



AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

NOVEMBER 19, 2020, 6:30 P.M.

Brian Harkins, Chair
Peter Bregenzer, Vice Chair
Curt Harding
David McCandless
Angela McDonald
Brendan Riley
Pearl Jones Tranter

IMPORTANT NOTICE

Until further notice, meetings of the Architectural Heritage and Landmarks Commission are being conducted using teleconference and electronic means, consistent with State of California Executive Order N-29-30 regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television or online. Details may be found at www.cityofvallejo.net. In accordance with Executive Order N-29-30, the public may only view the meetings on television and/or online and not in the Council Chamber.

PUBLIC COMMENT: Members of the public may provide public comments during the City Council Meeting via ZOOM (<https://zoom.us/j/91400750676>), or via phone, by dialing (669) 900-6833. For additional instructions, visit www.cityofvallejo.net/publiccomment.

VIEW THE MEETING: There are three different ways you can view this meeting:

- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://zoom.us/j/91400750676>

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GENERAL INFORMATION

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

Disclosure Requirements: Government Code Section 84308(d) sets forth disclosure requirements that apply to persons who actively support or oppose projects in which they have a "financial interest," as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state, or local election, you must disclose the fact of that contribution in a statement to the Commission.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the AHLC will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the AHLC. Such documents

may also be available on the City of Vallejo website at www.cityofvallejo.net, subject to staff's ability to post the documents prior to the meeting.

Appeals: The applicant or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Architectural Heritage and Landmarks Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

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

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

If you have questions regarding any of the following agenda items, please contact the staff planner listed for the item. For general questions, please contact the AHLC Secretary, Aaron Sage at 707-648-5391 or aaron.sage@cityofvallejo.net.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
Recommendation: Approve minutes for the meeting of September 17, 2020.
5. **WRITTEN COMMUNICATIONS – None**
6. **SECRETARY'S REPORT**
7. **CITY ATTORNEY'S REPORT**
8. **REPORT OF THE CITY COUNCIL LIAISON**
9. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**
10. **COMMITTEE REPORTS**
11. **COMMUNITY FORUM**
12. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

13. PUBLIC HEARINGS

A. 816 Alameda Street (MA#19-0001)

Applicant/Owner: Yessica Martinez

Project Description: Request by the owners to add the property to the City's Historic Resource Inventory and enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Section 50280.

Proposed Environmental Determination: Categorically exempt pursuant to Section 15331 (Class 31, "Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA) Guidelines.

Staff Recommendation: Adopt the attached Resolution No. AHLC 20-07 adding the subject property to the City's Historic Resources Inventory and recommending that the City Council **APPROVE** Mills Act Contract #19-0001.

Staff Planner: Aaron Sage, Principal Planner
(707) 648-5391; aaron.sage@cityofvallejo.net

14. OTHER AGENDA ITEMS

- A. Presentation by Melissa Tigbao, Assistant Public Works Director/City Engineer on Mare Island Cemetery renovations and accessibility upgrades. This is an informational item; no action will be taken.

15. ADJOURNMENT

I, Aaron Sage, AHLC Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Architectural Heritage and Landmarks Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at or before 5:00 p.m. on Thursday, November 12, 2020.



Aaron Sage, Secretary

Dated Friday, November 6, 2020



MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

Brian Harkins, Chair
Peter Bregenzer, Vice Chair
Curt Harding
David McCandless
Angela McDonald
Brendan Riley
Pearl Jones Tranter

VIA TELECONFERENCE

SEPTEMBER 17, 2020

www.cityofvallejo.net

VIA TELECONFERENCE

1. CALL TO ORDER

The meeting was called to order by Chair Harkins at 6:31 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Harkins, Vice-Chair Bregenzer, Commissioners McCandless, McDonald, Riley and Tranter

Absent: Commissioner Harding (excused)

Staff: Secretary Sage

4. APPROVAL OF MINUTES

Action: Moved by Commissioner Riley and carried 6-0 to approve the minutes for August 20, 2020.

5. WRITTEN COMMUNICATIONS – None

6. SECRETARY'S REPORT

Secretary Sage reported on upcoming agenda items.

7. CITY ATTORNEY'S REPORT – None

8. REPORT OF THE CITY COUNCIL LIAISON – None

9. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION – None

10. COMMITTEE REPORTS – None

11. COMMUNITY FORUM – No speakers

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Moved by Commissioner McDonald and carried 6-0 to approve the agenda without changes.

13. PUBLIC HEARINGS – None

A. 444 Alabama Street (COA#19-0030)

Recommendation: Adopt Resolution No. AHLC 20-06 to **APPROVE** Certificate of Appropriateness #19-0030.

Public Comments: Applicant, La Tasha Knighton

Action: Moved by Chair Harkins and carried 6-0 to adopt Resolution No. AHLC 20-06 with revisions to conditions 4, 5 and 15, and new condition allowing removal of security bars, interior noise reduction features, and interior cove lighting.

14. OTHER AGENDA ITEMS – None

15. ADJOURNMENT

The meeting adjourned at 8:30 p.m.

BRIAN HARKINS, CHAIRPERSON

ATTEST:

AARON SAGE, SECRETARY



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

DATE OF MEETING: November 19, 2020 **Agenda Item No. 13-A**

PREPARED BY: Aaron Sage, Principal Planner
(707) 648-5391, aaron.sage@cityofvallejo.net

PROJECT NUMBER: Mills Act Contract #19-0001

ADDRESS: 816 Alameda Street (APN 0056-152-200)

SUMMARY: Request by the owners to add the property to the City's Historic Resource Inventory and enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Section 50280.

ENVIRONMENTAL DETERMINATION: 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: Adopt the attached Resolution No. AHLC 20-07 adding the subject property to the City's Historic Resources Inventory and recommending that the City Council **APPROVE** Mills Act Contract #19-0001, subject to the findings contained in the Resolution.

APPLICANT/OWNER: Yessica Martinez
816 Alameda Street, Vallejo, CA 94590

BACKGROUND

The City has received a request from the owner to add the subject property to the City's Historic Resources Inventory and approve a Mills Act contract for a single-family residential property located at 816 Alameda Street. This section of the report provides an overview of State and City provisions for Mills Act contracts, the responsibilities of the property owners and the City, and the Architectural Heritage and Landmarks Commission's (AHLC's) role in the process. The following section provides staff's analysis of the property's compliance with the City's Mills Act criteria.

Mills Act Overview

The Mills Act (California Government Code Section 50280) was adopted by the State Legislature in 1972 to provide a means for local governments to reduce property taxes on historic properties in exchange for agreements with property owners to maintain those properties' historic character. The primary purpose is to encourage the renovation and maintenance of historic properties throughout the

State by providing a financial incentive in the form of reduced taxes. When the property transfers to a new owner, it is not re-assessed at market value, thereby allowing the new owners to enjoy a pre-existing reduced tax rate. This can contribute to the overall value of the historic property. In order to have the reduced tax rate applied during the following tax year, a Mills Act contract must be executed and sent to the County Assessor by the end of the current calendar year.

