURE OF (E) MATERIAL. REATTACH LOOSE SHINGLES AND REPLACE DAMAGED SHINGLES THAT ARE NON-SERVICEABLE.
 - 5 REMOVE ALL LOOSE PAINT FROM (E) BUTTRESS ELEMENTS. RESEAL "RIDGE" JOINT WITH PAINTABLE SEALANT AND TOP W/ PAINTED GALV SHTMTL, HEMMED ALL EDGES CAP SET ON SEALANT. PATCH & REPAIR WOOD DAMAGE AT BASE. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ANY ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD SHOULD BE IN-KIND BUT AT MINIMUM MUST BE NATURALLY WEATHER & PEST RESISTANT. PREP AND REPAINT.
 - 6 REMOVE ALL LOOSE PAINT FROM (E) WOOD PORCH. SEAL FULL PERIMETER OF LANDING THEN PREP AND REPAINT ALL SURFACES TO MATCH EXISTING COLORS.
 - 7 REPLACE SPLIT STAIR TREADS W/ 1" THICK YELLOW CEDAR STAIR TREAD BLANKS HAVING A BULL NOSE NOSING TO MATCH (E) TREADS. BACK PRIME AS WELL AS PRIME ALL CUT EDGES BEFORE INSTALLATION.
 - 8 REMOVE ALL LOOSE PAINT FROM (E) DECORATIVE SHINGLE BAND. ANY REPLACEMENT SHAPED SHINGLES TO MATCH AND ALIGN W/ (E) SHINGLES AND COURSE SPACING.
 - 9 (N) TOILET ROOM STRUCTURE SIDING TO BE CEDAR SHINGLES W/ EXPOSURE TO MATCH (E) ON CHAPEL, PRIMED & PAINTED TO MATCH (E) CHAPEL COLOR.
 - 10 (E) LEADED GLASS WINDOWS TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
 - 11 REPLACE (E) DETERIORATED WIRE MESH AT EAVE VENTS WITH COPPER WIRE MESH OF SAME MESH SIZE, TYP.
 - 12 (E) RWL TO BE INSPECTED FOR AND CLEARED OF ANY BLOCKAGE W/ EACH TERMINATING AT A SPLASH BLOCK AT GRADE.
 - 13 (E) CRAWLSPACE ACCESS TO REMAIN. REPLACE MISSING FASTENERS, PREP & REPAINT.
 - 14 LINE OF (N) STAND-ALONE TOILET ROOM STRUCTURE, DASHED FOR CLARITY OF (E) CHAPEL BUILDING. SEE 13/A.11 FOR COMPLETE EXTERIOR ELEVATIONS OF TOILET STRUCTURE.



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



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



REVISIONS		
	AHLC REVIEW	8/15/25
NO.		BY DATE

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CITY OF VALLEJO
MARE ISLAND FACILITIES MAJOR MAINTENANCE
EXT. ELEVATIONS - NAVAL CHAPEL

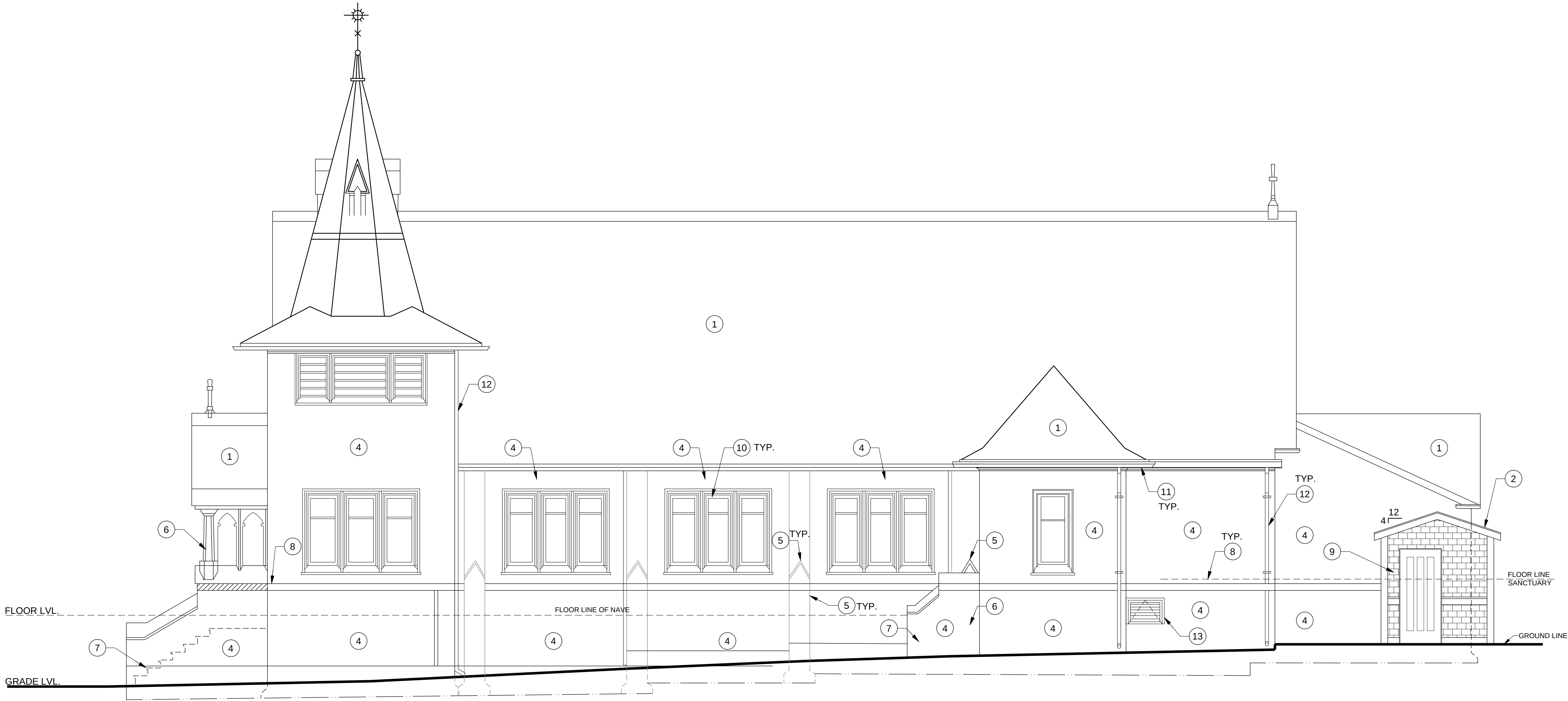
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DRAWN BY: HA
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OF # SHEETS

