



VALLEJO ARCHITECTURAL HERITAGE AND LANDMARK COMMISSION

**REGULAR MEETING
JULY 16, 2026**

COMMISSIONERS

Angela McDonald (Chair)
Tanya Hall (Vice Chair)
Ann Adams
Jared Chacon
Brendan Riley
Carrisa Weintraub
VACANCY

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. ROLL CALL**
- 4. CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. APPROVAL OF THE AGENDA

B. APPROVAL OF THE MINUTES

Recommendation: By motion, approve the November 20, 2025 and June 18, 2026 regular meeting minutes.

5. REPORT OF THE CITY COUNCIL LIAISON

6. 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.

7. PUBLIC HEARING

A. HOLD A 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 APPROVE A MILLS ACT CONTRACT (PLN26-0044) FOR THE PROPERTY LOCATED AT 602 GEORGIA STREET

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. The Architectural Heritage and Landmark Commission will be asked to make a recommendation to the City

Project Number(s):	Council for final approval of the Mills Act Contract. PLN26-0044
Location:	602 Georgia Street (APN 0056-201-200)
Applicant/Property Owner:	Jean Drolet
General Plan Land Use Designation:	Primarily Single-Family
Zoning District:	Residential Low Density
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.

B. HOLD A 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 APPROVE A MILLS ACT CONTRACT (MA26-0001) FOR THE PROPERTY LOCATED AT 926 YORK STREET (APN:0056-212-140)

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. The Architectural Heritage and Landmarks Commission will be asked to make a recommendation to the City Council for final approval of the Mills Act Contract.
Project Number(s):	MA26-0001
Location:	926 York Street (APN:0056-212-140)
Applicant/Property Owner:	Jody Neumann
General Plan Land Use Designation:	Primarily Single Family
Zoning District:	Residential Low Density
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.

8. WRITTEN COMMUNICATIONS

9. 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

10. OTHER

11. 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
Carrisa Weintraub
VACANCY,

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 PM, July 13, 2026.

Dated: July 13, 2026

Dalia Vidor

Dalia Vidor, Executive Secretary

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:

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

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.

ANGELA MCDONALD, CHAIR

ATTEST:

ROBBY THACKER, SECRETARY

MINUTES

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

June 18, 2026

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER(S)

Principal Planner introduced newly appointed Commissioner Weintraub and Commissioner Weintraub gave an introduction to herself and her interest in being a part of the AHLC.

4. ROLL CALL

Present: Vice-Chair Hall, Commissioners Adams, Chacon, and Weintraub

Absent: Chair McDonald, Commissioner Riley

Staff present: Principal Planner Thacker, Associate Planner Solomon, City Attorney Zagaroli

5. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

A. APPROVAL OF THE AGENDA

Action: Moved by Vice Chair Hall, seconded by Commissioner Chacon, to approve the June 18, 2026 – Regular Meeting Agenda; with the following vote:

Vote:

AYES: Vice-Chair Hall, Commissioners Adams, and Chacon

NOES: None

ABSENT: Chair McDonald, Commissioner Riley

ABSTAIN: Commissioner Weintraub

B. APPROVAL OF THE MINUTES

- i. November 20, 2025
- ii. January 29, 2026 – Special Meeting Minutes
- iii. February 19, 2026

Action: Moved by Vice Chair Hall, seconded by Commissioner Chacon, to approve the January 29, 2026 – Special Meeting Minutes, and the February 19, 2026 Regular Meeting Minutes and to take no action on the November 20, 2025 Regular Meeting Minutes; with the following vote:

Vote:

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

- 6. **REPORT OF THE CITY COUNCIL LIAISON – None**
- 7. **COMMUNITY FORUM – None**
- 8. **PUBLIC HEARINGS**

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.

Action: Moved by Commissioner Chacon, seconded by Commissioner Adams to continue the item to the July 16th, 2026 regular meeting; with the following vote:

Vote:

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

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 1 - HISTORIC RESOURCE RESTORATION/REHABILITATION)

Action: Moved by Commissioner Chacon, seconded by Commissioner Weintraub to approve the item; with the following vote:

Vote:

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

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)

Action: Moved by Commissioner Chacon, seconded by Commissioner Weintraub to approve the item; with the following vote:

Vote:

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

9. WRITTEN COMMUNICATIONS - None

10. REGULAR REPORTS

A. SECRETARY'S REPORT

Principal Planner Thacker provided an update confirming that the 602 Georgia Street Mills Act project will be continued to the July 16, 2026 regular meeting of the AHLC, including an additional Mills Act application for 926 York Street. Thacker also stated that the Planning Division will be restarting the auditing and compliance program related to the active Mills Act properties throughout the city, and that the program will be discussed in more detail at the next meeting. Commissioner Weintraub asked where they can find additional information about the Mills Act and Principal Planner Thacker responded that there is information available on the City's website, including information that will be included in the staff reports for the upcoming Mills Act applications, and that he can also send an email with additional information to Commissioner Weintraub.

B. CITY ATTORNEY'S REPORT

City Attorney Zagaroli clarified that the Mills Act project at 602 Georgia Street may need to get continued again pending a response regarding Commissioner Riley from the California Fair Political Practices Commission (FPPC). Zagaroli stated that the FPPC has provided that they typically can provide a response within 21 days from the date of the inquiry. Commissioner Chacon clarified if this was related to the potential conflict of interest issue and Zagaroli affirmed it was due to Commissioner Riley living within 500 feet of 602 Georgia Street Mills Act project.

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

D. REPORT OF THE SUBCOMMITTEES

Commissioner Chacon on the three subcommittees and acknowledged there have been no updates on the goals subcommittee that he is assigned to. Principal Planner Thacker noted that it was under his recollection that the AHLC was waiting to see what goals the City Council were going to prioritize and then align the AHLC's goals with those goals. Commissioner Chacon stated his interest in making progress on the goals subcommittee and asked what can be done to help the City Council make progress on goal setting. City Attorney Zagaroli noted that Commissioner Chacon can contact the City Council directly, speak at a public hearing, or contact the Council Liaison (Councilmember Bregenzer). Thacker inquired on any update on the records subcommittee, and Vice Chair Hall shared there have been no new updates on the water department records and that they are still waiting on the museum to accept the water records. Thacker provided a summary of the municipal code subcommittee and noted there have been no discussions regarding it since he became the secretary of the AHLC and questioned whether this was a subcommittee the AHLC wanted to keep active or not. Vice Chair Hall stated that she thought the topic should be revisited. **expressed interest knowing what the current status was**

11. OTHER

12. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

TONYA HALL, VICE CHAIR

ATTEST:

ROBERT THACKER, SECRETARY



DATE: July 16, 2026
TO: Architectural Heritage & Landmark Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: **HOLD A 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 APPROVE A MILLS ACT CONTRACT (PLN26-0044) FOR THE PROPERTY LOCATED AT 602 GEORGIA STREET**

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. The Architectural Heritage and Landmark Commission will be asked to make a recommendation to the City Council for final approval of the Mills Act Contract.
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
Zoning District:	Residential Low Density
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.

RECOMMENDATION

Staff recommends that the AHLC adopt a resolution recommending City Council find the project exempt from environmental review pursuant to CEQA Guidelines Sections 15331 and approve a historic property preservation (mills act) agreement (PLN26-0044) with the property owner of 602 Georgia Street based on the criteria provided in the attached Resolution and subject to the requirements of the Mills Act Contract.

ATTACHMENTS

**Subject: HOLD A 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
APPROVE A MILLS ACT CONTRACT (PLN26-0044) FOR THE PROPERTY
LOCATED AT 602 GEORGIA STREET**

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1.	Staff Report
2.	Recommended Resolution
3.	Exhibit A of the Recommended Resolution: Historic Preservation Agreement
4.	Exhibit B of the Recommended Resolution: National Register of Historic Places Inventory - Page 9
5.	Exhibit C of the Recommended Resolution: Historic Recourses Impacts Assessment
6.	Exhibit D to the Recommended Resolution: Council Mills Act Resolution 91-442
7.	Site Photo - South Side Elevation

CONTACT

Laura Solomon, Associate Planner (707) 648-5391

Laura.Solomon@cityofvallejo.net

BACKGROUND AND DISCUSSION

Background

The property located at 602 Georgia St., is currently developed with a single-family residence of approximately 3,627 square feet and originally constructed in 1915. The residence is included in the National Register of Historic Places (NRHP)-listed Vallejo Old City Historic District, now known as the Architectural Heritage District. The exterior was altered in the 1970s to install a plywood mansard roof, replace the original windows on the main (south) elevation with non-original window surrounds and shutters, remove a third story tourelle, install wood panels below the lower-level windows, and add decorative railings on the main (south) elevation.

On October 13, 2020, the City Council approved a Certificate of Appropriateness, Minor Exception, and Variance, to restore certain historic architectural elements at the property, including replacement of the roof, trim, windows and foundation repair. The applicant has pulled a building permit to initiate work under this entitlement; however, improvements are still in progress and have not yet been completed.

On April 1, 2026, Jean Drolet (“applicant and property owner”) submitted a request for approval of a Mills Act contract for the single-family residential property located at 602 Georgia Street. The request includes a 10-year plan for improvements to the existing single-family residence to maintain and restore the historic architectural features of the property.

Mills Act Overview

The Mills Act (California Government Code Sections 50280-50290) was adopted by the State Legislature in 1972 as an economic incentive program for the restoration and preservation of qualified historic buildings by private property owners. The Mills Act authorizes local governments to enter into contracts with owners of qualified historic properties who agree to restore, maintain, and protect the property in accordance with the specific historic preservation standards and conditions identified in the contract. In return, the property owners are eligible for property tax relief.

The Mills Act is a voluntary program – neither the City nor the property owner are obligated to enter into a contract even if a property is eligible. The initial contract term is a minimum of 10 years, with automatic yearly extensions thereafter. Subsequent owners are bound by the contract and have the same rights and obligations as the original owner who entered into the contract. If either the City or the property owner give notice of non-renewal, the contract remains in effect for the balance of the remainder of the term.

In 1991, the City Council adopted Resolution No. 91-442 (included as Attachment 4) to establish a process and eligibility criteria for Mills Act contracts for the City of Vallejo. In addition to meeting the other criteria, in order for a property to be eligible it must be listed on the City’s Historic Resources Inventory. Staff’s analysis of the property’s compliance with all criteria of Resolution 91-442 is provided in the “Analysis” section below.

**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 1531 AND APPROVE A HISTORIC PROPERTY
PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 602
GEORGIA STREET (APN 0056-201-200)
PAGE 2**

Responsibility of Parties

The property owner must agree to restore (if necessary) and maintain the property in a manner appropriate to its historic character and consistent with the Secretary of the Interior's Standards for Rehabilitation. Per City Council Resolution No. 91-442, Mills Act contracts in Vallejo must include an attached scope of work outlining the repairs and improvements the owners have agreed to complete during the initial 10-year term. The responsibilities of the initial applicants for the contract are transferred to all future owners of the property for as long as the contract is in effect.