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, and one year is automatically added to the term each year, unless the property owners or the City provide a notice of non-renewal. In such case, the contract remains in effect for the balance of the remaining term, either from its original execution or from the last renewal of the Agreement, whichever may apply.

In 1991, the City Council adopted Resolution No. 91-442 (Attachment 3) to establish a process and eligibility criteria for Mills Act contracts in Vallejo. In addition to meeting the other criteria, in order for a property to be eligible it must be listed on 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.

Responsibility of Parties

A draft contract is provided in Attachment 2. 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 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 has been complied with. The City collects a fee of \$772 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 bring legal action against the owner or 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.

SITE LOCATION

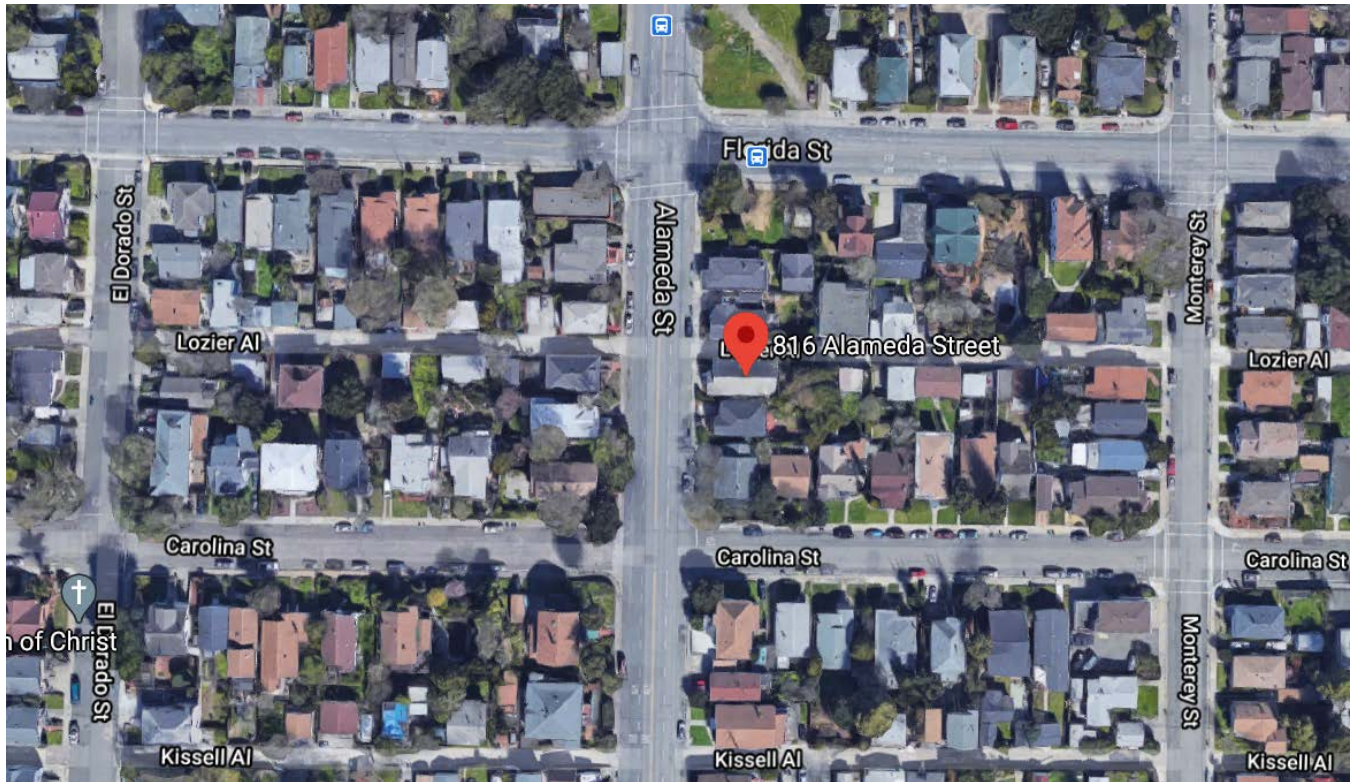
The subject property is located at the southeast corner of Alameda Street and Lozier Alley, between Florida and Carolina Streets; see Figure 1 on following page for location map. The property is located a half block outside (to the north) of the Architectural Heritage District.

HISTORY AND ARCHITECTURE

In order to determine the property's eligibility for listing on the City's Historic Resources Inventory (HRI), the applicant obtained a historical resource evaluation (HRE) and State Department of Parks and Recreation (DPR) form (see Attachment 4) from Kara Brunzell, a local historian meeting the Secretary of the Interior's professional qualifications. According to the HRE, the existing building on the subject property is a Craftsman style home constructed in 1915. The most historically significant person to occupy the home was Charles R. Bailey, superintendent of the Sperry Flour Mill in the 1930s. Charles Bailey and his wife, Jessie, occupied the subject property from about 1930, when he began working at the Sperry Mill, until 1933 when he moved into the manager's residence at the mill.

According to the HRE, the building “is a good example of a modest Craftsman residence, which during the early twentieth century became the most popular style for small houses. It exhibits character-defining features of the style including wood siding, decorative cottage windows, medium-pitch gabled roof, exposed rafter tails, and heavy decorative purlins.” The building’s front porch, originally open, has been enclosed, and the side walls of the front stairs have been sided with painted Hardi board, rather than the horizontal wood siding used on the rest of the house. The building appears to retain the original double-hung windows with 4-lite upper sashes. See Attachment 4 for photos of the building and surrounding area.

Figure 1 – Location Map



PROPOSED IMPROVEMENTS

The applicant’s proposed scope of work during the first 10 years is provided in Attachment 2, Exhibit A.2. The applicant estimates that the proposed work will cost approximately \$95,500, of which about 70 percent is devoted to exterior work. The most expensive item is a new roof, at about \$40,000. Other significant exterior work includes restoring the original redwood siding on the sides of the front stairs (currently only hardibacker board exists there), restoring the enclosed porch to its original open condition, and replacing the sectional garage door with a more historically appropriate door.