SHEET NOTES

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3. ALL (E) HISTORIC WINDOWS & DOORS, TRIM, SIDING, AND OTHER SIMILAR ELEMENTS THAT ARE TO REMAIN IN PLACE MUST BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
4. ONCE REPAIRED AND AFTER COMPLETING SURFACE PREP, ALL SIDING & TRIM TO BE PRIMED AND PAINTED PER SPECIFICATIONS W/ SELECTED COLOR SCHEME.
5. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

- 1 (E) WOODSHINGLE ROOFING @ CHAPEL TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION.
- 2 (N) 30-YR., CLASS "A" COMP SHINGLE ROOFING W/ PATTERN AND COLOR TO MATCH (E) ROOFING ON CHAPEL BUILDING.
- 3 REMOVE ALL DEBRIS FROM AND CLEAN (E) WOOD GUTTERS, RESEAL ALL JOINTS W/ PAINTABLE SEALANT. INSTALL (N) DEBRIS SCREEN O/ALL GUTTERS TO KEEP OUT TREE DEBRIS.
- 4 REMOVE ALL LOOSE PAINT FROM (E) WOOD SHINGLE SIDING. MANUAL SCRAPING METHOD SHOULD BE USED WITH NO POWER TOOLS ALLOWED DUE TO DELICATE NATURE OF (E) MATERIAL. REATTACH LOOSE SHINGLES AND REPLACE DAMAGED SHINGLES THAT ARE NON-SERVICEABLE.
- 5 REMOVE ALL LOOSE PAINT FROM (E) BUTTRESS ELEMENTS. RESEAL "RIDGE" JOINT WITH PAINTABLE SEALANT AND TOP W/ PAINTED GALV SHITMTL. HEMMED ALL EDGES CAP SET ON SEALANT. PATCH & REPAIR WOOD DAMAGE AT BASE. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ANY ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD SHOULD BE IN-KIND BUT AT MINIMUM MUST BE NATURALLY WEATHER & PEST RESISTANT. PREP AND REPAINT.
- 6 REMOVE ALL LOOSE PAINT FROM (E) WOOD PORCH. SEAL FULL PERIMETER OF LANDING THEN PREP AND REPAINT ALL SURFACES TO MATCH EXISTING COLORS.
- 7 REPLACE SPLIT STAIR TREADS W/ 1" THICK YELLOW CEDAR STAIR TREAD BLANKS HAVING A BULL NOSE NOSING TO MATCH (E) TREADS. BACK PRIME AS WELL AS PRIME ALL CUT EDGES BEFORE INSTALLATION.
- 8 REMOVE ALL LOOSE PAINT FROM (E) DECORATIVE SHINGLE BAND. ANY REPLACEMENT SHAPED SHINGLES TO MATCH AND ALIGN W/ (E) SHINGLES AND COURSE SPACING.
- 9 (N) TOILET ROOM STRUCTURE SIDING TO BE CEDAR SHINGLES W/ EXPOSURE TO MATCH (E) ON CHAPEL, PRIMED & PAINTED TO MATCH (E) CHAPEL COLOR.
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- 11 REPLACE (E) DETERIORATED WIRE MESH AT EAVE VENTS WITH COPPER WIRE MESH OF SAME MESH SIZE, TYP.
- 12 (E) RWL TO BE INSPECTED FOR AND CLEARED OF ANY BLOCKAGE W/ EACH TERMINATING AT A SPLASH BLOCK AT GRADE.
- 13 (E) CRAWLSPACE ACCESS TO REMAIN. REPLACE MISSING FASTENERS, PREP & REPAINT.