The City is responsible for monitoring the property to ensure that the agreed to restoration and/or maintenance plan has been performed. The City collects a fee to cover its monitoring expenses over the life of the contract. If the City determines that the property owner has not complied with the terms of the contract, the City may simply cancel the contract. If the contract is cancelled for this reason, a penalty of 12.5% of the market value of the property at the time of cancellation is assessed by the County.

Architectural Heritage and Landmarks Commission Scope of Review

Mills Act contracts are subject to approval by the City Council, following recommendation by the Architectural Historic and Landmarks Commission (AHLC). Although some items in the attached scope of work might require a Director or AHLC level of approval Certificate of Appropriateness (COA), that review and approval would occur in the future when a COA application is filed. Therefore, the AHLC should limit its review to whether the property meets the City's Mills Act criteria.

Location and Land Use Context

The subject property is located in the Architectural Heritage District, one block east of Sonoma Boulevard on the northeastern corner of Georgia and Sutter Streets; see Figures 1 and 2 below for location maps. The surrounding neighborhood includes a variety of residential buildings, primarily single-family homes constructed between 1880 and 1930. The site is at a prominent location on a major east-west roadway and is within close proximity to the Downtown. The site is adjacent to a two-story Queen Anne house to the east and a two-story Colonial Revival house with a basement to the north.

Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 1531 AND APPROVE A HISTORIC PROPERTY PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 602 GEORGIA STREET (APN 0056-201-200)

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Figure 1 – Location Map



Figure 2 – Historic District Map



**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 1531 AND APPROVE A HISTORIC PROPERTY
PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 602
GEORGIA STREET (APN 0056-201-200)
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History And Architecture

The subject property is included in the National Register of Historic Places (NRHP)-listed Vallejo Old City Historic District and therefore is considered a historical resource as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines; please see Attachment 5. As described in the 1972 NRHP nomination, 602 Georgia Street was a “large dark shingled building, soon to be remodeled.” In 2020, the City retained Rincon Consultants, Inc. to prepare a Historic Resources Impacts Assessment for the subject property and a site visit was conducted.

The report confirms that alterations occurred since 1972 include installation of a plywood mansard roof, replacement of original windows on main (south) elevation and installation of non-original window surrounds and shutters, removal of third story tourelle, installation of wall panels underneath lower-level windows, addition of decorative metal railings on main (south) elevation. Site photos are provided in Attachment 5.

The residence at 602 Georgia Street is significant as a part of the Vallejo Old Town Historic District and for its representation of the early residential development of Vallejo and its distinctive First Bay Tradition-style architecture and is thought to be built between 1908 and 1910. As such, its character-defining features relate to its representation of early residential development and its original architectural elements. According to the report, these features include generally rectangular massing, two-story height, asymmetrical composition created by the extending off-center, two-story bay on main (south), exposed rafter tails (currently concealed by mansard roof), rhythmic window openings, primary, recessed entrance along Georgia Street, wood shingle-clad exterior, decorative wing wall along Sutter Street, highly visible location at the corner of Georgia and Sutter streets, and relatively shallow set-back.

Figure 3 – Pre-1967 Historic Photo



Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 1531 AND APPROVE A HISTORIC PROPERTY PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 602 GEORGIA STREET (APN 0056-201-200)

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Proposed Improvements

A draft Mills Act contract, including the applicants' proposed scope of work during the first 10 years, is provided in Attachment 3. The applicant estimates that the proposed work will cost approximately \$297,000. Proposed planned improvements include removal of non-original alterations and restoration of character-defining features of a circa 1908-1910 First Bay Tradition residence. Much of the proposed scope is covered by their existing approved COA18-0018 and the applicant continues to work with the Planning and Building Divisions to ensure this work is permitted accordingly. Any items requiring a COA not part of this approved entitlement would be applied for at a later date.

The applicant is planning significant projects such as removal of the non-original mansard roof, restoring the roof to its original by matching historic photos, tourelle restoration, removal of two Juliet balconies, window refurbishment, removal and repair of façade shingles (see figure 4 for current conditions). Additionally, ongoing maintenance of the property includes annual inspection of the synthetic wood shake roof, built-in gutters and tourelle; custom replacement of the original sashes every 2-3 years; monitoring the foundation for settlement and cracking every 3-5 years; inspections, staining and painting the facades every 5 years; repainting the wrought iron fence every 8-10 years.

Figure 4 – Current Conditions



**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 1531 AND APPROVE A HISTORIC PROPERTY
PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 602
GEORGIA STREET (APN 0056-201-200)**

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Required Mills Act Criteria

City Council Resolution No. 91-442 sets forth criteria for a property to qualify for a Mills Act contract. The criteria to qualify is:

1. The property must be on the City's Historic Resources Inventory (HRI) and an evaluation form (DPR) must have been completed and reviewed as to the property's level of significance.
2. An application must include the HRI entry, updated to comply with the most current procedures of the State Office of Historic Preservation (OHP), a description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten-year life of the Agreement with the estimated completion time, and projected adjustments of the property taxes as determined by the County Assessor's office.
3. The Commission will vote to recommend that the City Council approve or deny this project based on the evaluation form from the HRI, taking into special account the level of significance of the structure and its potential as a Landmark, Historical Structure, a Structure of Merit, or a Contributing Structure as outlined in the City Code, Chapter 16.38.150, designation Criteria and 16.38.160, Classification of Designation, and in accordance with the most current Standards of the State OHP.
5. Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, and the State Historical Building Code.
6. Application for a Mills Act contract shall be accompanied by a filing fee. Upon contract adoption by the City Council, a contract maintenance fee will be imposed, to be assessed over a three-year period.
7. No more than five Mills Act contracts will be entered into by the City in a calendar year.

STAFF ANALYSIS:

Staff believe all applicable criteria for a Mills Act (list above) can be met for the proposed Mills Act Contract. A summary of staff's analysis including recommended statements of fact, is incorporated into the attached Resolution (Attachment 2 of this report).

**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 1531 AND APPROVE A HISTORIC PROPERTY
PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 602
GEORGIA STREET (APN 0056-201-200)
PAGE 7**

ENVIRONMENTAL REVIEW

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.

NOTICE AND COMMENTS

On May 7, 2026, pursuant to VMC Section 16.602.08, a notice of the June 18, 2026, hearing was published in the Times Herald, and on July 2 was 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, the applicant and property owner and electronically sent to the members of the Architectural Heritage and Landmarks Commission.

On June 18, 2026, the June 18th hearing was continued to a date certain, July 16, 2026.

As of the writing of this staff report, staff have not received any comments or questions from the public on the application.

CONCLUSION

Based on the analysis contained in this staff report, staff recommends that the AHLC adopt a resolution recommending City Council find the project exempt from environmental review pursuant to CEQA Guidelines Sections 15331 and approve a historic property preservation (mills act) agreement with the property owner of 602 Georgia Street based on the criteria provided in the attached Resolution and subject to the requirements of the Mills Act Contract.

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 \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

Date: July 16, 2026

**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 1531 AND APPROVE A HISTORIC PROPERTY
PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 602
GEORGIA STREET (APN 0056-201-200)
PAGE 8**

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.

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION NO. AHLC 26-XX

A RESOLUTION OF THE ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION 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 APPROVE A MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 602 GEORGIA STREET (PLN26-0044)

(APN: 0056-201-200)

WHEREAS, on March 20, 1973, the Architectural Heritage District, formerly known as the Vallejo Old City District, was formally listed in the National Register of Historic Places; and

WHEREAS, on July 16, 1991, the City Council of the City of Vallejo adopted Resolution No. 91-442, indicating its willingness to enter into Historic Property Preservation Agreements with private property owners in accordance with the Council’s adopted Mills Act Criteria; and

WHEREAS, on April 1, 2026, Jean Drolet, the applicant and property owner, submitted an application seeking to enter into a Historic Property Preservation Agreement (“Mills Act Contract”) with the City for the property located at 602 Georgia Street (“Subject Property”); and

WHEREAS, the Subject Property is located within the Vallejo Architectural Heritage District; and

WHEREAS, on April 16, 2026, the Mills Act Contract application was determined to be complete for processing; and

WHEREAS, on May 7, 2026, pursuant to Vallejo Municipal Code Section 16.602.08(A), notice of the June 18, 2026 hearing was published in the Times Herald, mailed to all active neighborhood groups and property owners within 500 feet of the Subject Property, the property owners, the Vallejo City Unified School District and any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the Project and electronically mailed to the members of the Architectural Heritage and Landmarks Commission, to the applicant, property owner and interested parties; and

WHEREAS, on June 18, 2026, the project was continued to the July 16, 2026, regular meeting of the Architectural Heritage and Landmarks Commission; and

WHEREAS, the Architectural Heritage and Landmarks Commission conducted a public hearing on July 16, 2026, to consider the proposed Mills Act Contract, including the recommended environmental review determination pursuant to CEQA; and

NOW, THEREFORE, LET IT BE RESOLVED that the Architectural Heritage and Landmarks Commission 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: (1) the application, including all designs, plans, studies, historic impact analysis, data and correspondence submitted to the City in connection with the project; (2) all staff reports, decision letters and other documentation and information produced by or on behalf of the City in connection with the project; (3) all documentary and oral evidence received at the public hearings regarding the project; (4) 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 documentary and oral evidence received at the public hearing regarding the project; (e) other applicable City of Vallejo policies and regulations; and (f) 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 location and custodian of Record is the Director of the Planning and Development Services located on the second floor of the City Hall of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Under the California Environmental Quality Act (CEQA), the State has identified a list of classes of projects which have been determined to not have a significant effect on the environment and are therefore exempt from the requirements of CEQA. The proposed Mills Act Contract qualifies for a categorical exemption, pursuant to State CEQA Guidelines Section 15331 (Class 31: Historical Resource Restoration/Rehabilitation), as it provides for the preservation, restoration, and rehabilitation of a designated historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Therefore, no further environmental review is required.

Section 4. Findings under the City's Criteria for Mills Act Contracts

- 1. The property must be on the City's Historic Resources Inventory (HRI) and an evaluation form (DPR) must have been completed and reviewed as to the property's level of significance.**

Facts in support: The property is not on the City's HRI, but based on Government Code Sections 50280-50290, it is a Qualified Historic Property as it is listed on

Page 9 of the National Register of Historic Places Inventory (NRHP), as shown in **Exhibit B** of this resolution.

2. **An application must include the HRI entry, updated to comply with the most current procedures of the State Office of Historic Preservation (OHP), a description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten-year life of the Agreement with the estimated completion time, and projected adjustments of the property taxes as determined by the County Assessor's office.**

Facts in support: The NRHP entry has been provided as **Exhibit B**, which generally complies with the most current procedures of the OHP, and the application includes a description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten-year life of the Agreement with the estimated completion time. Projected adjustments of the property taxes are no longer provided by the Office of the County Assessor.