ANALYSIS

Historical Resource Inventory Eligibility

According to the City Council’s criteria for Mills Act contracts, a property must be listed on the City’s HRI in order to be eligible for a Mills Act contract. The AHLC may add properties to the HRI pursuant to

Vallejo Municipal Code Section 16.38.120, which states that the AHLC “shall undertake to establish and maintain a list of structures, objects and areas having a special historical, cultural, architectural or aesthetic interest or value.” The VMC does not provide any eligibility criteria for the HRI; however, the City’s practice has been to use the criteria for the National Register of Historic Places (NRHP), the California Register or Historical Resources (CRHR), and/or the City’s local landmark criteria (VMC 16.38.150). The NRHP, CRHR, and City landmark criteria are as follows:

NRHP Criteria:

- a. [The property] is associated with events that have made a significant contribution to the broad patterns of our history;
- b. [The property] is associated with the lives of persons significant in our past;
- c. [The property] embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- d. [The property] yields, or may be likely to yield, information important to the prehistory or history of the area/region.

CRHR Criteria:

1. [The property] is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. [The property] is associated with the lives of persons important to local, California, or national history;
3. [The property] embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. [The property] has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

City Landmark Criteria:

A. Architectural Merit:

1. Property that is the first, last, only, or most significant architectural property of its type in the city or region.
2. Property that is the prototype of, or outstanding example of, periods, styles, architectural movements, engineering or construction techniques, or an example of the more notable work, or of the best surviving work in the city or region of an architect, designer or master builder.
3. Architectural examples worth preserving for the values they add when integrated into the total fabric of the city's neighborhoods.

B. Cultural Value: Structures, objects, sites and areas associated with the movement or evolution or religious, cultural, governmental, social and economic developments of the city;

C. Educational Value: Structures worth preserving for their educational value;

D. Historical Value: Preservation and enhancement of structures, objects, sites and areas that embody and express the history of Vallejo, Solano County, California, or the United States. History may be social, cultural, economic, political, religious or military;

- E. Any property which is listed on the National Register and is described in Section 470a of Title 16 of the United States Code and/or is a registered state landmark.

As noted earlier, the attached HRE found that the subject building “is a good example of a modest Craftsman residence” and “exhibits character-defining features of the style.” The HRE further states that the building possesses integrity (a requirement for listing on the CRHR), and “qualifies as a potential district contributor although it lacks the distinction required for listing as an individual landmark. For these reasons, the property is eligible as a potential district contributor to the NRHP and CRHR under Criterion C/3. Additionally, the house qualifies for local designation for its architecture under City of Vallejo Criterion A.3. ‘Architectural examples worth preserving for the values they add when integrated into the total fabric of the city’s neighborhoods.’”

Staff concurs with the analysis by Ms. Brunzell. Because the building is a good example of the Craftsman style and appears to meet the criteria for local designation, as well as the NRHP and CRHR as a contributor, the property may be added to the HRI.

City Council Mills Act Criteria

Council Resolution No. 91-442 sets forth the following criteria. Staff’s analysis of each criteria is provided in *italics*.

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.

Staff Analysis: As noted above, the property is eligible to be added to the City’s HRI based on the DPR form provided in Attachment 4. Upon the AHLC’s decision to add the property to the HRI, it will meet this criteria.

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.

Staff Analysis: As noted above, the HRI entry (DPR form) is attached to the report. The DPR form complies with the most current procedures of the OHP. Due to workload and the complicated nature of the Mills Act assessment process, the County Assessor no longer provides projected tax adjustments, so this requirement has been waived. However, based on information from prior applicants and other cities in Solano County, the tax reduction is anticipated to be roughly 30 to 50 percent. See Attachment 5 for a copy of the property tax bill. The current annual property tax is \$5,108.44.

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.

Staff Analysis: As discussed earlier, the property is eligible for landmark designation under Criterion A.3. “Architectural examples worth preserving for the values they add when integrated into the total fabric of the city’s neighborhoods.” As to the type of landmark under VMC

16.38.160, if designated the property would likely be classified as a “Structure of Merit” or “Contributing Structure”.

4. The project should be highly visible so that it will serve as a catalyst to encourage others [to restore and maintain their properties]. If the project is to be adopted for a new use, the use should be compatible with the building and the neighborhood.

Staff Analysis: The applicant has proposed a number of major improvements to the front of the building, including restoring the open porch, replacing the original redwood siding on the sides of the front stairs, and replacing the sectional garage door with a more historically appropriate door. These improvements will be highly visible and should help encourage other property owners in the vicinity to make similar improvements.

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.

Staff Analysis: Staff (and the AHLC, if required) will perform a complete review of any improvements that require a COA to verify they comply with the above requirements. Based on the brief description provided in the attached scope of work, it appears all of the proposed improvements would be consistent with the Secretary of the Interior's Standards.

6. Application 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.

Staff Analysis: The required filing fee was paid. The Mills Act contract requires payment of the contract maintenance fee prior to contract execution. The above fee amounts have been superseded by the most recent Council-adopted fee schedule.

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

Staff Analysis: Only two other Mills Act contracts have been approved by the City Council during the current calendar year.

General Plan and Zoning Conformance

No modifications are proposed to the property's use, density or building envelope. Therefore, the proposed improvements would be consistent with all applicable General Plan and Zoning requirements.

RECOMMENDATION

Based on the property's eligibility for local landmark designation, and its consistency with the City's Council's Mills Act criteria, Staff recommends that the Commission adopt Resolution No. AHLC 20-07 adding the subject property to the City's Historic Resources Inventory and recommending that the City Council **APPROVE** Mills Act Contract #19-0001, subject to the findings contained in the Resolution.

APPEAL

The applicant or any party aggrieved by a determination of the Architectural Heritage and Landmarks Commission may appeal the action to the City Council. Such appeal must be filed in writing with the City Clerk within ten (10) calendar days after the action by the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is received in the Office of the City Clerk no later than the close of business on the tenth day. The City Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission that is appealed. The City Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

ATTACHMENTS:

1. Resolution No. AHLC 20-07
2. Draft Mills Act contract with attached scope of work
3. Council Resolution No. 91-442
4. Historic Resource Evaluation and DPR Form
5. Applicant's property tax bill

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION**RESOLUTION NO. AHLC 20-07****RECOMMENDING APPROVAL OF A MILLS ACT CONTRACT
FOR THE PROPERTY LOCATED AT 816 ALAMEDA STREET
(MA #19-0001)****APN 0056-152-200**

I. GENERAL FINDINGS

WHEREAS, July 16, 1991 the Council of the City of Vallejo adopted Resolution No. 91-442, indicating its willingness to enter into Historic Property Preservation Agreements through the Mills Act and the Council's adopted Mills Act Criteria; and

WHEREAS, on February 21, 2019, an application was filed by Yessica Martinez ("Applicant") seeking to enter into a Historic Property Preservation Agreement ("Mills Act Contract") with the City for their property located at 816 Alameda Street ("Property"); and

WHEREAS, on June 30, 2020, the Applicant provided a historic resource evaluation (HRE) prepared by a historian meeting the Secretary of the Interior's Professional Qualifications, which determined that the Property meets the criteria for City Landmark designation and is therefore eligible for listing on the City's Historic Resources Inventory (HRI), and the Applicant requested that the Property's be added to the HRI; and

WHEREAS, on November 19, 2020, the City of Vallejo Architectural Heritage and Landmarks Commission ("Commission") conducted a public hearing to consider the proposed Mills Act Contract, at which testimony and evidence, both written and oral, were presented to and considered by the Commission; and

WHEREAS, based on evidence received at the public hearing and in staff's report to the Commission, the Commission makes the following factual findings:

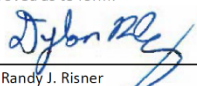
II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

WHEREAS, the proposed HRI listing and Mills Act Contract are categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15331 of the CEQA Guidelines (Class 31, "Historical Resource Restoration/Rehabilitation") as these actions will facilitate preservation of an historical resource consistent with the Secretary of the Interior's Standards. Therefore, no further review is required under CEQA.