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

REVISIONS		NO.	DATE
8/15/25	AHLC REVIEW		

CITY OF VALLEJO
MARE ISLAND FACILITIES MAJOR MAINTENANCE
EXT. ELEVATION - NAVAL CHAPEL

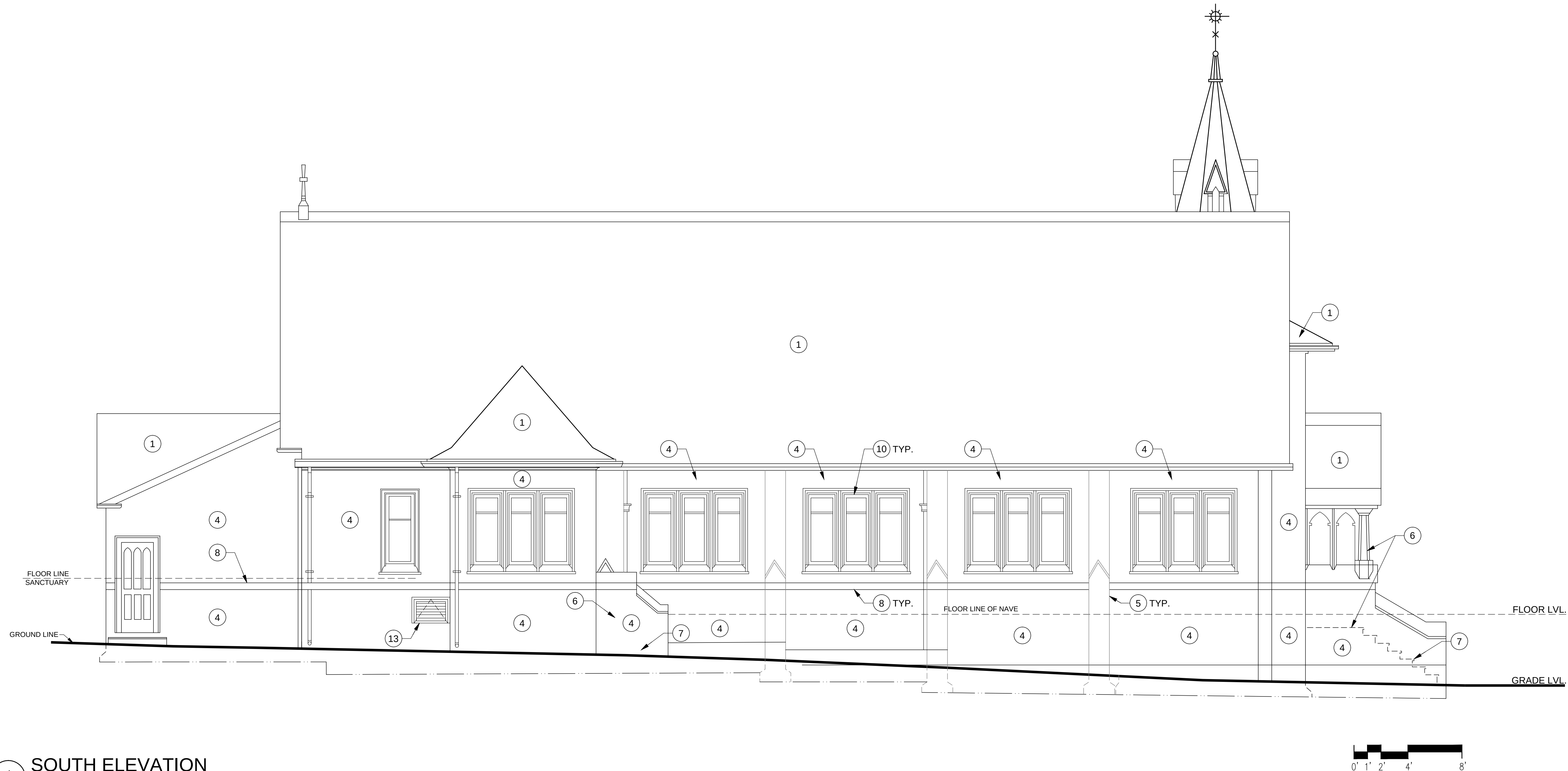
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5. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

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| 2 | (N) 30-YR., CLASS "A" COMP SHINGLE ROOFING W/ PATTERN AND COLOR TO MATCH (E) ROOFING ON CHAPEL BUILDING. | 6 | REMOVE ALL LOOSE PAINT FROM (E) WOOD PORCH. SEAL FULL PERIMETER OF LANDING THENPREP AND REPAINT ALL SURFACES TO MATCH EXISTING COLORS. | 9 | (N) TOILET ROOM STRUCTURE SIDING TO BE CEDAR SHINGLES W/ EXPOSURE TO MATCH (E) ON CHAPEL, PRIMED & PAINTED TO MATCH (E) CHAPEL COLOR. |
| 3 | REMOVE ALL DEBRIS FROM AND CLEAN (E) WOOD GUTTERS, RESEAL ALL JOINTS W/ PAINTABLE SEALANT. INSTALL (N) DEBRIS SCREEN O/ALL GUTTERS TO KEEP OUT TREE DEBRIS. | 7 | REPLACE SPLIT STAIR TREADS W/ 1" THICK YELLOW CEDAR STAIR TREAD BLANKS HAVING A BULL NOSE NOSING TO MATCH (E) TREADS. BACK PRIME AS WELL AS PRIME ALL CUT EDGES BEFORE INSTALLATION. | 10 | (E) LEADED GLASS WINDOWS TO REMAIN, AND BE PROTECTED FOR DURATION OF CONSTRUCTION. |
| 4 | REMOVE ALL LOOSE PAINT FROM (E) WOOD SHINGLE SIDING. MANUAL SCRAPING METHOD SHOULD BE USED WITH NO POWER TOOLS ALLOWED DUE TO DELICATE NATURE OF (E) MATERIAL. REATTACH LOOSE SHINGLES AND REPLACE DAMAGED SHINGLES THAT ARE NON-SERVICEABLE. | | | 11 | REPLACE (E) DETERIORATED WIRE MESH AT EAVE VENTS WITH COPPER WIRE MESH OF SAME MESH SIZE, TYP. |
| | | | | 12 | (E) RWL TO BE INSPECTED FOR AND CLEARED OF ANY BLOCKAGE W/ EACH TERMINATING AT A SPLASH BLOCK AT GRADE. |
| | | | | 13 | (E) CRAWLSPACE ACCESS TO REMAIN. REPLACE MISSING FASTENERS, PREP & REPAINT. |



1 SOUTH ELEVATION

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

REVISIONS		8/15/25
NO.	AHLC REVIEW	BY DATE

CITY OF VALLEJO
MARE ISLAND FACILITIES MAJOR MAINTENANCE
EXT. ELEVATION - NAVAL CHAPEL

PROJECT NO: PW9442
DRAWN BY: HA
CHECKED BY: AW
DATE: 04/22/2024
DRAWING NO:

SCALE:
SHEET #

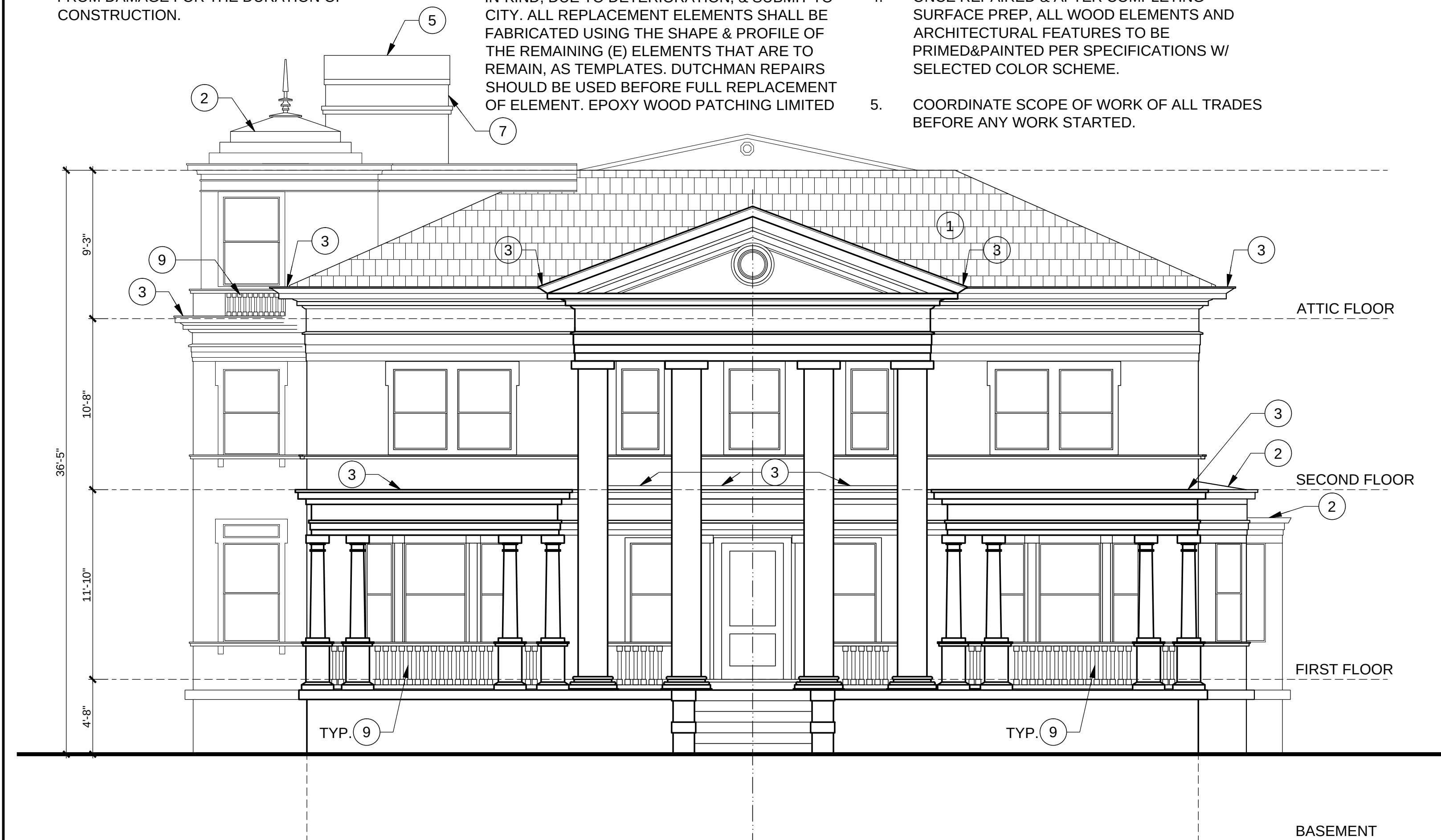
SHEET #

A3.03

OF # SHEETS

SHEET NOTES

- | | | | |
|----|--|----|--|
| 1. | PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK. | 3. | ALL (E) WOOD SIDING, TRIM, WINDOWS & DOORS, AND OTHER ARCHITECTURAL FEATURES ARE TO BE REHABILITATED. ALL PAINT TO BE STRIPPED, METHOD TO BE DETERMINED BY CONTRACTOR PER SPECIFICATIONS. AFTER PAINT IS STRIPPED, PREPARE A SUMMARY LIST OF HISTORIC WOOD ELEMENTS THAT WILL NEED TO BE REPLACED IN-KIND, DUE TO DETERIORATION, & SUBMIT TO CITY. ALL REPLACEMENT ELEMENTS SHALL BE |
| 2. | ALL (E) HISTORIC WINDOWS & DOORS, TRIM, SIDING, & OTHER SIMILAR ELEMENTS THAT ARE TO REMAIN IN PLACE MUST BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION. | | |



KEY NOTES

- 1 REMOVE (E) COMP SHINGLE ROOFING MATERIALS, AND FLASHING DOWN TO (E) SHEATHING, REPLACING ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. INSTALL (N) CLASS 'A' COMP SHINGLE ROOFING PER NRCA STANDARDS. INSTALL (N) SHTMTL FLASHING AT ROOF TO WALL JOINTS AND AT EAVE EDGES PER NRCA STANDARDS.
- 2 STRIP ALL (E) COATINGS OFF OF (E) SHEET METAL ROOFING. CLEAN OFF ALL SURFACE CORROSION REMOVING ANY LOOSE MATERIAL AND TREAT SURFACE CORROSION W/ RUST CONVERTING SOLUTION. REPLACE LARGE NON-SERVICEABLE AREAS HAVING THROUGH CORROSION, AND SOLDER IN REPLACEMENT SECTIONS. ALL REPLACEMENT SHEET METAL TO BE HOT DIPPED GALV. SEAL FULL SHEET METAL ROOF SURFACE W/ (N) WATERPROOF COATING.
- 3 (E) INTEGRAL SHEET METAL GUTTER TO BE STRIPPED OF ALL COATINGS, INCLUDING ALL ROLL ROOFING PATCHES. CLEAN OFF ALL SURFACE CORROSION REMOVING ANY LOOSE MATERIAL AND TREAT SURFACE CORROSION W/ RUST CONVERTING SOLUTION. REPAIR OR REPLACE CONNECTORS TO RWLS. REPLACE LARGE NON-SERVICEABLE AREAS HAVING THROUGH CORROSION, AND SOLDER IN REPLACEMENT SECTIONS. ALL REPLACEMENT SHEET METAL TO BE HOT DIPPED GALV. SEAL FULL RUN OF SHEET METAL GUTTER W/ (N) WATERPROOF COATING.
- 4 PROVIDE & INSTALL (N) STEPPED, HOT DIPPED GALV SHEET METAL COUNTER FLASHING @ CHIMNEY, SET INTO RAKED & CLEANED OUT MORTAR JOINT W/ HOOKED METAL EDGE, THEN FILL JOINT WITH SPECIFIED SEALANT.
- 5 PROVIDE & INSTALL (N) HOT DIPPED, GALV SHEET METAL ARCH TOPCAP W/ INTEGRAL SPARK ARRESTOR SCREEN HAVING WIRE MESH OF 1/2" GRID MAX AND 3/8" GRID MIN. PAINT FINISH TO MATCH BRICK COLOR.
- 6 PROVIDE & INSTALL (N) HOT DIPPED, GALV SHEET METAL CRICKET W/ GALV SHEET METAL COUNTER FLASHING SET INTO MORTAR JOINT W/ HOOKED METAL EDGE, THEN FILL JOINT WITH SEALANT.
- 7 CONTRACTOR TO HAVE A CHEMICAL ANALYSIS CONDUCTED ON HISTORIC MORTAR TO DETERMINE (E) MIX, WHICH WILL BE USED FOR REPOINTING. REPOINT ALL EXISTING MORTAR JOINTS; REPOINT JOINTS W/ MIX MORTAR MATCHING HISTORIC MIX.
- 8 INSPECT (E) SHEET METAL RWL FOR PROPER ATTACHMENT, AND WATERTIGHTNESS. REPLACE DAMAGED OR DETERIORATED SECTIONS IN-KIND, MATCHING PROFILE, MATERIAL & FINISH. RWL OUTLET TO BE CENTERED OVER A SPLASHBLOCK AT GRADE, TYP.
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- 10 STRIP ALL LOOSE PAINT FROM (E) WOOD TRELLIS. PATCH & REPAIR WOOD DAMAGE OF TRELLIS ELEMENTS. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ANY ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD SHOULD BE IN-KIND BUT AT MINIMUM MUST BE NATURALLY WEATHER & PEST RESISTANT. PREP AND REPAINT.
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- 12 CLEAN & PREP (E) CORRUGATED SHEET METAL AWNING AND FRAME, AND REPAINT.