3. **The Commission will vote to recommend that the City Council approve or deny this project based on the evaluation form from the HRI, taking into special account the level of significance of the structure and its potential as a Landmark, Historical Structure, a Structure of Merit, or a Contributing Structure as outlined in the City Code, Chapter 16.38.150, designation Criteria and 16.38.160, Classification of Designation, and in accordance with the most current Standards of the State OHP.**

Facts in support: The Commission has considered the listing in the NRHP and has taken into special account the level of significance of the structure and its potential as a Landmark, Historical Structure, a Structure of Merit, or a Contributing Structure as outlined in the City Code, Section 16.614.05 – Initiation of landmark designation, D. Designation Criteria and E. Classification of Designation, and in accordance with the most current Standards of the State OHP. Based on the information in the property's DPR form as well as the report prepared for the previously approved COA, the property appears to meet the following criteria for designation of landmarks per Section 16.614.05 of the Vallejo Municipal Code (VMC):

- a. *Architectural Merit (Criteria D.1): The subject building is significant as a part of the Vallejo Old Town Historic District and for its representation of the early residential development of Vallejo and its distinctive First Bay Tradition-style architecture. As such, its character-defining features relate to its representation of early residential development and its original architectural elements. According to the report, these features include generally rectangular massing, two-story height, asymmetrical composition created by the extending off-center, two-story bay on main (south), exposed rafter tails (currently concealed by mansard roof), rhythmic window openings, primary, recessed entrance along Georgia Street, wood shingle-clad exterior, decorative wing wall along Sutter Street, highly visible location at the corner of Georgia and Sutter streets, and relatively shallow set-back.*

4. **Preservation and restoration activities required for or performed on**

properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, and the State Historical Building Code.

Facts in support: The project should be highly visible so that it will serve as a catalyst to encourage others to preserve and restore their properties. The subject building is in a highly visible location on the corner of Georgia Street and Sutter Street. The site's visibility is enhanced by its location on a major street. Foundation monitoring will help to preserve structural integrity while exterior work such as major restoration to original character-defining features, ongoing façade painting and staining, repair of historically accurate windows and gutter maintenance will further enhance the appearance of the home and encourage others in the vicinity to invest in their properties.

Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of the Interior's Standards for the Treatment of Historic Properties, as shown in **Exhibit C** of this resolution, and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, and the State Historical Building Code.

5. **Application for a Mills Act contract shall be accompanied by a filing fee of \$245.00. Upon contract adoption by the City Council, a contract maintenance fee of \$981.00 will be imposed, to be assessed over a three-year period at approximately \$300.00 yearly.**

Facts in support: The required filing fee was paid. Payment of the contract maintenance fee is required by the Mills Act contract.

6. **No more than five Mills Act contracts will be entered into by the City in a calendar year.**

Facts in support: Only one other Mills Act contract is under review for approval during the current calendar year, therefore the limit of five Mills Act contracts per calendar year has not been met.

Section 5. Decision

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Architectural Heritage and Landmarks Commission hereby recommends that the City Council find the Mills Act Contract, attached hereto as "Exhibit A", to be exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15331 of the CEQA Guidelines (Class 31, "Historical Resource Restoration/Rehabilitation").

BE IT FURTHER RESOLVED that the Architectural Heritage and Landmarks Commission hereby recommends the City Council hereby approve the Mills Act Contract, based on the findings and analysis set forth herein.

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, 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.

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 16th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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. Historic Preservation Agreement
- B. National Register of Historic Places Inventory – Page 9
- C. Historic Recourses Impacts Assessment
- D. City Council Resolution 91-442

Recorded at the Request of:
The City of Vallejo

When recorded, mail to:
City of Vallejo
City Clerk
P.O. Box 3068
Vallejo, CA 94590

HISTORIC PROPERTY PRESERVATION AGREEMENT

THIS AGREEMENT is made and entered into at Vallejo, California, this [REDACTED] day of [REDACTED], 2026, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City"), and Jen Drolet, owner (hereafter referred to as the "Owner").

WITNESSETH

A. Recitals

- i. California Government Code Sections 50280, *et seq.* authorize cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance, and restoration of such historical property so as to retain its characteristics as property of historical significance;
- ii. Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 828 Georgia Street, Vallejo, California, (hereinafter such property shall be referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked Exhibit "A.1" and is incorporated herein by this reference.
- iii. On the [REDACTED] day of [REDACTED], 2026, the City Council of the City of Vallejo adopted its Resolution No. [REDACTED] N.C. thereby declaring its intention to enter in this Historic Property Preservation Agreement (hereinafter referred to as the "Agreement"); and
- iv. City and Owner, for their mutual benefit, now desire to enter into this Agreement to protect, enhance, and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Article 1.9 (commencing with Section 439) Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

B. Agreement

NOW, THEREFORE, City and Owner, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement

This agreement shall be effective and commence on [REDACTED], 2026 and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date, such initial term will automatically be extended as provided in Paragraph 2, below.

2. Renewal

Each year on the anniversary of the effective date of this Agreement (hereinafter referred to as the "renewal date"), one year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is mailed as provided herein. If either Owner or City desires in any year not to renew the Agreement, Owner or City shall serve written notice of nonrenewal of the Agreement on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owner to City at least ninety (90) days prior to the annual renewal date, or served by the City to Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein. Upon receipt by Owner of a notice of nonrenewal from City, Owner may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the other of nonrenewal in any year. The Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. Standards for Historic Property

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

- a. Owner shall preserve and maintain the characteristics of historical significance of the Historic Property and, where necessary, restore and rehabilitate the Historic Property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code. Attached hereto, marked as Exhibit "A.2", and incorporated herein by this referee, is a list of improvements pertaining to the restoration or rehabilitation of the Historic Property. Owner shall complete the improvements listed in Exhibit "A.2" within the first 10 years of this Agreement, provided, however, that the Secretary of the Architectural Heritage and Landmarks Commission ("Secretary") may authorize minor amendments to Exhibit "A.2" which do not decrease the total value of the work performed during the first 10 years.
- b. Prior to the commencement of any improvements listed in Exhibit "A.2", Owner shall contact the Secretary to determine what, if any, City of Vallejo permits or approvals may be required.
- c. Owner shall allow reasonable inspections, by prior appointment, of the interior and exterior of the Historic Property by representatives of the City or County Assessor prior to a new Agreement and every five years thereafter, to determine Owner's compliance with the terms and provisions of this Agreement.

4. Provision of Information of Compliance

Owner hereby agrees to furnish City with any and all information reasonably requested by the City, which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Cancellation

City, following a duly noticed public hearing as set forth in California Government Code Sections 50280, et seq., may cancel this Agreement if it determines that Owner is in breach of any of the conditions of this Agreement or have allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines that the Owner has failed to restore or rehabilitate the Historic Property in the manner specified in Subparagraph 3 (a) of this Agreement. In the event of cancellation, Owner may be subject to payment of those cancellation fees set forth in California Government Code Sections 50280, et seq.

6. Enforcement of Agreement

In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owner, the City shall give written notice to Owner by registered or certified mail addressed to the address stated in this Agreement, and if such violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within (30) days (provided that acts to cure the breach or default must be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement; apply to any court, state or federal, for injunctive relief against any violation by Owner; perform the work (or cause its performance) and assess the Historic Property for the work's value, as set forth in Chapters 11-16 of the Uniform Housing Code, as adopted; or apply for such other relief as may be appropriate.

City does not waive any claim or default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to the City to pursue in the event that there is a breach of this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

7. Binding Effect of Agreement

The Owner hereby subjects the Historic Property described in Exhibit "A.1" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that Owners' legal interest in the Historic Property is rendered less valuable thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

8. Notice

Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

To City: Planning Manager
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

To Owner: Jean Drolet
602 Georgia Street
Vallejo, CA 94590

9. General Provisions

- a. No later than one hundred eighty (180) days after the parties execute and enter into this Agreement, Owner shall provide written notice of this Agreement to the Office of Historic Preservation, Department of Parks and Recreation, P.O. Box 942896, Sacramento, CA 94296-0001.
- b. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint venturers or members of any enterprise.
- c. Owner agrees to and shall hold City and its elected officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal

injuries, including death, and claims for property damage that may arise from the direct or indirect use or operations of Owner or those of her contractor, subcontractor, agent, employee, or other person acting on their behalf that relate to the use, operation, and maintenance of the Historic Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, agents, and employees with respect to any and all actions for damages caused, or alleged to have been caused, by reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

- d. All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.
- e. Upon approval of the Historic Property Preservation Agreement by the City Council, Owner or her successors in interest shall be responsible for a Mills Act contract maintenance fee per the City's most recently adopted fee schedule.
- f. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.
- g. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.
- h. This Agreement shall be construed and governed in accordance with the laws of the State of California.

10. Recordation

No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Solano.

11. Amendments

This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto, in the manner in which it originally was executed except that Exhibit "A.2" may be amended upon mutual consent of the Owner, the Secretary, and the City Manager.

IN WITNESS WHEREOF, City and Owner have executed this Agreement on the day and year first written above.

CITY OF VALLEJO

OWNER

XXXX
City Manager

Jean Drolet

Dawn Abrahamson
City Clerk

(City Seal)

DRAFT

EXHIBIT A.1
Legal Description

APN: 0056-201-200

To be provided at City Council adoption.

DRAFT

EXHIBIT A.2

10 Year Scope of Work

602 Georgia Street

Note: Years and amounts are approximate.

Ten-Year Maintenance Program

Element	Maintenance Action	Frequency
Synthetic wood shake roof	Inspect flashings, valleys, ridge, and perimeter; clean debris; inspect for wind or impact damage	Annual
Built-in gutters (HIGH PRIORITY)	Thorough cleaning; verify drainage at all downspouts; inspect for joint separation, substrate rot, or blockage. Failure causes extensive hidden water damage.	Annual minimum; after major storms
Tourelle (restored/rehabilitated)	Full inspection of connections, flashings, window sashes, and substrate; priority monitoring as most exposed element and most recently restored fabric	Annual for first 5 years; every 2 years thereafter
Opaque stain — south & west facades	Owner-applied re-coat of weathered or failing areas; inspect for cracking or mildew. High-IR stain selection reduces re-coating frequency.	Every 5–8 years
Paint — north & east facades	Inspect for peeling or moisture intrusion at trim and window openings; repaint as needed	Every 5 years
Custom replacement and refurbished sashes — south facade	Inspect IGU seals, three-layer grid system, and hardware; replace any failed IGU units	Every 2–3 years
Original sashes — north & east (8 windows)	Inspect glazing, putty, and hardware; maintain weatherstripping. North and east orientations provide natural protection from UV deterioration.	Every 5 years
Shed roof over entrance	Inspect bracket connections, roofing surface, and trim; recoat mahogany elements	Every 5 years
Flower boxes below second floor windows (3 units)	Inspect moisture barrier at wall connection; CPVC liner replacement as needed; refinish mahogany	Annual for the first 5 years; every 5 years thereafter
Exterior shingle cladding	Inspect for split, cupped, missing, or deteriorated shingles; replace in-kind with compatible cedar	Annual; repair as needed
Wrought iron fence and railings	Inspect for rust and paint failure; repaint with rust-inhibiting and finish coat	Every 8–10 years
Foundation (new siltstone-bearing)	Monitor for settlement or cracking during establishment period; once confirmed stable, periodic visual inspection sufficient	Annual for first 3 years; every 3–5 years thereafter