III. FINDINGS RELEVANT TO THE CITY'S HISTORICAL RESOURCES INVENTORY

WHEREAS, the AHLC may add properties to the HRI pursuant to Vallejo Municipal Code ("VMC") Section 16.38.120, which states that the AHLC "shall undertake to establish and maintain a list of structures, objects and areas having a special historical, cultural, architectural or aesthetic interest or value"; and

Approved as to form:

By:  for
Randy J. Risner
Interim City Attorney

WHEREAS, the VMC does not provide any eligibility criteria for the HRI; however, the City's practice has been to use the criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and/or the City's local landmark criteria (VMC 16.38.150); and

WHEREAS, the aforementioned HRE found that the building on the Property "is a good example of a modest Craftsman residence", "exhibits character-defining features of the style," possesses integrity (a requirement for listing on the CRHR), and is therefore eligible as a potential district contributor to the NRHP and CRHR under Criterion C/3. Additionally, the building qualifies for local landmark designation for its architecture under VMC 16.38.150.A.3. ("architectural examples worth preserving for the values they add when integrated into the total fabric of the city's neighborhoods").

IV. FINDINGS RELEVANT TO THE CITY'S CRITERIA FOR MILLS ACT CONTRACTS

WHEREAS, the City's criteria for approval of Mills Act Contracts (City Council Resolution 91-442) have been met, as follows:

1. Upon approval of this Resolution, the property is listed on the HRI, and an evaluation form (DPR) has been completed and reviewed as to the property's level of significance.
2. The Commission was provided with the HRI entry (DPR form), which complies with the most current procedures of the State Office of Historic Preservation (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 County Assessor's office.
3. The Commission has considered the evaluation form from the HRI 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 16.38.150, designation Criteria and 16.38.160, Classification of Designation, and in accordance with the most current Standards of the OHP. Based on the information in the property's DPR form, the property appears to meet the following criteria A.3 for designation of landmarks per Section 16.38.150 of the Vallejo Municipal Code (VMC). As to the type of landmark under VMC 16.38.160, if designated the property would likely be classified as a "Structure of Merit" or "Contributing Structure".
4. The project is highly visible and will serve as a catalyst to encourage other owners in the vicinity to restore and maintain their properties. The Applicant has proposed a number of major improvements to the front of the building, including restoring the open porch, replacing the original redwood siding on the sides of the front stairs, and replacing the sectional garage door with a more historically appropriate door.
5. All work performed under this Mills Act Contract will 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. The required filing fee was paid. Payment of the contract maintenance fee is required by the Mills Act contract.
7. Only two other Mills Act contracts have been approved by the City Council during the current calendar year, therefore the limit of five Mills Act contracts per calendar year has not been exceeded.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby adds the property at 816 Alameda Street to the City's Historic Resources Inventory.

BE IT FURTHER RESOLVED that the Commission hereby recommends that the City Council APPROVE Mills Act Contract MA #19-0001 based on the findings contained herein.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 19th day of November 2020, by the following vote to-wit:

AYES:

NOES:

ABSENT:

Brian Harkins, Chairperson
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

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

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], 2020, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City"), and Yessica Martinez, owner (hereafter referred to as the "Owner").

WITNESSETH

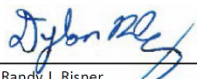
A. Recitals

- 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 816 Alameda 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], 2020, 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:

Approved as to form:

By:  for
Randy J. Risner
Interim City Attorney

1. Effective Date and Term of Agreement

This agreement shall be effective and commence on [REDACTED], 2020 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"), a 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 periodic examinations, by prior appointment, of the interior and exterior of the Historic Property by representatives of the County Assessor, State Department of Parks and Recreation, State Board of Equalization, and City, as may be necessary 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: Yessica Martinez
 816 Alameda 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

Greg Nyhoff
City Manager

Yessica Martinez

Dawn Abrahamson
City Clerk

(City Seal)

DRAFT

EXHIBIT A.1
Legal Description

APN: 0056-152-200

To be provided at City Council adoption.

DRAFT

EXHIBIT A.2

10 Year Scope of Work

816 Alameda Street

Note: Years and amounts are approximate.

Year	Description	Cost
2020	Front yard fence and drought tolerant landscaping	\$3,000
	Staircase repair and restoration (Add custom milled rabbit shiplap already present in bottom portion of the home)	\$3,000
2021	Electrical panel upgrade	\$10,000
	Restore old kitchen stove: 1920 Wedgewood	\$1,000
2022	Roof replacement	\$40,000
2023	Porch restoration (Re-expose porch that was enclosed after original build; Remove windows that were drilled into porch bench; Repair porch bench that was modified to install asbestos shingles)	\$4,000
2024	Complete exterior restoration (Finish painting and dry rot and termite repairs)	\$12,000
2025	Jack-and-Jill bathroom restoration: trim replacement, (Peeling paint; repair damaged tiles and original clawfoot bathtub)	\$5,000
2026	Repair/restore wood floors in kitchen (Floors in kitchen have been tiled over)	\$5,000
2027	Repair flooring in two bedrooms, damaged by termites	\$4,000
2028	Windows throughout the house are in need of repair (Remove, clean, and replace caulking; revarnish or paint depending on room; replace broken sash cords)	\$3,000
2029	Sagging floors repair	\$5,000
2030	Restore front door	\$500
TOTAL ESTIMATED COST:		\$95,500

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

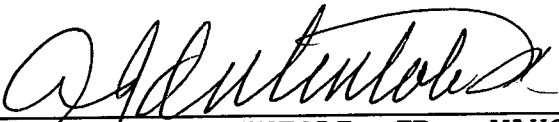
BE IT FURTHER RESOLVED, that the City Council does hereby indicate its willingness to enter into Historic Property Contracts with owners of private property, that is not exempt from property taxation, provided that the property complies with the attached Mills Act criteria.

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.

June 12, 2020

Yessica Martinez
816 Alameda Street
Vallejo, California

Subject: Historical Evaluation and Local Landmark Nomination of the house at 816 Alameda Street, Vallejo, Solano County, California.