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



REVISIONS	
	AHLC REVIEW
NO.	BY DATE

CITY OF VALLEJO
WARE ISLAND FACILITIES MAJOR MAINTENANCE
EXT. ELEVATIONS - QUARTERS A

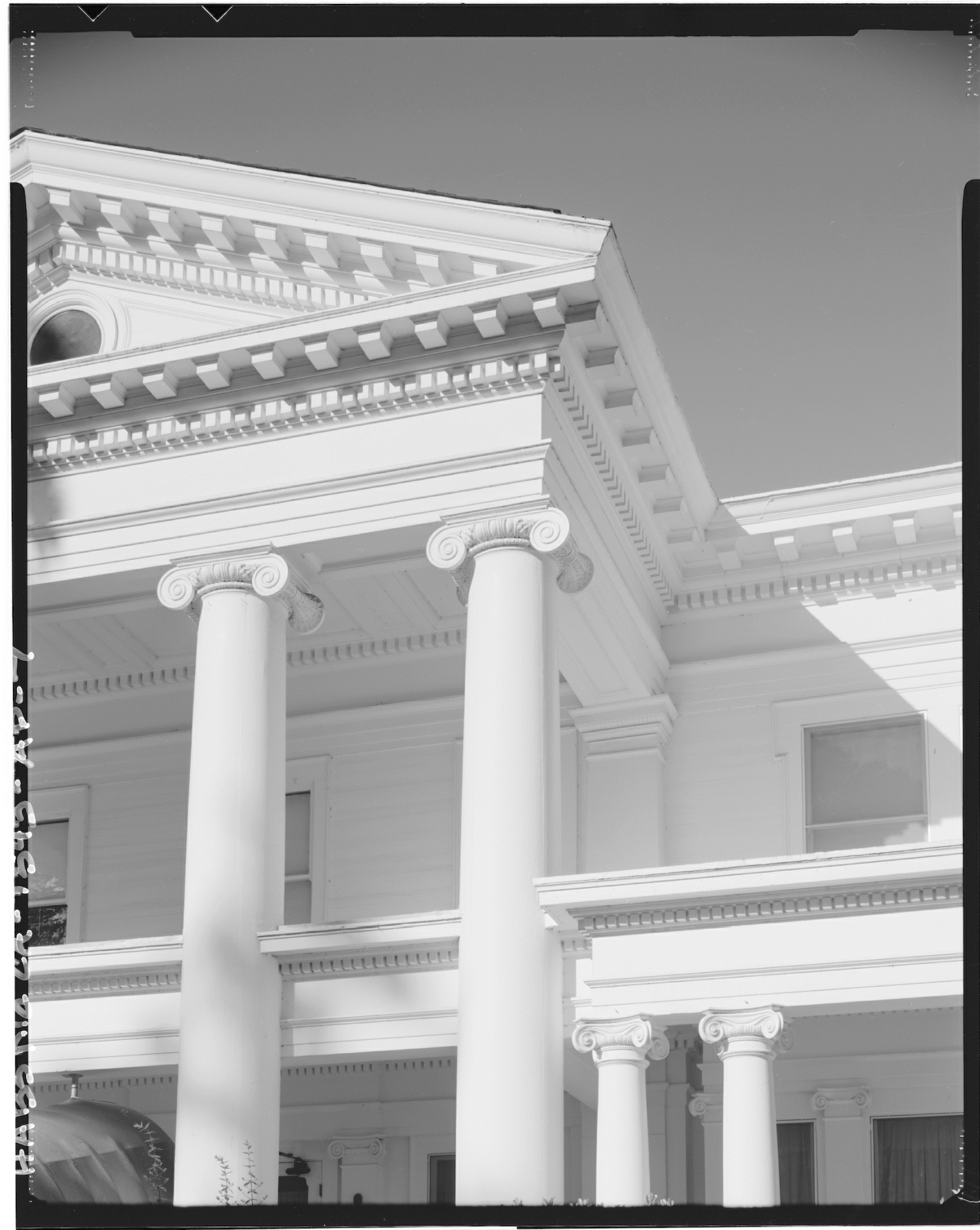
PROJECT NO: PW9442
DRAWN BY: HA
CHECKED BY: AW
DATE: 04/22/2024
DRAWING NO:
SCALE:
SHEET #
A3.04
OF # SHEETS