Estimated Cost of Historic Restoration and Rehabilitation Work

Item	Estimated Cost
Mansard parapet removal (main roof and east addition flat roof)	\$18,500
Rafter sistering, eave extension to original length, and plywood diaphragm sheathing	\$22,000
Built-in gutter restoration (reconstruction matching historic photographs; expose rafter tails; repair substrate)	\$8,500
Synthetic wood shake installation — full roof	\$38,000
Tourelle restoration and partial rehabilitation (extent confirmed after parapet removal)	\$24,325
Juliet balcony removal (2 units)	\$3,500
Structural engineering (rafter notching, diaphragm design, wind load, connections)	\$6,500
Plywood arched surround removal — east and west elevations	\$2,200
Custom double-hung sash fabrication and installation — south facade, with IGU and three-layer grid system	\$80,750
Original sash refurbishment — north & east elevations (7 windows)	\$18,000
Paint removal from shingles (south and west facades)	\$4,500
Shingle repairs (in-kind cedar replacement)	\$8,400
Opaque stain application (south and west facades)	\$3,600
Paint application (north and east facades)	\$1,500
Decorative panel removal (below first floor windows)	\$2,200
Shutter removal	\$1,200
Shed roof restoration over primary entrance (plans completed)	\$6,500
Flower box restoration below second floor windows (3 units)	\$3,600
Scaffolding purchase (3 towers for owner use throughout project)	\$5,000
Subtotal	\$258,775
Contingency (15%)	\$38,816
TOTAL ESTIMATED COST	~\$297,000

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE California	
COUNTY Solano	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
MAR 20 1973	

(Number all entries)

#7. Description: (Page 9)

Virginia Street		
925	1	Asphalt shingle home
935	1	Trim stucco cottage
937, 1/2, 41, 39	4	Two story Queen Anne, needs repair
943	5	Large Queen Anne apartments, needs repair (Same as 429, A, B, C, D, 429 Monterey)
Georgia Street		
546	26	Large apartments (Same as 825 Sutter)
602	1	Large dark shingled building, soon to be remodeled (1972) (See also 810 Sutter)
610	1	Large handsome Queen Anne
622	1	Large handsome Queen Anne
638A	vac.	vac.
638	1	Large stucco
700	2	Gray and white hip roof with dormer window (Same as 702 Napa)
708	1	Unkempt house with Italianate detail
714, 1/2	2	Small cottage
720	1	Twin peak roofed large home, dark shingles
732, 34	4	Modern fourplex
728, 36, 40	3	Wooden house
744	Comm'l	Small wood and stucco stone store (See also 615 El Dorado)
802, 08	2	Small Queen Anne
804, 06, 08, 10	4	Wood fourplex, shingles and carved detail, newly painted (1972)



Rincon Consultants, Inc.

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Oakland, California 94612

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www.rinconconsultants.com

March 16, 2020
Project No. 19-07740

Aaron Sage
Principal Planner
City of Vallejo
555 Santa Clara Street
Vallejo, California 94590
Via email: aaron.sage@cityofvallejo.net

Subject: Historical Resources Impacts Assessment for the 602 Georgia Street Project in Vallejo, California 94590

Dear Mr. Sage:

Rincon Consultants, Inc. (Rincon) was retained to conduct a historical resources impacts assessment for a project at 602 Georgia Street, Vallejo, California. The proposed project involves various improvements to an existing single-family residential building originally constructed in 1915. The residence is included in the National Register of Historic Places (NRHP)-listed Vallejo Old City Historic District and therefore is considered a historical resource as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines.¹ The current assessment was prepared to determine if the project conforms with the Secretary of the Interior's Standards for Rehabilitation (Standards) and would result in an impact to a historical resource.² Per Section 15064.5(b)(3) of the CEQA Guidelines, a project that is found to comply with the Standards generally mitigates impacts to a less than significant level. Methods for the current assessment included a review of project plans and relevant historic documentation, a site visit, and preparation of this memorandum to present the results.

The impacts assessment was conducted by Senior Architectural Historian Steven Treffers, M.H.P., Debi Howell-Ardila, M.H.P., and Architectural Historian Alexandra Madsen, M.A., all of whom meet the Secretary of the Interior's *Professional Qualification Standards* (PQS) for architectural history and history. With 10 years of experience in historic preservation planning in California, Mr. Treffers has extensive experience with CEQA Standards-compliance reviews and historical resources assessments.

¹ Architectural Heritage Society. 1973. National Register of Historic Places Nomination for Vallejo Old City Historic District. Listed on March 20, 1973.

² Kay Weeks and Anne Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. National Park Service, Washington, D.C., 2017.

Project Description

The project involves exterior alterations to the single-family residence located at 602 Georgia Street. Proposed alterations include additions, removal of non-historic or non-character-defining features, and restoration of some original features. Specifically these are:

- Removal of non-original mansard roof; restoration of original gable roof and construction of new shed roof over projecting two-story bay
- Installation of new foundation to prevent differential settling and meet seismic code; this will raise the residence to a maximum of 19.5"
- Removal of two non-original additions and deck/gazebo on rear (north) elevation and replacement with new rear addition capped by shed roof
- Construction of a basement-level garage; new garage doors and entrance will be located on below grade and accessed via Sutter Street on east
- Creation of new doorway on east end of north elevation, capped by short canopy
- Replacement of existing windows with "wood window" profile with painted cellular PVC with simulated divided lights on outside of glass; first and second floors will feature three-fifth windows with single-pane lower sashes and six-pane upper sashes while basement floors will be single-pane casement windows
- Removal of non-original exterior wall panels underneath lower-level windows
- Repair and replacement of exterior wood cladding in-kind as needed
- Installation of new canopy roof over main entrance
- Lap siding and "belly band" trim board for basement cladding
- Removal of non-original railings on extending bay

Vallejo Old City Historic District

The Vallejo Old City Historic District was nominated to the NRHP in November 1972 and officially listed in March 1973. The historic district was described 1972 as follows:

The Old City area of Vallejo was the location of many of Vallejo's first Victorian homes. Because of the steep hill, the area was never developed commercially as the neighboring downtown business area expanded. Consequently, we find Vallejo's original residential area, verging on the community's major business district that has remained an island while the community has grown around and beyond it.

Today the area is dotted with an array of excellent examples of Victorian architecture dating from the 1850s. While none of these homes were built on the grand and lavish scale often associated with the Victorian era, they are representative of the types of homes built in small and growing communities in the West during the last half of the 19th century. Many of these homes have been maintained through the years in their original appearances, while others have been allowed to fall into disrepair or have been remodeled and "modernized" to the extent that they no longer give a hint of their original character. The original large plots of ground have in most cases been divided into smaller lots and other homes built on them. Thus today we find the area covered with homes built at various times from the 1850s up until 1965. In addition to the homes



that have been well preserved, there are still a number of Victorian homes in the area, including some of the finest, that could easily be returned to original exterior condition.

The historic district was designated prior to the adoption of the NRHP Criteria for Evaluation.³ However, based on the information and narrative presented in the 1972 nomination, it can reasonably be assumed the historic district and the property at 602 Georgia Street are significant under Criteria A and C as a representation of the City's early residential development and the architectural styles which reflect it.

Property Background

As described in the 1972 NRHP nomination, 602 Georgia Street was a "large dark shingled building, soon to be remodeled." Per the site visit and background research conducted as part of this assessment, it appears the alterations which occurred circa and since 1972 include:

- Installation of a plywood mansard roof
- Replacement of original windows on main (south) elevation and installation of non-original window surrounds and shutters
- Removal of third story tourelle
- Installation of wall panels underneath lower-level windows
- Addition of decorative metal railings on main (south) elevation

Character-Defining Features

The intent of the Standards is to provide for the long-term preservation of a property's significance through the preservation of its historic materials and features. These historic materials and features are commonly referred to as character-defining features and are indispensable in a historic property's ability to convey the reasons for its historical significance. To ensure a proposed project's compliance with the Standards, a historic property's character-defining features should therefore be identified and preserved as part of the final design.

According to Preservation Brief 17, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, there is a three-step process to identifying character-defining features.⁴ Step 1 involves assessing the distinguishing physical aspects of the exterior of the building as a whole, including its setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, relations or sequences of spaces (floor plan), surface finishes and materials, exposed structure, and interior.

The residence at 602 Georgia Street is significant as a part of the Vallejo Old Town Historic District and for its representation of the early residential development of Vallejo and its distinctive First Bay Tradition-style architecture. As such, its character-defining features relate to its representation of the early residential development and its original architectural elements. These include:

³ National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin. U.S. Department of the Interior, National Park Service, 1997.

⁴ Lee H. Nelson, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, Preservation Brief No. 17. U.S. Department of the Interior, National Park Service, Technical Preservation Services.



- Generally rectangular massing
- Two-story height
- Asymmetrical composition created by the extending off-center, two-story bay on main (south)
- Exposed rafter tails (currently concealed by mansard roof)
- Rhythmic window openings
- Primary, recessed entrance along Georgia Street
- Wood shingle-clad exterior
- Decorative wing wall along Sutter Street
- Highly visible location at the corner of Georgia and Sutter streets
- Relatively shallow set-back

Project Impacts Analysis

CEQA Section 21084.1 requires a lead agency determine whether a project may have a significant effect on the environment, which includes historical resources. Impacts to a historical resource occurs when there is a substantial adverse change in the significance of a resource such that it is materially impaired. Material impairment is defined as demolition or alteration “in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register.”⁵ Under Section 10564.5 of the CEQA Guidelines, a project that is found to conform with the Standards is generally found to not result in significant impacts to historic resources under CEQA.

Secretary of the Interior's Standards Review

The Standards establish professional standards and provide guidance on the preservation and protection of historic properties. The Standards make broad-brush recommendations for maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They cannot, in and of themselves, be used to make essential decisions about which features of a historic property should be saved and which might be changed. Rather, they provide philosophical consistency to the work.⁶ There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. The Rehabilitation Standards are the most commonly used treatment for historic buildings and therefore have been utilized in the review of the current project.⁷ Following the guidance of the Standards, the Rehabilitation Standards are most appropriate for the current project because of the building's current physical condition. The building requires more extensive repair and replacement because of alterations and the removal of original materials, including windows and the third-story tourelle.⁸ The following presents a standard-by-standard analysis of potential project-related impacts to the residence at 602 Georgia Street.

⁵ CEQA Guidelines Section 15064.5[b][2][A].

⁶ Weeks and Grimmer 2017, 3.

⁷ Weeks and Grimmer 2017, 3.

⁸ Weeks and Grimmer 2017, 3.



Rehabilitation Standard No. 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The subject building was constructed in 1915 for use as a residence and will continue to maintain this use after implementation of the project. Therefore, the project complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2

The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and special relationships that characterize a property shall be avoided.