Dear Yessica,

The letter report that follows and the DPR 523 forms attached comprise the evaluation and local landmark nomination of the house at 816 Alameda Street in Vallejo.

Methodology

Brunzell Historical personnel conducted a site visit on 7 May 2020. The site visit included collecting photographs of all elevations of the house, the parcel, and the setting. In order to establish the property's land use history, Brunzell Historical personnel conducted research through the property owner and historic newspapers as well as online at ancestry.com and other websites.

Summary of Findings

The purpose of the historical evaluation is to determine whether an age-eligible property meets the criteria for historic listing in order to qualify for the Mills Act. Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility and according to the City of Vallejo's criteria. The property is eligible for local listing for its architecture, and is eligible to the CRHR and NRHP as a contributor to a local historic district.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Vallejo Designation Criteria

- A. Architectural Merit:
 1. Property that is the first, last, only, or most significant architectural property of its type in the city or region.
 2. Property that is the prototype of, or outstanding example of, periods, styles, architectural movements, engineering or construction techniques, or an example of the more notable work, or of the best surviving work in the city or region of an architect, designer or master builder.
 3. Architectural examples worth preserving for the values they add when integrated into the total fabric of the city's neighborhoods.
- B. Cultural Value: Structures, objects, sites and areas associated with the movement or evolution or religious, cultural, governmental, social and economic developments of the city;
- C. Educational Value: Structures worth preserving for their educational value;
- D. Historical Value: Preservation and enhancement of structures, objects, sites and areas that embody and express the history of Vallejo, Solano County, California, or the United States. History may be social, cultural, economic, political, religious or military;
- E. Any property which is listed on the National Register and is described in Section 470a of Title 16 of the United States Code and/or is a registered state landmark.

Evaluation

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 816 Alameda Street is not associated with events that have made a significant contribution to the broad patterns of our history. It was constructed within the general context of twentieth century population growth in Vallejo, but research has revealed no significant association with that or any other important historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: 816 Alameda Street is not associated with the life of a person important to our history. Research has revealed no association with important historical figures. Most of its residents were ordinary people, most of whom worked at Mare Island. Charles R. Bailey was superintendent of Sperry Flour Mill, which for many years was one of Vallejo's most important industries. However, he only lived in the house for

three years, and the residence is not significantly associated with Bailey's professional life. Therefore, the house is not recommended eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 816 Alameda Street is eligible for its architecture. It is a good example of a modest Craftsman residence, which during the early twentieth century became the most popular style for small houses. It exhibits character-defining features of the style including wood siding, decorative cottage windows, medium-pitch gabled roof, exposed rafter tails, and heavy decorative purlins. It lacks the size and concentration of decorative details exhibited in architect-designed examples of the style. It qualifies as a potential district contributor although it lacks the distinction required for listing as an individual landmark. For these reasons, the property is eligible as a potential district contributor to the NRHP and CRHR under Criterion C/3. Additionally, the house qualifies for local designation for its architecture under City of Vallejo Criterion A.3. "Architectural examples worth preserving for the values they add when integrated into the total fabric of the city's neighborhoods."¹

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. Wood-frame houses are well-understood building types, and therefore, 816 Alameda Street does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 816 Alameda Street has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building are moderately altered; the only substantial change to the house is the enclosure of the original porch. Porches are an important element of Craftsman architecture and therefore its enclosure negatively affects the buildings integrity of design. However, since all other elements have been retained, the building retains integrity of design despite that alteration. The building was constructed along with the surrounding neighborhood, which has been altered only slightly in the intervening century, the property therefore retains integrity of setting. The building's integrity of materials and workmanship is evident in the survival of exterior details. The property retains sufficient significant physical characteristics from its original construction to convey its historic qualities and therefore retains integrity of feeling. Continued use as a residence allows it to convey integrity of association. Therefore, the building conveys its historic significance through all seven aspects of integrity.

The house is recommended eligible for listing on the NRHP and CRHR and qualifies as a historical resource under CEQA. It is also recommended eligible for local listing in the City of Vallejo.

Preparer's Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay region is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period residential, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals,

¹ City of Vallejo Municipal Code, Chapter 16.38 - ARCHITECTURAL HERITAGE AND HISTORIC PRESERVATION.

church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive, flowing style.

Kara Brunzell, M.A.
Brunzell Historical

Attachments: DPR 523 forms, 816 Alameda Street, Vallejo, California

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 11

*Resource Name or # (Assigned by recorder) 816 Alameda Street

P1. Other Identifier: 816 Alameda Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Solano

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Benicia **Date** 2018 T; **R** ____; ____ **¼ of Sec** ____; ____ **B.M.**

c. Address 816 Alameda Street **City** Vallejo **Zip** 94590

d. UTM: (give more than one for large and/or linear resources) **Zone** ____; ____ **mE/** ____ **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located on the west side of Alameda Street between Florida and Carolina Streets in Vallejo, California. The neighborhood is characterized by residential development with a few commercial enterprises interspersed. The house is on a corner lot, with Lozier Alley running along its north side. The single-story with raised basement building has a roughly rectangular plan and front-gabled roof with a projecting volume at the main (east) façade under its own lower-height gabled roof. The primary entrance is near the center of the main façade in this projecting volume, which is an enclosed porch. A wide set of wooden steps leads to the front door. A basement-level garage is accessed via a driveway that runs north of the front steps, and is fitted with a metal roll-up door.. A narrow walkway south of the building leads to the backyard. The building is clad in a combination of narrow wood clapboard and wider horizontal wood siding. The main level of the house features cottage style windows: double-hung wood sash with smaller upper lights divided into four or five narrow vertical lights. There are plain double-hung wood sash at the basement level. The windows on the enclosed porch are fixed. The decorative wood windows and cladding, medium-pitch gabled roof, exposed rafter tails, and heavy decorative purlins are character-defining architectural features of the Craftsman style.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Photograph 1: Property overview, camera facing northeast, May 7, 2020.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

c1915, Solano County Assessor's Office

***P7. Owner and Address:**

Yessica Martinez

816 Alameda Street

Vallejo, CA

***P8. Recorded by:** (Name, affiliation, address)

Charlotte Watter, Brunzell Historical

1613 B St

Napa, CA 94559

***P9. Date Recorded:** May 7, 2020

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** None ☒ Location Map ☐ Sketch



Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

Page 2 of 11

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 816 Alameda Street

B1. Historic Name: None

B2. Common Name: 816 Alameda Street

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: American Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) 1915, Original construction
Unknown date, Porch enclosed, cement shingle siding installed
2017-2019, original siding restored

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Architecture Area Vallejo, California

Period of Significance 1915 Property Type Residence Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: May 7, 2020

(This space reserved for official comments.)