18 EAST ELEVATION - HABS



10 EAST ELEVATION - HABS



6 EAST ELEVATION - HABS



20 NORTH ELEVATION - HABS



16 NORTH ELEVATION - HABS



12 NORTH ELEVATION - HABS

CITY OF VALLEJO
MARE ISLAND FACILITIES MAJOR MAINTENANCE
ELEVATIONS - HISTORIC PHOTOS

PROJECT NO:	PW9442
DRAWN BY:	HA
CHECKED BY:	AW
DATE:	04/22/2024
DRAWING NO:	
SCALE:	
SHEET #	A3.04a
OF # SHEETS	

REVISIONS	NO.	BY	DATE
AHLC REVIEW			

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SHEET NOTES

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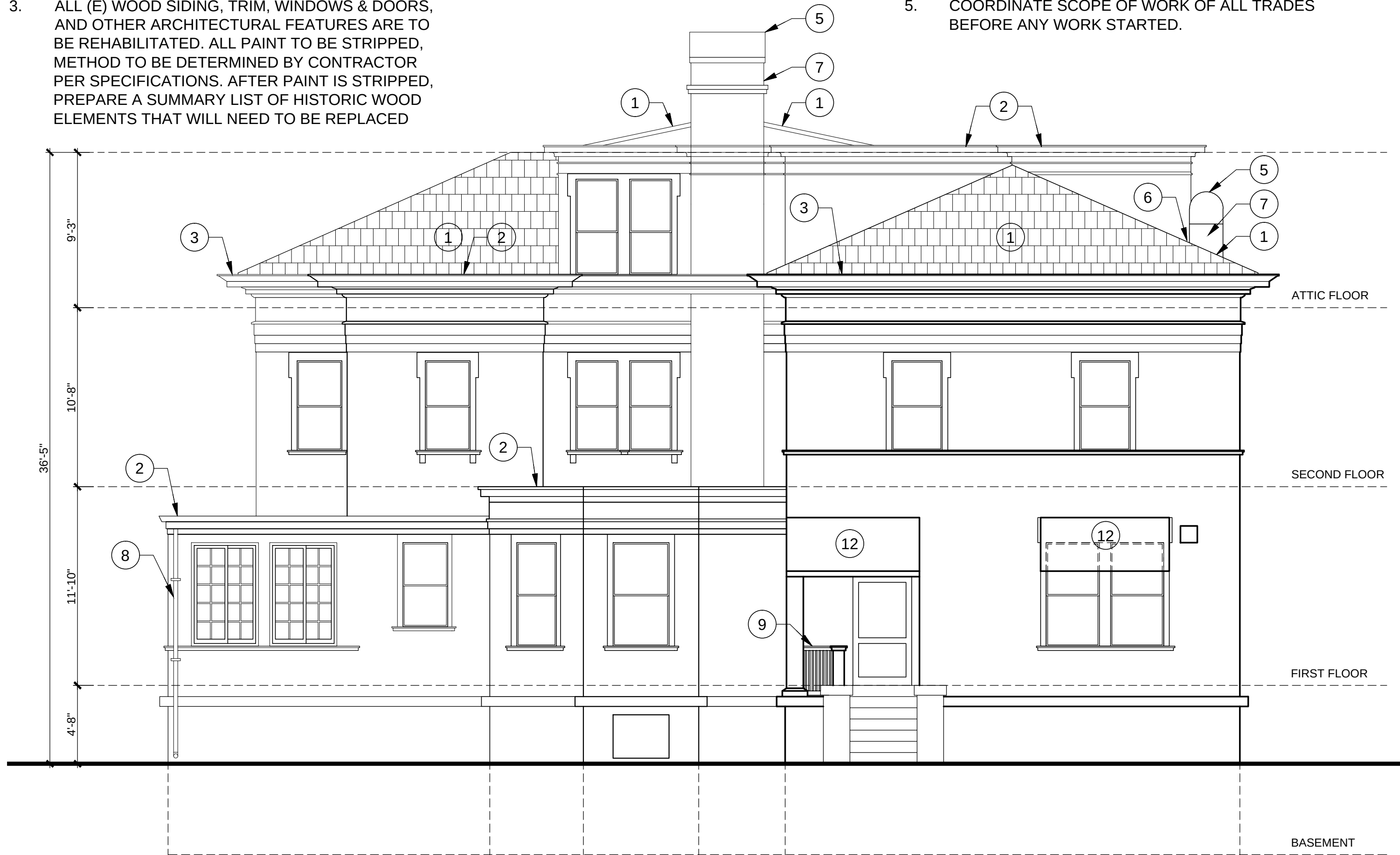
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4. ONCE REPAIRED & AFTER COMPLETING SURFACE PREP, ALL WOOD ELEMENTS AND ARCHITECTURAL FEATURES TO BE PRIMED & PAINTED PER SPECIFICATIONS W/ SELECTED COLOR SCHEME.
 5. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

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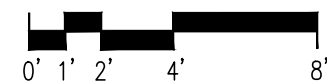
1 WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