The historic character of 602 Georgia Street is comprised of the physical characteristics that reflect its significance a First Bay Tradition-style home characteristic of Vallejo's early residential development. As detailed above in the character-defining features above, these include its rectangular massing, two-story height, asymmetrical composition, and wood shingle-clad exterior. These elements will be retained following implementation of the project. Materials proposed to be removed, including non-original additions, wall panels, and metal railings, are non-original and do not contribute to the significance of the building. Some original windows on the secondary elevations are proposed to be removed and replaced with compatible divided light windows. These original windows do contribute to the historic character of the building; however, the removal of all the original windows has affected the integrity of these features overall. The replacement of all the windows with historically compatible types will be improve the historic character of the building from its current appearance. Although an addition is proposed, it is located at the rear of the building and will not affect the overall rectangular massing of the building or the primary façade's asymmetrical composition. Further, while new garage doors and an entrance are proposed, they are below grade on a secondary elevation and will not be highly visible or affect the overall visual character of the building. As a result, the project complies with Rehabilitation Standard No. 2.

Rehabilitation Standard No. 3

Each property shall 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 architectural elements from other buildings, will not be undertaken.

The proposed project would remove many non-original elements which were added to the building post 1972. These include the removal of the mansard roof, the metal railings, wall panels, and rear additions. The shed awning over the primary entrance will be reintroduced and is based on historical photographs. The roof form would largely be restored to its original appearance as based on historical photographs and documentation. Historically, the extending bay culminated in a tourelle which extended above the roof plane. This feature is not proposed to be reconstructed; however, the Standards do not dictate missing historical features be replaced in kind.⁹ Rather they allow for the introduction of new features which are compatible to the overall historic character of the building. The proposed shed roof does not negatively affect the existing roof form or introduce a highly visible feature such as a new gable. Rather the shed roof is compatible with the original roof form, yet differentiated through its short extension. Similarly, the new rear addition will be located in a less visible, secondary location and set back from the existing wall plane to clearly differentiate it from the original building. Further supporting the differentiation will be the use of lap board siding, which is compatible but unique from the original wood shingle siding. The below-grade accessory dwelling unit will also employ horizontal siding to

⁹ Weeks and Grimmer 2017, 78.



differentiate it from the original materials. As a result, the project is in conformance with Rehabilitation Standard No. 3.

Rehabilitation Standard No. 4

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

Although the 1972 NRHP nomination does not define a period of significance, the narrative discussion of the historic district's significance suggests it ends in the early twentieth century. Therefore the non-original additions and materials, which are proposed to be removed, do not reflect the important associations of the historic district and have not acquired significance in their own right. Instead, many alterations are at odds with the original design and character of the building and their removal will not negatively affect the historic character of the building. Therefore, the project is in conformance with Rehabilitation Standard No. 4.

Rehabilitation Standard No. 5

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

The proposed project will retain the distinctive features and finishes that characterize 602 Georgia Street. These include most notably the wood-shingle siding, exposed rafter tails, and projecting bay on the main elevation. Although some original windows will be removed, they and non-original windows on the primary façade will be replaced with historically compatible windows. As a result, the project conforms with Rehabilitation Standard No. 5.

Rehabilitation Standard No. 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The project includes the preservation of existing original wood shingles as feasible. For those shingles that are deteriorated beyond repair, in-kind replacement will be completed with compatible wood shingles. Replacement of missing features includes the reintroduction of a Dutch gable roof as well as a shed awning over the primary entrance, both of which are visible in photographs of the building dating to before alterations completed circa 1972. The project also proposes to replace windows with "wood widow" profile with painted cellular PVC with simulated divided lights on the outside of glass. The first and second floors will feature three-fifth windows with single-pane lower sashes and six-pane upper sashes while basement floors will be single-pane casement windows; this is consistent with the historic original windows as based on pictorial evidence. Although the proposed windows will not be constructed of wood, the Standards acknowledge the use of historic materials is not required. The new windows will be consistent in size, design, and configuration to the historic windows. Therefore, the project is in compliance with Rehabilitation Standard No. 6.

Rehabilitation Standard No. 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The project does not propose any chemical or physical treatments such as sandblasting. Therefore, the project is in compliance with Rehabilitation Standard No. 7.



Rehabilitation Standard No. 8

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

It is not anticipated that any archaeological resources will be disturbed as part of the implementation of the project. The project is therefore anticipated to be in compliance with Rehabilitation Standard No. 8.

Rehabilitation Standard No. 9

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

As proposed, new additions and construction includes the slight raising of the building, the installation of a basement-level garage, and an addition at the rear of the building. The building will be raised to no more than 19.5" to prevent differential settling and meet seismic code. These two objectives are necessary of the longevity of the building and the safety of those who occupy it. The building will not be moved on the site and will remain in its current location. A height increase of 19.5" is minimal and will not be highly visible or affect the visual character of the building in any way. The below-grade accessory dwelling unit will be placed on a secondary location and not affect the overall visual character of the building. The basement level of the building will be differentiated through horizontal wall planking which will make the new construction visually distinct from the old. Similarly, the new addition at the rear of the property will also be located in a secondary, less-visible location and differentiated through the use of distinct but compatible materials. As a result the historic integrity of the property and its environment will remain intact and the project will comply with Rehabilitation Standard No. 9.

Rehabilitation Standard No. 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.

None of the new additions or related new construction will permanently alter the essential form and integrity of the building. All are located in secondary locations and do not substantially alter the original character and features of the building. The rear addition and below-grade elements could be removed in the future without permanently impairing the building. The project is therefore in compliance with Rehabilitation Standard No. 10.



Conclusions and Recommendations

As detailed above, the proposed project is in conformance with all 10 Standards for Rehabilitation. The project can therefore be considered to comply with the Standards and avoid an impact to historical resources as defined in Section 10564.5 of the CEQA Guidelines. Should you have any questions or comments regarding this report, please do not hesitate to contact me at 531-834-4455, or streffers@rinconconsultants.com

Sincerely,

Rincon Consultants, Inc.



Steven Treffers, M.H.P.
Senior Architectural Historian



RESOLUTION NO. 91-442 N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the California Constitution provides the Legislature with the power to promote the preservation of properties with historical significance by offering substantial property tax incentives (Cal. Const., Art. XIII, Sect 8.); and

WHEREAS, the Constitution provides that when historical properties are enforceably restricted, the property is to be valued for property tax purposes only on a basis consistent with its restrictions and uses; and

WHEREAS, state law provides that owners may enter into historic property contracts with legislative bodies pursuant to Sections 50280-90 of the California Government Code, and that these properties then qualify for the property tax incentives contained in Section 439.2 of the California Revenue and Taxation Code; and

WHEREAS, Section 50280.1 of the Government Code provides that a property qualifies as a historical property if it (1) is privately owned property, (2) is not exempt from property taxation, and (3) is: (c) listed "in any state, city, or county official register of historical or architecturally significant sites, places, or landmarks"; and

WHEREAS, the City of Vallejo has adopted an Architectural Heritage and Historic Preservation Ordinance, in part, to preserve, protect, enhance and perpetuate those historic structures which contribute to the cultural and aesthetic heritage of Vallejo, and to stabilize and improve the economic value of certain historic structures; and

WHEREAS, the Architectural Heritage and Landmarks Commission has completed an architectural heritage survey and established a list of structures having special historical, cultural, architectural or aesthetic interest or value; and

WHEREAS, the Architectural Heritage and Landmarks Commission did at its regular monthly meetings of January through May of 1990 review the "Mills Act" Historic Property Contract provisions contained in Sections 50280-90 of the Government Code, and the Negative Declaration which was prepared for this matter; and

WHEREAS, the Commission recommends that the Council adopt the Negative Declaration based upon a determination that entering into these contracts would not have a significant adverse impact on the environment, but would rather assist in the preservation of listed historic structures; and

WHEREAS, the City Council did on July 31, 1990 review the above referenced sections of the Government and Revenue and Taxation Codes, and does concur with the Commission that these contracts will not have a significant adverse impact on the environment, and would promote the preservation of structures which are listed on the City's Historic Resources Inventory; now, therefore

BE IT RESOLVED, that the City Council does hereby approve the Negative Declaration which evaluates the potential impacts of Historic Property Contracts; and

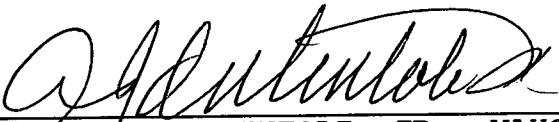
BE IT FURTHER RESOLVED, that the City Council does hereby indicate its willingness to enter into Historic Property Contracts with owners of private property, that is not exempt from property taxation, provided that the property complies with the attached Mills Act criteria.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on July 16, 1991, by the following vote:

AYES: Councilmembers Boschee, Exline, Higgins, Hoffman, Intintoli, Kay and Villanueva

NOES: None

ABSENT: None



ANTHONY J. INTINTOLI, JR., MAYOR

ATTEST: 

MILDRED R. WATSON, CITY CLERK

plrs719

MILLS ACT CRITERIA

1. The property must be on the City's Historic Resources Inventory and an evaluation form must have been completed and reviewed as to the property's level of significance.
2. An application must include the Historic Resources Inventory entry, updated to comply with the most current procedures of the State Office of Historic Preservation, a description of the preservation and restoration goals to be undertaken by the owner and the estimated completion time, and projected adjustments of the property taxes as determined by the County Assessor's Office.
3. The Commission will vote to recommend that the City Council approve or deny the project based on the evaluation form from the Historic Resources Inventory, taking into special account the level of significance of the structure and its potential as a Landmark, Historical Structure, a Structure of Merit, or a Contributing Structure, as outlined in the City Code, Chapter 16.38.150, designation Criteria and 16.38.160, Classification of Designation, and in accordance with the most current Standards of the State Office of Historic Preservation.
4. The project should be highly visible, so that it will serve as a catalyst to encourage others. If the project is to be adopted for a new use, the use should be compatible with the building and the neighborhood.
5. Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Guidelines and Standards for Rehabilitating Historic Buildings issued by the U. S. Secretary of the Interior, and the State Historic Building Code.
6. Applications for a Mills Act Contract shall be accompanied by a filing fee of \$100.00. Upon contract adoption by the City Council, a contract maintenance fee of \$900.00 will be imposed, to be assessed over a three-year period at \$300.00 yearly.
7. No more than five Mills Act Contracts will be entered into by the City in a calendar year.





DATE: July 16, 2026
TO: Architectural Heritage & Landmark Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: **HOLD A 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 APPROVE A MILLS ACT CONTRACT (MA26-0001) FOR THE PROPERTY LOCATED AT 926 YORK STREET (APN:0056-212-140)**

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. The Architectural Heritage and Landmarks Commission will be asked to make a recommendation to the City Council for final approval of the Mills Act Contract.

Project Number(s):

MA26-0001

Location:

926 York Street (APN:0056-212-140)

Applicant/Property Owner:

Jody Neumann

General Plan Land Use Designation:

Primarily Single Family

Zoning District:

Residential Low Density

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

Staff recommends the Architectural Heritage and Landmark Commission adopt a resolution recommending the City Council find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31 - "Historical Resources Restoration/Rehabilitation") and approve a Mills Act Contract (MA26-0001) for the property located at 926 York Street (APN:0056-212-140).