Page 3 of 11 *Resource Name or # (Assigned by recorder) 816 Alameda Street

*Recorded by Charlotte Watter

*Date: May 7, 2020 ☒ Continuation ☐ Update

***P5b. Description: (continued):**



Photograph 2: North and west elevations, camera facing southeast, May 7, 2020.



Photograph 3: North and east elevations, camera facing southwest, May 7, 2020.

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Photograph 4: East elevation, camera facing northwest, May 7, 2020.



Photograph 5: South and west elevations, camera facing northeast, May 7, 2020.

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Photograph 6: Detail of rafters on eastern elevation of 816 Alameda Street, camera facing northwest, May 7, 2020.



Photograph 7: North elevation of 816 Alameda Street with view of Lozier Alley, camera facing southeast, May 7, 2020.

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Photograph 8: View of Alameda Street at Lozier Alley, camera facing south, May 7, 2020.



Photograph 9: View directly across from 816 Alameda Street, camera facing west, May 7, 2020.

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Photograph 10: View looking down Alameda Street from Lozier Alley, camera facing northwest, May 7, 2020.

B10. Significance (continued):

City of Vallejo Historic Context

The original inhabitants of the Vallejo area were members of the Coast Miwok and Patwin tribes. In 1833, General Mariano Vallejo passed through the area on his way to set up a headquarters in Sonoma on behalf of the Mexican government. As military commander of Mexico's northern frontier, Vallejo received vast land grants from the Mexican government in the 1830s. Rancho Suscol, which included the land on which the town of Vallejo was built, was one of these large grants. After California became part of the United States in 1850, General Vallejo offered 156 acres adjacent to the Carquinez Strait as a site for the state capital, and the grateful legislature named the town Vallejo in the General's honor. John B. Frisbie, who was General Vallejo's son-in-law, commissioned a surveyor to lay out a town and built a house in Vallejo. The California State Legislature came to Vallejo in 1852, but soon abandoned the mostly undeveloped town for Benicia and finally Sacramento. This emptied the nascent village of most of its population, but Vallejo received a more lasting government sponsor just two years later when the US Navy established its first West Coast base and eventually a major shipyard on Mare Island. This was the start of a 142-year relationship between the navy and the town. Vallejo grew slowly after the arrival of the navy, with hotels, churches, a wharf, and a telegraph line opening in the late 1850s. Vallejo soon became a flourishing town and incorporated in 1867.¹

With its strategic location on the Napa River and Carquinez Strait, Vallejo became a center of trade and shipping, especially after the railroad arrived in 1860. Its perfect position at the confluence of two major rivers and San Francisco Bay made it the ideal choice for the western terminus of the transcontinental railway. By the late nineteenth century, the town had a population of over 8,000, and was thriving economically with the support of US Naval spending. As US power began to reach overseas in the 1910s, the navy grew and so did Vallejo. Vallejo's Filipino community dates from this period, when the Philippines became an American territory and its citizens were allowed to move to the United States with few restrictions. Early twentieth-century Vallejo was something of a company town, where almost every family had someone employed on Mare Island in one way or another. World War II transformed Vallejo, as the town tripled in population in response to the increased shipbuilding and other military activity at Mare Island. As in other California towns, Vallejo's diversity increased during the war as people of all races relocated to answer the call to war work. Beginning in the 1940s, thousands of

¹ *History of Napa and Solano Counties, California: From the Earliest Settlement to the Present Time* (Chicago: The S.J. Clarke Publishing Co., 1926), p. 81 – 82; Marguerite Hunt, *History of Solano County, California* (Chicago: The S. J. Clarke Publishing Co., 1926); Thomas Jefferson Gregory, *History of Solano and Napa Counties, California, with Biographical Sketches of the Leading Men and Women of the Counties Who Have Been Identified with Its Growth and Development from the Early Days to the Present Time* (Napa County: Historic Record Company), 1912, p. 90; Sharon McGriff-Payne, *African Americans in Vallejo* (Charleston: Arcadia Publishing, 2012), p. 7 – 8.

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African Americans moved to Vallejo. Although they fled bigotry in the South, black people found discriminatory practices in Vallejo as well. They were denied access to government housing, the Vallejo school district refused to hire black teachers, and in the 1960s black women were denied retail jobs. Vallejo's African Americans challenged such practices by filing grievances and organizing boycotts, among other methods. Growth continued after the war as the Bay Area's network of highways and bridges made Vallejo an attractive home for commuters. Industrial activity declined during the postwar period, and the Mare Island base closed in 1996, and Vallejo has struggled to recover economically in the intervening decades. By 2010, Vallejo was a highly-diverse city of nearly 118,000 where more than 60% of residents were homeowners.²

Craftsman Architecture (1905-1930)

Craftsman-style houses began appearing in the United States about 1905 as a corrective to what some saw as the decorative excess and pretension of Victorian-era domestic architecture. Exposure to wooden Japanese building techniques and the ideals of the English Arts and Crafts movement inspired American architects to cultivate a rustic simplicity toward the end of the nineteenth century. California architects like Charles Sumner Greene, Henry Mather Greene, and Bernard Maybeck began designing houses that were frequently as large and elaborate as Victorian residences, but nevertheless emphasized rusticity and harmony with the natural environment. They integrated building with site, using lower roof pitches as well as natural materials such as wood shingle and stone. Meanwhile, furniture designer Gustave Stickley's *Craftsman* magazine promoted a way of life that blended indoors with outdoors, prized homely comforts over fashionable appointments, and was affordable for the average person. Stickley, along with other nationally-distributed magazines and architectural pattern books, popularized the style. Craftsman was the most widely-used style for smaller houses through the mid-1920s before falling from favor about 1930.³

816 Alameda Street

Alameda Street was part of Vallejo's original plat, but was about a half mile from downtown, and had only a few widely-spaced houses during the nineteenth century (Figure 1).