CITY OF VALLEJO MARE ISLAND FACILITIES MAJOR MAINTENANCE EXT. ELEVATIONS - QUARTERS A

PROJECT NO:	PW/9442
DRAWN BY:	HA
CHECKED BY:	AW
DATE:	04/22/2024
DRAWING NO:	
SCALE:	
SHEET #	A3.05
OF # SHEETS	

REVISIONS	DATE	BY	NO.
AHLC REVIEW	8/15/25		



10 WEST ELEVATION - HABS



6 SOUTH ELEVATION - HABS

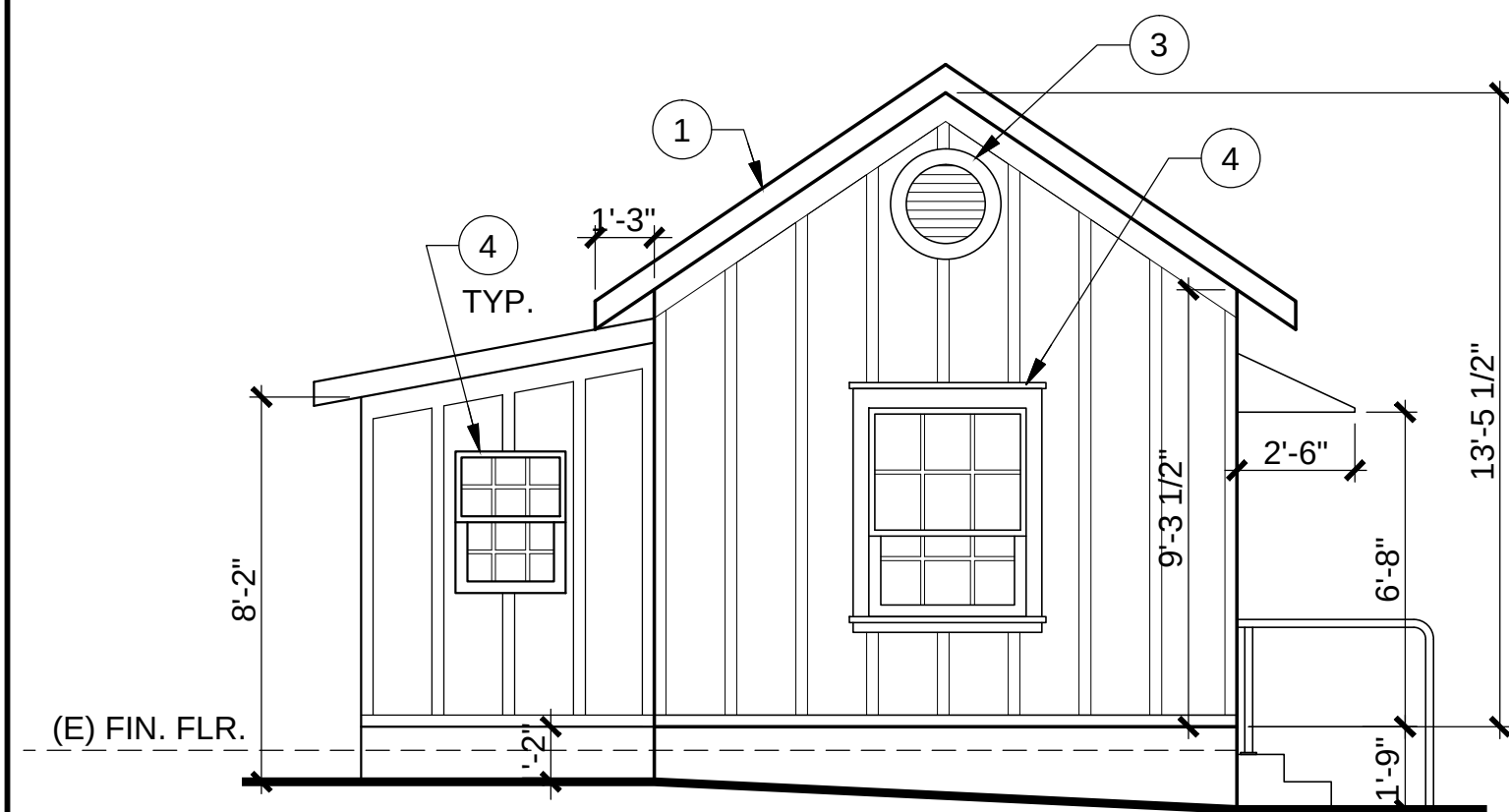


12 SOUTH ELEVATION - HABS

CITY OF VALLEJO MARE ISLAND FACILITIES MAJOR MAINTENANCE ELEVATIONS - HISTORIC PHOTOS		PROJECT NO: PW9442		REVISIONS <table><tr><td></td><td>AHLC REVIEW</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>			AHLC REVIEW								
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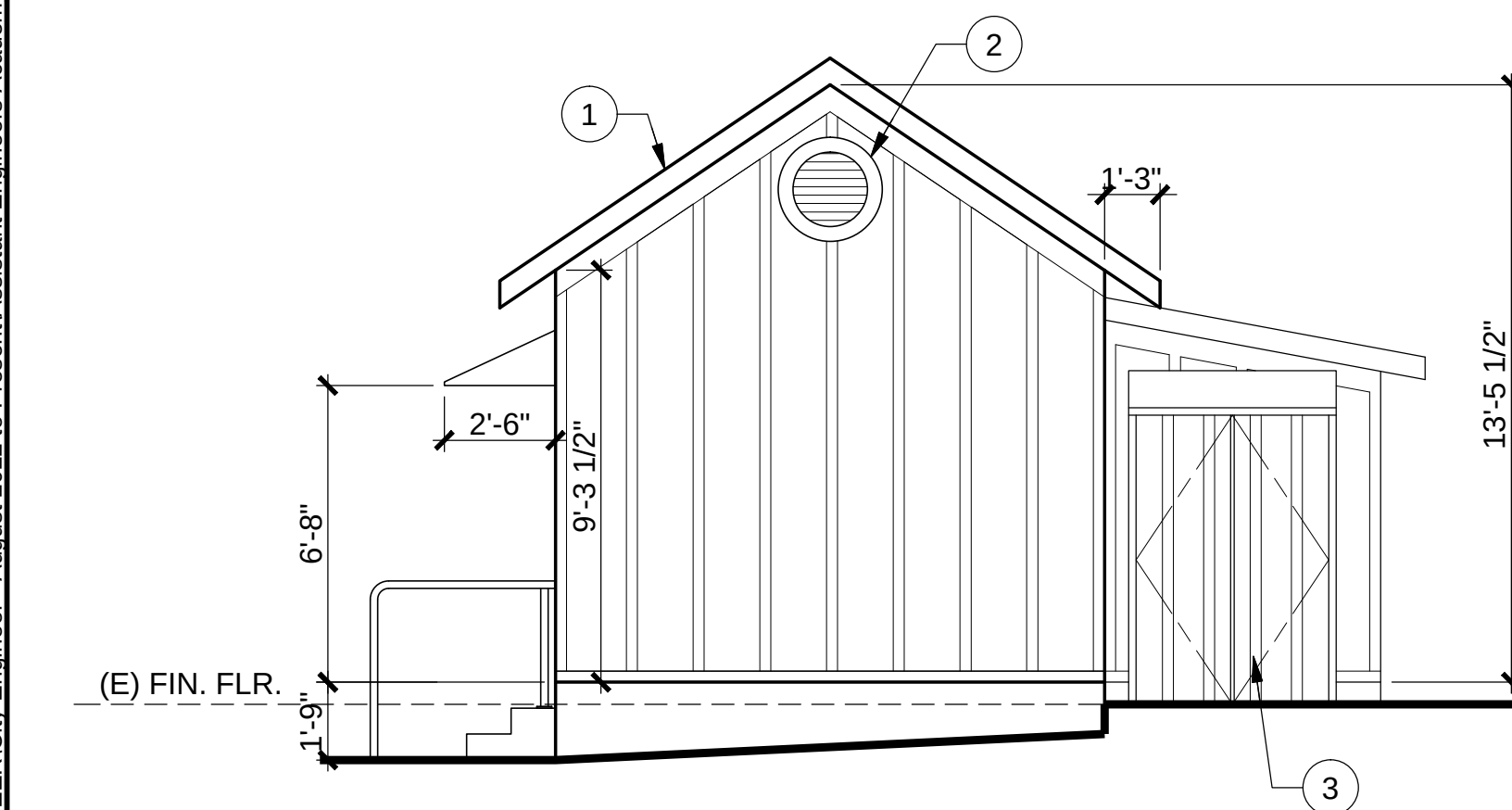
SHEET NOTES