ATTACHMENTS

1.	Staff Report
2.	Recommended Resolution

Subject: HOLD A 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 APPROVE A MILLS ACT CONTRACT (MA26-0001) FOR THE PROPERTY LOCATED AT 926 YORK STREET (APN:0056-212-140)

Page 2

3.	Exhibit A of the Recommended Resolution Historic Preservation Agreement
4.	Exhibit B to the Recommended Resolution: B. National Register of Historic Places Inventory – Page 13
5.	Exhibit C to the Recommended Resolution: Council Mills Act Resolution 91-442
6.	926 York Street - Site Photo

CONTACT

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

**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 15331 AND APPROVE A HISTORIC PROPERTY
PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 926
YORK STREET (APN 0056-212-140)
PAGE 1**

BACKGROUND AND DISCUSSION

Background

The property located at 926 York Street, is currently developed with a single-family residence of approximately 1,566 square feet and originally constructed in 1910. The residence is included in the National Register of Historic Places (NRHP)-listed Vallejo Old City Historic District, now known as the Architectural Heritage District. The kitchen was remodeled and a deck was added in 2001. The roof was redone in 2020. No other exterior changes are on record.

On May 4, 2026, Jody and Celeste Neumann (“applicants and property owners”) submitted a request for approval of a Mills Act contract for the single-family residential property located at 926 York Street. The request includes a 10-year plan for improvements to the existing single-family residence to maintain and restore the historic architectural features of the property.

Mills Act Overview

The Mills Act (California Government Code Sections 50280-50290) was adopted by the State Legislature in 1972 as an economic incentive program for the restoration and preservation of qualified historic buildings by private property owners. The Mills Act authorizes local governments to enter into contracts with owners of qualified historic properties who agree to restore, maintain, and protect the property in accordance with the specific historic preservation standards and conditions identified in the contract. In return, the property owners are eligible for property tax relief.

The Mills Act is a voluntary program – neither the City nor the property owner are obligated to enter into a contract even if a property is eligible. The initial contract term is a minimum of 10 years, with automatic yearly extensions thereafter. Subsequent owners are bound by the contract and have the same rights and obligations as the original owner who entered into the contract. If either the City or the property owner provide notice of non-renewal, the contract remains in effect for the balance of the remainder of the term.

In 1991, the City Council adopted Resolution No. 91-442 (included as Attachment 4) to establish a process and eligibility criteria for Mills Act contracts for the City of Vallejo. In addition to meeting the other criteria, in order for a property to be eligible it must be listed on the City’s Historic Resources Inventory. Staff’s analysis of the property’s compliance with all criteria of Resolution 91-442 is provided in the “Analysis” section below.

**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 15331 AND APPROVE A HISTORIC PROPERTY
PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 926
YORK STREET (APN 0056-212-140)
PAGE 2**

Responsibility of Parties

The property owners must agree to restore (if necessary) and maintain the property in a manner appropriate to its historic character and consistent with the Secretary of the Interior's Standards for Rehabilitation. Per City Council Resolution No. 91-442, Mills Act contracts in Vallejo must include an attached scope of work outlining the repairs and improvements the owners have agreed to complete during the initial 10-year term. The responsibilities of the initial applicants for the contract are transferred to all future owners of the property for as long as the contract is in effect.

The City is responsible for monitoring the property to ensure that the agreed to restoration and/or maintenance plan has been performed. The City collects a fee to cover its monitoring expenses over the life of the contract. If the City determines that the property owners have not complied with the terms of the contract, the City may simply cancel the contract. If the contract is cancelled for this reason, a penalty of 12.5% of the market value of the property at the time of cancellation is assessed by the County.

Architectural Heritage and Landmarks Commission Scope of Review

Mills Act contracts are subject to approval by the City Council, following recommendation by the Architectural Heritage and Landmarks Commission (AHLC). Although some items in the attached scope of work might require a Director or AHLC level of approval Certificate of Appropriateness (COA), that review and approval would occur in the future when a COA application is filed. Therefore, the AHLC should limit its review to whether the property meets the City's Mills Act criteria.

Location and Land Use Context

The subject property is located in the Architectural Heritage District, at 926 York Street, with Alameda Street to the west, Monterey Street to the east and Hudson Alley to the north. See Figures 1 and 2 below for location maps. The surrounding neighborhood includes a variety of residential buildings, primarily single-family homes constructed between 1880 and 1930. The site is in a prominent location on a major east-west roadway (York Street) and is within close proximity to Downtown. The site is adjacent to a two-story Victorian house to the east and a one-story Tudor Revival house to the west.

Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15331 AND APPROVE A HISTORIC PROPERTY PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 926 YORK STREET (APN 0056-212-140)

PAGE 3

Figure 1 – Project Location

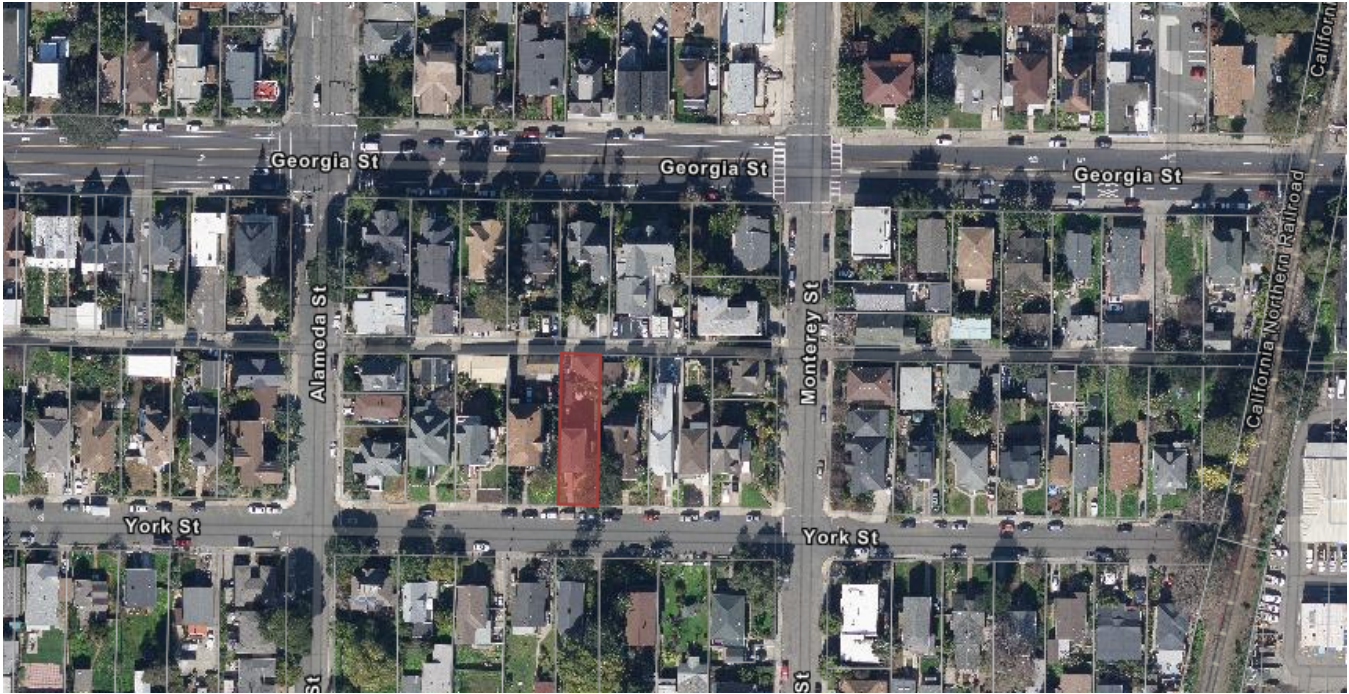
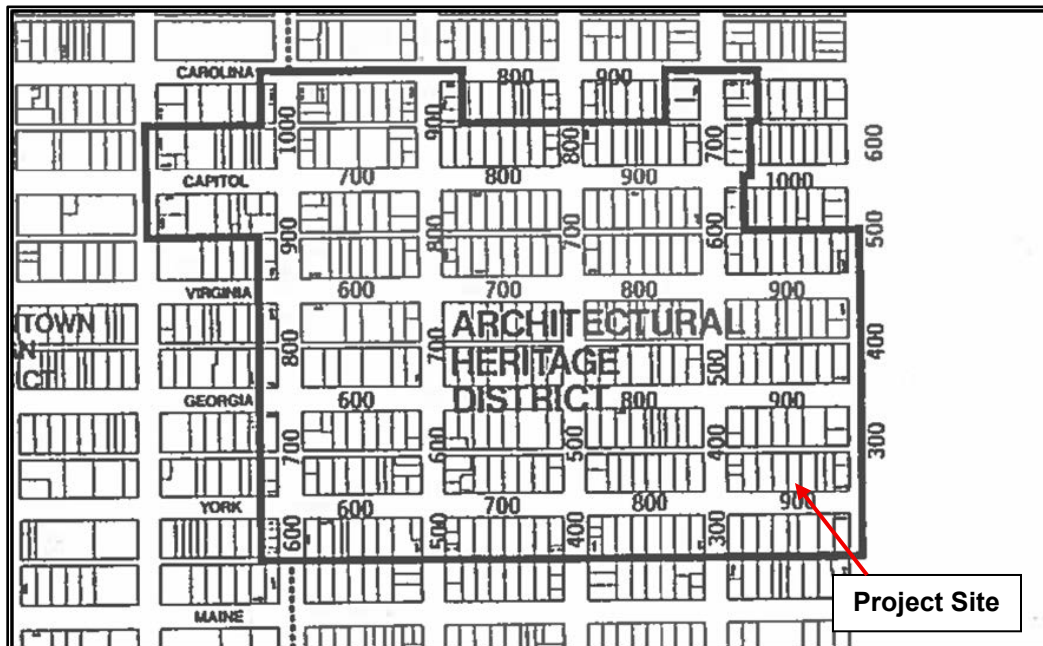


Figure 2 – Historic District Map



**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 15331 AND APPROVE A HISTORIC PROPERTY
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History and Architecture

The subject property is included in the National Register of Historic Places (NRHP)-listed Vallejo Old City Historic District and therefore is considered a historical resource as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. See Attachment 5. As described in the 1972 NRHP nomination, 926 York Street has a “classic trim on hip roof with dormer.”

The residence at 926 York Street is significant as a part of the Vallejo Old Town Historic District and for its representation of the early residential development of Vallejo and its distinctive Edwardian Colonial Revival style architecture. As such, its character-defining features relate to its representation of early residential development and its original architectural elements. These features include its boxy frame, striking symmetrical façade and classical-style columns flanking the entry porch, as well as the prominent dormer centered on the hipped roof with ornate cornice detailing and double-hung windows.

Proposed Improvements

The proposed Mills Act contract, including the applicants’ proposed scope of work for the first 10-year term, is provided in Attachment 3. The applicants estimate that the proposed work will cost approximately \$74,000. Proposed planned improvements include repair of siding, front porch, stairs and brick and to restore 13 windows of a circa 1910 Edwardian Colonial Revival residence. The applicant is aware that the scope does contain some items that will require Certificate of Appropriateness review.

The applicant is planning significant projects such as restoration of 13 windows in year one and refinishing the upstairs wood floors in year two. During years three and four, they will install landscape improvements such as drains, irrigation, and new shrubs and flowers. In year five they plan to replace the rotting front porch. Then in years six and seven, they plan to remodel the restrooms and repair the front stairs and brick façade. In the last 8-10 years, they will paint both inside and outside, repairing plaster walls and siding.

Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15331 AND APPROVE A HISTORIC PROPERTY PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 926 YORK STREET (APN 0056-212-140)

Figure 3 – Proposed Area of Future Improvement



Figure 4 – Current Conditions



Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15331 AND APPROVE A HISTORIC PROPERTY PRESERVATION (MILLS ACT) AGREEMENT WITH THE PROPERTY OWNER OF 926 YORK STREET (APN 0056-212-140)
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Required Mills Act Criteria

City Council Resolution No. 91-442 sets forth criteria for a property to qualify for a Mills Act contract. The criteria to qualify is:

1. The property must be on the City's Historic Resources Inventory (HRI) and an evaluation form (DPR) must have been completed and reviewed as to the property's level of significance.
2. An application must include the HRI entry, updated to comply with the most current procedures of the State Office of Historic Preservation (OHP), a description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten-year life of the Agreement with the estimated completion time, and projected adjustments of the property taxes as determined by the County Assessor's office.
3. The Commission will vote to recommend that the City Council approve or deny this project based on the evaluation form from the HRI, taking into special account the level of significance of the structure and its potential as a Landmark, Historical Structure, a Structure of Merit, or a Contributing Structure as outlined in the City Code, Chapter 16.38.150, designation Criteria and 16.38.160, Classification of Designation, and in accordance with the most current Standards of the State OHP.
5. Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, and the State Historical Building Code.
6. Application for a Mills Act contract shall be accompanied by a filing fee. Upon contract adoption by the City Council, a contract maintenance fee will be imposed, to be assessed over a three-year period.
7. No more than five Mills Act contracts will be entered into by the City in a calendar year.

STAFF ANALYSIS:

Staff believe all applicable criteria for a Mills Act (list above) can be met for the proposed Mills Act Contract. A summary of staff's analysis including recommended statements of fact, is incorporated into the attached Resolution (Attachment 2 of this report).

ENVIRONMENTAL REVIEW

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

**Subject: ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL FIND THE PROJECT
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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.

NOTICE AND COMMENTS

On July 2, 2026, pursuant to VMC Section 16.602.08, a notice of this hearing was published in the Times Herald, and 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, the applicant and property owner and electronically sent to the members of the Architectural Heritage and Landmarks Commission.

As of the writing of this staff report, staff have not received any comments or questions from the public on the application.

CONCLUSION

Based on the analysis contained in this staff report, staff recommends that the AHLC adopt a resolution recommending City Council find the project exempt from environmental review pursuant to CEQA Guidelines Sections 15331 and approve a historic property preservation (Mills Act) agreement with the property owner of 926 York Street based on the criteria provided in the attached Resolution and subject to the requirements of the Mills Act Contract.

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 \$250 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, 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.

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION NO. AHLC 26-XX

A RESOLUTION OF THE ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION
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
APPROVE A MILLS ACT CONTRACT (MA26-0001) FOR THE PROPERTY LOCATED AT 926
YORK STREET

(APN: 0056-212-140)

WHEREAS, on March 20, 1973, the Architectural Heritage District, formerly known as the Vallejo Old City District, was formally listed in the National Register of Historic Places; and

WHEREAS, on July 16, 1991, the City Council of the City of Vallejo adopted Resolution No. 91-442, indicating its willingness to enter into Historic Property Preservation Agreements with private property owners provided the property complies with the Council’s adopted “Mills Act Criteria”; and

WHEREAS, on May 4, 2026, Jody and Celeste Neumann, the applicants and property owners, submitted an application seeking to enter into a Historic Property Preservation Agreement (“Mills Act Contract”) with the City for the property located at 926 York Street (“Subject Property”); and

WHEREAS, the Subject Property is located within the Vallejo Architectural Heritage District; and

WHEREAS, on June 12, 2026, the Mills Act Contract application was determined to be complete for processing; and

WHEREAS, on July 2, 2026, pursuant to Vallejo Municipal Code Section 16.602.08(A), notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and property owners within 500 feet of the Subject Property, the property owners, the Vallejo City Unified School District and any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the Project and electronically mailed to the members of the Architectural Heritage and Landmarks Commission, to the applicant and interested parties; and

WHEREAS, on July 16, 2026, the Architectural Heritage and Landmarks Commission conducted a public hearing to consider the proposed Mills Act Contract, including the recommended environmental review determination pursuant to CEQA.

NOW, THEREFORE, LET IT BE RESOLVED that the Architectural Heritage and Landmarks Commission 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: (1) the application, including all designs, plans, studies, historic impact analysis, data and correspondence submitted to the City in connection with the project; (2) all staff reports, decision letters and other documentation and information produced by or on behalf of the City in connection with the project; (3) all documentary and oral evidence received at the public hearings regarding the project; (4) 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 documentary and oral evidence received at the public hearing regarding the project; (e) other applicable City of Vallejo policies and regulations; and (f) 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 location and custodian of Record is the Director of the Planning and Development Services located on the second floor of the City Hall of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Under the California Environmental Quality Act (CEQA), the State has identified a list of classes of projects which have been determined to not have a significant effect on the environment and are therefore exempt from the requirements of CEQA. The proposed Mills Act Contract qualifies for a categorical exemption, pursuant to State CEQA Guidelines Section 15331 (Class 31: Historical Resource Restoration/Rehabilitation), as it provides for the preservation, restoration, and rehabilitation of a designated historical resource in a manner consistent with the

Secretary of the Interior's Standards for the Treatment of Historic Properties. Therefore, no further environmental review is required.

Section 4. Findings under the City's Criteria for Mills Act Contracts

1. The property must be on the City's Historic Resources Inventory (HRI) and an evaluation form (DPR) must have been completed and reviewed as to the property's level of significance.

Facts in support: The property is not on the City's HRI, but based on Government Code Sections 50280-50290, it is a Qualified Historic Property as it is listed on Page 13 of the National Register of Historic Places Inventory (NRHP), as shown in Exhibit B of this resolution.

2. An application must include the HRI entry, updated to comply with the most current procedures of the State Office of Historic Preservation (OHP), a description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten-year life of the Agreement with the estimated completion time, and projected adjustments of the property taxes as determined by the County Assessor's office.

Facts in support: The NRHP entry has been provided as Exhibit B, which generally complies with the most current procedures of the State Office of Historic Preservation, and the application includes a description of the annual preservation and restoration goals to be undertaken by the owner with an estimated completion time. Projected adjustments of the property taxes are no longer provided by the Office of the County Assessor.

3. The Commission will vote to recommend that the City Council approve or deny this project based on the evaluation form from the HRI, taking into special account the level of significance of the structure and its potential as a Landmark, Historical Structure, a Structure of Merit, or a Contributing Structure as outlined in the City Code, Chapter 16.38.150, designation Criteria and 16.38.160, Classification of Designation, and in accordance with the most current Standards of the State OHP.

Facts in support: The Commission has considered the listing in the NRP and has taken into special account the level of significance of the structure and its potential as a Landmark, Historical Structure, a Structure of Merit, or a Contributing Structure as outlined in the City Code, Chapter 16.614.05 – Initiation of landmark designation, D. Designation Criteria and E. Classification of Designation, and in accordance with the most current Standards of the State OHP. Based on the information in the property's DPR form, the property appears to meet the following criteria for designation of landmarks per Section 16.614.05 of the Vallejo Municipal Code (VMC):

- a. *Architectural Merit (Criteria D.1): The project should be highly visible so that it will serve as a catalyst to encourage others to preserve and restore their properties. The subject building is significant as a part of the Vallejo Old Town Historic District and for its representation of the early residential development of Vallejo and its distinctive Edwardian Colonial Revival style architecture. As such, its character-defining features relate to its representation of early residential development and its original architectural elements. These features include its boxy frame, striking symmetrical façade and classical-style columns flanking the entry porch, as well as the prominent dormer centered on the hipped roof with ornate cornice detailing and double-hung windows.*

4. **Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, and the State Historical Building Code.**

Facts in support: The subject building is in a highly visible location on York Street. The site's visibility is enhanced by its location on a major street. The home's exterior is already in good condition, and no major exterior changes are proposed. Exterior work such as painting and repair of the siding, restoration of the front porch, brick and stairs, along with landscape improvements will further enhance the appearance of the home and encourage others in the vicinity to invest in their properties.

Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, and the State Historical Building Code.

5. **Application for a Mills Act contract shall be accompanied by a filing fee of \$245.00. Upon contract adoption by the City Council, a contract maintenance fee of \$981.00 will be imposed, to be assessed over a three-year period at \$300.00 yearly.**

Facts in support: The required filing fee was paid. Payment of the contract maintenance fee is required by the Mills Act contract.

6. **No more than five Mills Act contracts will be entered into by the City in a calendar year.**

Facts in support: There is only one other Mills Act contract currently under review

for approval during the current calendar year, therefore the limit of five Mills Act contracts per calendar year has not been exceeded.

Section 5. Decision

BE IT FURTHER RESOLVED that the Architectural Heritage and Landmarks Commission hereby recommends City Council find the proposed Mills Act Contract exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15331 of the CEQA Guidelines (Class 31, “Historical Resource Restoration/Rehabilitation”).

BE IT FURTHER RESOLVED that the Architectural Heritage and Landmarks Commission hereby recommends City Council approve the proposed Mills Act Contract, as shown in *Exhibit A* of this resolution.

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 defense 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.

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 16th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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. Historic Preservation Agreement
- B. National Register of Historic Places Inventory – Page 13
- C. City Council Resolution 91-442

Recorded at the Request of:
The City of Vallejo

When recorded, mail to:
City of Vallejo
City Clerk
P.O. Box 3068
Vallejo, CA 94590

HISTORIC PROPERTY PRESERVATION AGREEMENT

THIS AGREEMENT is made and entered into at Vallejo, California, this [REDACTED] day of [REDACTED], 2026, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City"), and Jody and Celeste Neumann, owners (hereinafter referred to as the "Owner").

WITNESSETH

A. Recitals

- i. California Government Code Sections 50280, *et seq.* authorize cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance, and restoration of such historical property so as to retain its characteristics as property of historical significance;
- ii. Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 828 Georgia Street, Vallejo, California, (hereinafter such property shall be referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked Exhibit "A.1" and is incorporated herein by this reference.
- iii. On the [REDACTED] day of [REDACTED], 2026, the City Council of the City of Vallejo adopted its Resolution No. [REDACTED] N.C. thereby declaring its intention to enter in this Historic Property Preservation Agreement (hereinafter referred to as the "Agreement"); and
- iv. City and Owner, for their mutual benefit, now desire to enter into this Agreement to protect, enhance, and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Article 1.9 (commencing with Section 439) Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

B. Agreement

NOW, THEREFORE, City and Owner, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement

This agreement shall be effective and commence on [REDACTED], 2026 and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date, such initial term will automatically be extended as provided in Paragraph 2, below.