The Solano County Assessor lists the construction date for 816 Alameda Street as 1915. A Sanborn Fire Insurance Map from 1919 shows a building with the same footprint as present-day 816 Alameda Street (Figure 2). A Sanborn map from 1909 shows a smaller structure on the same lot as well as much less neighborhood development (Figure 3). The Ryall family were the first residents of the house. From 1915 to 1929, 816 Alameda was occupied by Joseph F. Ryall and his wife, Viola. They had married in 1908, and children Irene, Viola, and Francis were born in the years before they moved into the new house. U.S. Census records indicate that the Ryalls owned the residence, and they may have been its developers. Ryall was born October 29, 1885 in Oakland and is listed as a radio rigger employed at the U.S. Navy Yard in Vallejo. The Navy sent him to the Philippines in 1917 and France in 1918-1919. Ryall and his family lived at 816 Alameda until 1929.⁴

In 1930, Charles R. Bailey and his wife, Jessie, are listed as the residents of 816 Alameda Street. Their daughter, Verna, was 22 by the time the couple moved to Vallejo, and did not live with them. Born in 1875 in Oregon, Bailey was the superintendent of Sperry Flour Mill in Vallejo, a role he assumed at Sperry Vallejo about 1930 when he was in his fifties. At that time, the Sperry Flour Mill was owned and operated by General Mills but, even prior to the 1930s, Sperry was lauded as an innovative and modern industrial site. Bailey had worked in flour his entire career, and had been a warehouse foreman for Sperry in Washington State before moving to Vallejo. After living in the house on Alameda Street moved into the Manager's Residence at the Sperry plant with his wife Jessie in 1933⁵

By 1933, 816 Alameda Street was occupied by Lieutenant Henry R. Lacey, an officer in the U.S. Navy employed at the Navy Yard in Vallejo. Lieutenant Lacey lived in the house for just two years when he was replaced by Herbert O. Yohne, an insurance agent. Yohne was married to Agnes and their daughter Mary was also listed as a resident of 816 Alameda Street. From 1937 to 1939, the house was occupied by Ellis Strief and his wife, Bernice. Strief was also employed by the U.S. Government in the Navy Yard in Vallejo. Between 1939 and 1942, Charles M. Mattison and his wife Cassie lived at 816 Alameda Street. Mattison is listed as a sheet metal worker at the Navy Yard, as well. In 1948, Eleanor Roe is listed as the resident of 816 Alameda Street along with another occupant, Avis M. Harrison, at 816 1/2 Alameda Street. Harrison was employed as a methods examiner at the Navy Yard and Roe was not listed as having any employment.

² James E. Kern and Vallejo Naval and Historical Museum, *Vallejo* (Charleston: Arcadia Publishing, 2005), p. 3 – 5; Mel Orpila, *Filipinos in Vallejo* (Charleston: Arcadia Publishing, 2005), p. 9; Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, & Company, 1881), p. 86 – 87; *U.S. Census Records, Vallejo, California, 1870 – 1940*; *Polk City Directories, Vallejo, California, 1871 – 1904*.

³ Virginia Savage McAlester, *A Field Guide to American Houses*, Alfred A. Knopf, New York: 2013, 568-69, 578; Gerald Foster, *American Houses: A Field Guide to the Architecture of the Home*, Houghton Mifflin Company, New York: 2004, 346-348.

⁴ US Passport Application, Joseph F. Ryall, 1 December 1919.

⁵ U.S. Census Records, Parkland, Washington, 1920, Vallejo, 1930; Vallejo City Directory, 1933.

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Beginning in 1950, Ira J. Brown and his wife, Mary E. Brown lived at 816 Alameda Street with J.L. Smith listed as the resident of 816 ½. Smith occupied this until 1956 when John O'Connor becomes the resident. O'Connor lived at 816 ½ until 1980. At some point Ira J. Brown died leaving his widow, Mary, to remain at 816 Alameda until 1980.



Figure 1: Historic map c. 1891 of Alameda Street in Vallejo, California.

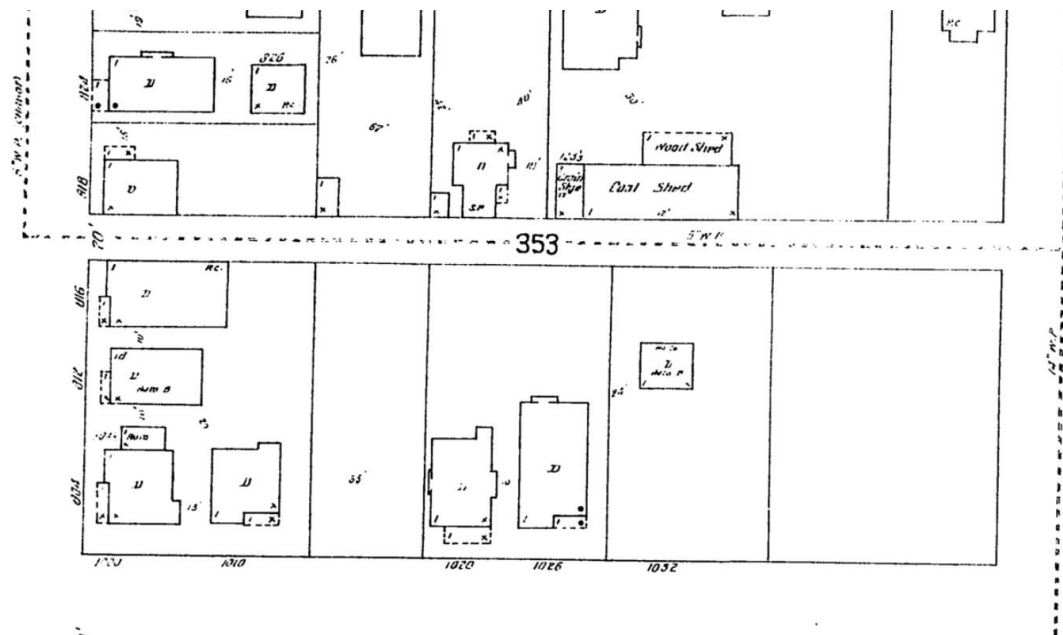


Figure 2: Sanborn Fire Insurance Map (1919). 816 Alameda Street, depicted as it is seen today. The neighborhood has been significantly developed by this time.

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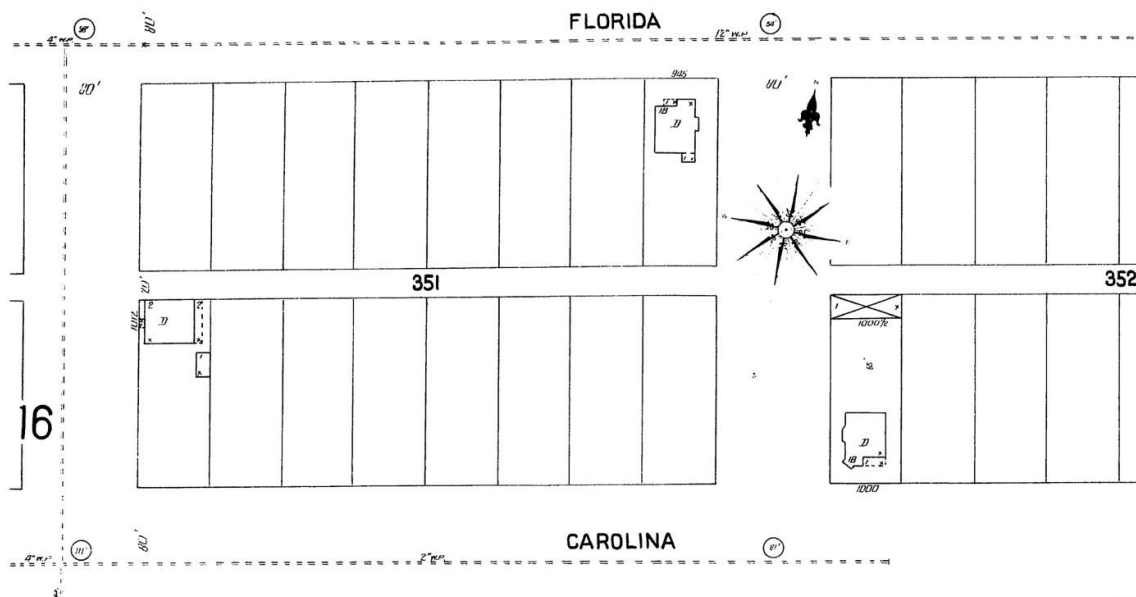


Figure 3: Sanborn Fire Insurance Map (1909). The present-day lot of 816 Alameda is located on an alleyway and is depicted here with a small, square-shaped building and a smaller outbuilding. There are no other neighboring houses.