- | | | | |
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2 SOUTH ELEVATION

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



4 NORTH ELEVATION

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

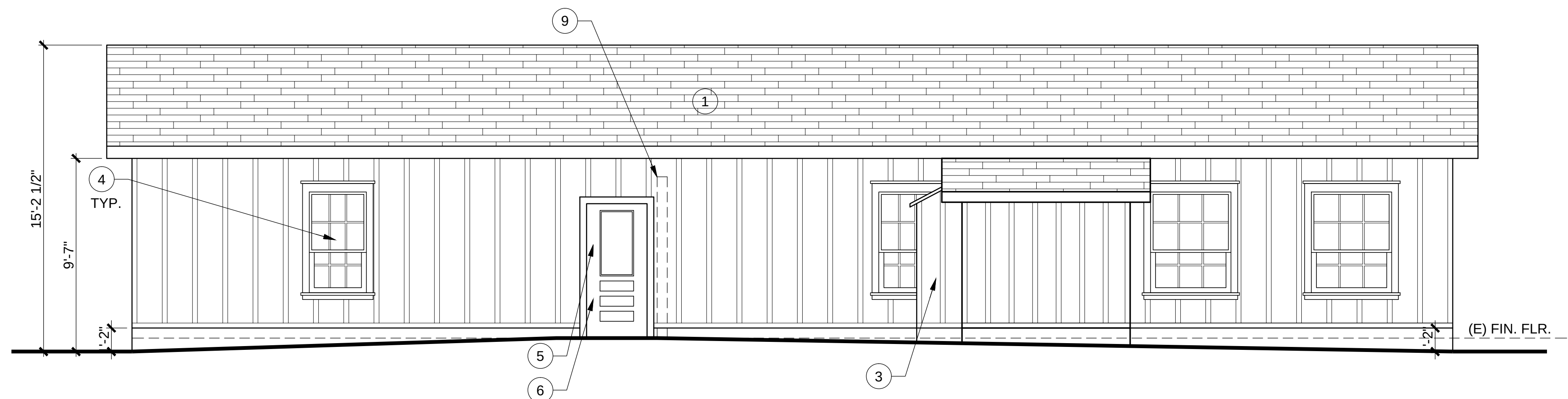
KEY NOTES

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- 2 INSTALL HOT DIPPED GALV. INSECT SCREEN BEHIND (E) WOOD LOUVERED ATTIC VENT.
- 3 (N) BOARD & BATTEN ENCLOSURE, FOR (N) SINK & DRAIN BOARD, WITH SIDING & ROOFING TO MATCH (E) BUILDING.
- 4 REHABILITATE (E) WINDOWS FOR PROPER FUNCTION. ADD SAW KERF WEATHER STRIPPING TO BOTH UPPER AND LOWER SASHES, AND AT MEETING RAIL. REPAIR/REPLACE GLAZING PUTTY AS NEEDED AND REPAINT W/ MIN. PAINT OVERLAP ONTO GLASS TO PROVIDE SEAL.
- 5 REMOVE & SALVAGE (E) WINDOW SASH AND FRAME COMPLETE. TAG ALL PARTS FOR ORIGINAL LOCATION. TRANSFER COMPLETE UNIT TO STORAGE LOCATION PER CITY INSTRUCTION.
- 6 CUT AND REMOVE WALL BELOW (E) WINDOW OPENING TO INSTALL (N) ACCESSIBLE DOOR SET AT (E) WINDOW LOCATION.
- 7 (E) STEP UP LANDING AT (E) DOOR, TYP.
- 8 (E) SHEET METAL CANOPY ABOVE (E) DOOR TO BE CLEANED AND REPAINTED, TYP.
- 9 LINE OF (N) LANDSCAPED SCREEN IN FOREGROUND.



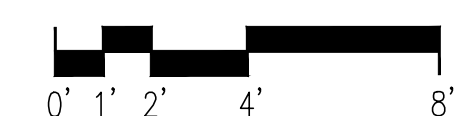
4 EAST ELEVATION

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



WEST ELEVATION

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



REVISIONS	
	AHLC REVIEW
	8/15/25
NO.	BY DATE

CITY OF VALLEJO
MARE ISLAND FACILITIES MAJOR MAINTENANCE
EXT. ELEVATIONS - SERVANT'S QTRS

PROJECT NO:

DRAWN BY:
HA

CHECKED BY:
AW

DATE:
04/22/2024

DRAWING NO:

SCALE:

SHEET #

A3.06

OF # SHEETS