2. Renewal

Each year on the anniversary of the effective date of this Agreement (hereinafter referred to as the "renewal date"), one year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is mailed as provided herein. If either Owner or City desires in any year not to renew the Agreement, Owner or City shall serve written notice of nonrenewal of the Agreement on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owner to City at least ninety (90) days prior to the annual renewal date, or served by the City to Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein. Upon receipt by Owner of a notice of nonrenewal from City, Owner may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the other of nonrenewal in any year. The Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. Standards for Historic Property

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

- a. Owner shall preserve and maintain the characteristics of historical significance of the Historic Property and, where necessary, restore and rehabilitate the Historic Property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code. Attached hereto, marked as Exhibit "A.2", and incorporated herein by this referee, is a list of improvements pertaining to the restoration or rehabilitation of the Historic Property. Owner shall complete the improvements listed in Exhibit "A.2" within the first 10 years of this Agreement, provided, however, that the Secretary of the Architectural Heritage and Landmarks Commission ("Secretary") may authorize minor amendments to Exhibit "A.2" which do not decrease the total value of the work performed during the first 10 years.
- b. Prior to the commencement of any improvements listed in Exhibit "A.2", Owner shall contact the Secretary to determine what, if any, City of Vallejo permits or approvals may be required.
- c. Owner shall allow reasonable inspections, by prior appointment, of the interior and exterior of the Historic Property by representatives of the City or County Assessor prior to a new Agreement and every five years thereafter, to determine Owner's compliance with the terms and provisions of this Agreement.

4. Provision of Information of Compliance

Owner hereby agrees to furnish City with any and all information reasonably requested by the City, which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Cancellation

City, following a duly noticed public hearing as set forth in California Government Code Sections 50280, et seq., may cancel this Agreement if it determines that Owner is in breach of any of the conditions of this Agreement or have allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines that the Owner has failed to restore or rehabilitate the Historic Property in the manner specified in Subparagraph 3 (a) of this Agreement. In the event of cancellation, Owner may be subject to payment of those cancellation fees set forth in California Government Code Sections 50280, et seq.

6. Enforcement of Agreement

In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owner, the City shall give written notice to Owner by registered or certified mail addressed to the address stated in this Agreement, and if such violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within (30) days (provided that acts to cure the breach or default must be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement; apply to any court, state or federal, for injunctive relief against any violation by Owner; perform the work (or cause its performance) and assess the Historic Property for the work's value, as set forth in Chapters 11-16 of the Uniform Housing Code, as adopted; or apply for such other relief as may be appropriate.

City does not waive any claim or default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to the City to pursue in the event that there is a breach of this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

7. Binding Effect of Agreement

The Owner hereby subjects the Historic Property described in Exhibit "A.1" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that Owners' legal interest in the Historic Property is rendered less valuable thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

8. Notice

Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

To City: Planning Manager
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

To Owner: Jody and Celeste Neumann
926 York Street
Vallejo, CA 94590

9. General Provisions

- a. No later than one hundred eighty (180) days after the parties execute and enter into this Agreement, Owner shall provide written notice of this Agreement to the Office of Historic Preservation, Department of Parks and Recreation, P.O. Box 942896, Sacramento, CA 94296-0001.
- b. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint venturers or members of any enterprise.
- c. Owner agrees to and shall hold City and its elected officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal

injuries, including death, and claims for property damage that may arise from the direct or indirect use or operations of Owner or those of her contractor, subcontractor, agent, employee, or other person acting on their behalf that relate to the use, operation, and maintenance of the Historic Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, agents, and employees with respect to any and all actions for damages caused, or alleged to have been caused, by reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

- d. All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.
- e. Upon approval of the Historic Property Preservation Agreement by the City Council, Owner or her successors in interest shall be responsible for a Mills Act contract maintenance fee per the City's most recently adopted fee schedule.
- f. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.
- g. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.
- h. This Agreement shall be construed and governed in accordance with the laws of the State of California.

10. Recordation

No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Solano.

11. Amendments

This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto, in the manner in which it originally was executed except that Exhibit "A.2" may be amended upon mutual consent of the Owner, the Secretary, and the City Manager.

IN WITNESS WHEREOF, City and Owner have executed this Agreement on the day and year first written above.

CITY OF VALLEJO

OWNER

XXXX
City Manager

Jody Neumann

Dawn Abrahamson
City Clerk

Celeste Neumann

(City Seal)

DRAFT

EXHIBIT A.1
Legal Description

APN: 0056-212-140

To be provided at City Council adoption.

DRAFT

EXHIBIT A.2

10 Year Scope of Work

926 York Street

Note: Years and amounts are approximate.

Year	Improvement	Estimated Cost
2027	Restore 5 Southern Exposed Double Hung Windows and 8 East Side Windows	\$10,000
2028	Refinish Upstairs Wood Floors	\$4,000
2029	Install Drains in Front and Back of Home	\$6,000
2029	Install Drip Irrigation for Front and Backyard	\$2,000
2030	Planting Variety Shrubs and Flowers	\$6,000
2031	Replace Rotting Front Porch	\$4,000
2032	Remodel Bathrooms	\$20,000
2033	Repair Front Stairs and Brick	\$7,000
2034	Paint Inside and Outside and Repair Plaster Walls	\$5,000
2035	Siding Repair	\$10,000

TOTAL ESTIMATED COST: \$74,000

704,06,08	2-3	704-Queen Anne, 708-has Gothic features
714	1	Asbestos shingle, slant side bays
718,A,B,720,1/2,B,C 722,A,B	4 & apt	Stuccoed over decorative shingle
724,26,A,B,28	apts	Small stuccoed frame house and house on back of lot
732,1/2	2	Small cottage, shed roof porch has been glassed, stucco stone on front

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Solano	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
100	10 10 1972

(Number all entries)

#7. Description: (Page 13)

York Street 738	1	Queen Anne, has wide siding and unusual curved bays
740,A,B,44	4	Queen Anne with round corner tower (Same as 505 El Dorado)
812,1/2	2	Stucco bungalow
814,1/2	2	Queen Anne with wide siding
820,1/2	2	Hip roof home with dormer window, has been stucco stoned
826,1/2,1/3	3	California bungalow
832,34	2	Queen Anne with wide siding
838	1	Queen Anne, asbestos shingle, corner tower
846	1	Recently remodeled (1972) chalet with shake siding (Same as 403 Alameda)
900	1	Asbestos shingle home (Same as 400 Alameda)
908	1	Hip roof Queen Anne, front stuccoed with classic detailing
912,A	1	Queen Anne with overhung second story
920,22	2	Asbestos shingle with brick
926,28	2	Classic trim on hip roof with dormer
930	1	Stucco
940	1	Hip roof house, needs paint
942,44	2	Shake shingled house
946	1	Steep pitch roof house, some shingles, some siding
945	1	Small poorly remodeled cottage



Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
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INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Solano	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
100	10 10 1972

(Number all entries)

#7. Description: (Page 14)

York Street 943	VAC.	VAC.
935	1	Two story dark shingle bungalow

RESOLUTION NO. 91-442 N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the California Constitution provides the Legislature with the power to promote the preservation of properties with historical significance by offering substantial property tax incentives (Cal. Const., Art. XIII, Sect 8.); and

WHEREAS, the Constitution provides that when historical properties are enforceably restricted, the property is to be valued for property tax purposes only on a basis consistent with its restrictions and uses; and

WHEREAS, state law provides that owners may enter into historic property contracts with legislative bodies pursuant to Sections 50280-90 of the California Government Code, and that these properties then qualify for the property tax incentives contained in Section 439.2 of the California Revenue and Taxation Code; and

WHEREAS, Section 50280.1 of the Government Code provides that a property qualifies as a historical property if it (1) is privately owned property, (2) is not exempt from property taxation, and (3) is: (c) listed "in any state, city, or county official register of historical or architecturally significant sites, places, or landmarks"; and

WHEREAS, the City of Vallejo has adopted an Architectural Heritage and Historic Preservation Ordinance, in part, to preserve, protect, enhance and perpetuate those historic structures which contribute to the cultural and aesthetic heritage of Vallejo, and to stabilize and improve the economic value of certain historic structures; and

WHEREAS, the Architectural Heritage and Landmarks Commission has completed an architectural heritage survey and established a list of structures having special historical, cultural, architectural or aesthetic interest or value; and

WHEREAS, the Architectural Heritage and Landmarks Commission did at its regular monthly meetings of January through May of 1990 review the "Mills Act" Historic Property Contract provisions contained in Sections 50280-90 of the Government Code, and the Negative Declaration which was prepared for this matter; and

WHEREAS, the Commission recommends that the Council adopt the Negative Declaration based upon a determination that entering into these contracts would not have a significant adverse impact on the environment, but would rather assist in the preservation of listed historic structures; and

WHEREAS, the City Council did on July 31, 1990 review the above referenced sections of the Government and Revenue and Taxation Codes, and does concur with the Commission that these contracts will not have a significant adverse impact on the environment, and would promote the preservation of structures which are listed on the City's Historic Resources Inventory; now, therefore

BE IT RESOLVED, that the City Council does hereby approve the Negative Declaration which evaluates the potential impacts of Historic Property Contracts; and

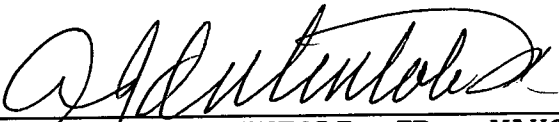
BE IT FURTHER RESOLVED, that the City Council does hereby indicate its willingness to enter into Historic Property Contracts with owners of private property, that is not exempt from property taxation, provided that the property complies with the attached Mills Act criteria.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on July 16, 1991, by the following vote:

AYES: Councilmembers Boschee, Exline, Higgins, Hoffman, Intintoli, Kay and Villanueva

NOES: None

ABSENT: None


ANTHONY J. INTINTOLI, JR., MAYOR

ATTEST: 
MILDRED R. WATSON, CITY CLERK

plrs719

MILLS ACT CRITERIA

1. The property must be on the City's Historic Resources Inventory and an evaluation form must have been completed and reviewed as to the property's level of significance.
2. An application must include the Historic Resources Inventory entry, updated to comply with the most current procedures of the State Office of Historic Preservation, a description of the preservation and restoration goals to be undertaken by the owner and the estimated completion time, and projected adjustments of the property taxes as determined by the County Assessor's Office.
3. The Commission will vote to recommend that the City Council approve or deny the project based on the evaluation form from the Historic Resources Inventory, taking into special account the level of significance of the structure and its potential as a Landmark, Historical Structure, a Structure of Merit, or a Contributing Structure, as outlined in the City Code, Chapter 16.38.150, designation Criteria and 16.38.160, Classification of Designation, and in accordance with the most current Standards of the State Office of Historic Preservation.
4. The project should be highly visible, so that it will serve as a catalyst to encourage others. If the project is to be adopted for a new use, the use should be compatible with the building and the neighborhood.
5. Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Guidelines and Standards for Rehabilitating Historic Buildings issued by the U. S. Secretary of the Interior, and the State Historic Building Code.
6. Applications for a Mills Act Contract shall be accompanied by a filing fee of \$100.00. Upon contract adoption by the City Council, a contract maintenance fee of \$900.00 will be imposed, to be assessed over a three-year period at \$300.00 yearly.
7. No more than five Mills Act Contracts will be entered into by the City in a calendar year.