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 816 Alameda Street is not associated with events that have made a significant contribution to the broad patterns of our history. It was constructed within the general context of twentieth century population growth in Vallejo, but research has revealed no significant association with that or any other important historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: 816 Alameda Street is not associated with the life of a person important to our history. Research has revealed no association with important historical figures. Most of its residents were ordinary people, most of whom worked at Mare Island. Charles R. Bailey was superintendent of Sperry Flour Mill, which for many years was one of Vallejo's most important industries. However, he only lived in the house for three years, and the residence is not significantly associated with Bailey's professional life. Therefore, the house is not recommended eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 816 Alameda Street is eligible for its architecture. It is a good example of a modest Craftsman residence, which during the early twentieth century became the most popular style for small houses. It exhibits character-defining features of the style including wood siding, decorative cottage windows, medium-pitch gabled roof, exposed rafter tails, and heavy decorative purlins. It lacks the size and concentration of decorative details exhibited in architect-designed examples of the style. It qualifies as a potential district contributor although it lacks the distinction required for listing as an individual landmark. For these reasons, the property is eligible as a potential district contributor to the NRHP and CRHR under Criterion C/3. Additionally, the house qualifies for local designation for its architecture under City of Vallejo Criterion A.3. "Architectural examples worth preserving for the values they add when integrated into the total fabric of the city's neighborhoods."⁶

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. Wood-frame houses are well-understood building types, and therefore, 816 Alameda Street does not appear to be a principal source of important information in this regard.

⁶ City of Vallejo Municipal Code, Chapter 16.38 - ARCHITECTURAL HERITAGE AND HISTORIC PRESERVATION.

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Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 816 Alameda Street has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building are moderately altered; the only substantial change to the house is the enclosure of the original porch. Porches are an important element of Craftsman architecture and therefore its enclosure negatively affects the buildings integrity of design. However, since all other elements have been retained, the building retains integrity of design despite that alteration. The building was constructed along with the surrounding neighborhood, which has been altered only slightly in the intervening century, the property therefore retains integrity of setting. The building's integrity of materials and workmanship is evident in the survival of exterior details. The property retains sufficient significant physical characteristics from its original construction to convey its historic qualities and therefore retains integrity of feeling. Continued use as a residence allows it to convey integrity of association. Therefore, the building conveys its historic significance through all seven aspects of integrity.

816 Alameda Street is recommended eligible for listing on the NRHP and CRHR as a potential district contributor and on the Vallejo Historic Resource Inventory. It qualifies as a historic resource under CEQA.

CHARLES LOMELITreasurer-Tax Collector
County Clerk**TREASURER-TAX COLLECTOR****COUNTY CLERK****LORI BUTLER-SLAPPY**

Tax Collections Manager

MICHAEL COOPERAssistant Treasurer-Tax Collector
County Clerk
SOLANO
COUNTY
DENISE TOLSON

County Clerk Manager

Assessor's Assessment Number**0056-152-200****816 Alameda Street
Vallejo****Tax bill Information**

Billed	09/23/2020	Roll Type	Secured	Tax Roll Year	2020/21
Occurrence	1	Bill Origin	Original	Sup Event	n/a
Assessment Year	2020/21				

Inst	Amount Due	Amount Paid	Balance Due	Current Status	Delinquent Date
1	\$2,554.22	\$0.00	\$2,554.22	Outstanding	12/10/2020
2	\$2,554.22	\$0.00	\$2,554.22	Outstanding	04/12/2021
Total	\$5,108.44	\$0.00	\$5,108.44		

Tax Charge Information

		1st Installment		2nd Installment	
Fund	Rate	Status	Amount	Status	Amount
59 1 PCT Tax Limitation	1.000000%	Outstanding	\$1,829.30	Outstanding	\$1,829.30
318 SC Water Agency St Water Proj	0.020000%	Outstanding	\$36.58	Outstanding	\$36.58
412 Vjo USD GOB 2018 Ser 2019	0.054613%	Outstanding	\$99.90	Outstanding	\$99.90
424 SCC 2012 GOB Series D	0.004977%	Outstanding	\$9.10	Outstanding	\$9.10
454 SCC 2019 Go Refunding Bonds	0.006360%	Outstanding	\$11.63	Outstanding	\$11.63
461 Vjo USD A 2002 GOB Refunding	0.051423%	Outstanding	\$94.06	Outstanding	\$94.06
464 SCC GOB Series 2003a	0.006999%	Outstanding	\$12.80	Outstanding	\$12.80
476 SCC 2015 Go Refunding Bonds	0.000687%	Outstanding	\$1.25	Outstanding	\$1.25
485 SCC GOB 2012 Series B	0.001548%	Outstanding	\$2.83	Outstanding	\$2.83
487 SCC 2014 GOB Ref Series A	0.000615%	Outstanding	\$1.12	Outstanding	\$1.12
488 SCC 2014 GOB Ref Series B	0.004625%	Outstanding	\$8.46	Outstanding	\$8.46
497 SCC 2012 GOB Series C	0.005828%	Outstanding	\$10.66	Outstanding	\$10.66
499 Vjo USD 2017 GOB Refunding	0.015893%	Outstanding	\$29.07	Outstanding	\$29.07
7811 Annual Sewer And Storm Fee	Fixed	Outstanding	\$377.46	Outstanding	\$377.46
7810 Sf Bay Rest Auth-Measure Aa	Fixed	Outstanding	\$6.00	Outstanding	\$6.00
7805 Greater Vjo Recre Dist Pcl Tax	Fixed	Outstanding	\$24.00	Outstanding	\$24.00

Payment Information

Payment Type	Installment	Posted Date	Payment Amount
No Payments on file			

* Payments not received by the Delinquent Date are subject to a 10% penalty and fees.

* Payments not received by June 30 are charged interest at 18% per year in addition to penalties and fees.