AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION
REGULAR MEETING – 6:30 P.M.
CITY COUNCIL CHAMBERS
April 20, 2023

www.cityofvallejo.net

Angela McDonald, Chair
Brian Harkins, Vice Chair
Brendan Riley
Tanya Hall
Ann Adams

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.

IMPORTANT NOTICE

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 for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Architectural Heritage and Landmarks Commission prior to the consideration of the item or raise their hand via ZOOM:(https://ZoomRegular.Cityofvallejo.net) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

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.

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 Architectural Heritage and Landmarks Commission will 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.

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

Appeal Rights: The applicant or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks Commission, by filing a written appeal with the Director of Planning and Development Services. 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 Director of Planning and Development Services 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.

	The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. WRITTEN COMMUNICATIONS

5. REPORT OF THE SECRETARY

A. Certified Local Government status and training requirements.
B. Alden Park Flagpole Report
C. 1 Kentucky Update

6. CITY ATTORNEY REPORT

7. REPORT OF THE CITY COUNCIL LIAISON

8. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

9. COMMITTEE REPORTS

10. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Architectural Heritage and Landmarks Commission for which another opportunity to speak is not provided on the agenda and which is in the jurisdiction of the Architectural Heritage and Landmarks Commission to resolve may do so in person by submitting a completed speaker's card to the Secretary or via ZOOM:(https://ZoomRegular.Cityofvallejo.net), or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first. When called upon, each speaker should step to the podium, state his/her name for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300.*

11. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

A. APPROVAL OF MINUTES

1. **February 16, 2023**
2. **November 17, 2022**

B. APPROVAL OF THE AGENDA

12. PUBLC HEARINGS

A. PROJECT NUMBER: Mills Act Contract #23-0001

ADDRESS: 816 Capitol Street (APN 0056-173-170)

SUMMARY: Request by the property owner to enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.

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. 23-002 recommending that the City Council APPROVE Mills Act Contract #23-0001, subject to the findings contained in the Resolution.

B. PROJECT NUMBER: Mills Act Contract #22-0005

ADDRESS: 514 El Dorado Street (APN 0056-206-190)

SUMMARY: Request by the property owner to enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.

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. 23-003 recommending that the City Council APPROVE Mills Act Contract #22-0005, subject to the findings contained in the Resolution.

C. PROJECT NUMBER: **Mills Act Contract #22-0006**

ADDRESS: 228 Ohio Street (APN 0055-082-140)

SUMMARY: Request by the property owner to enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.

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. 23-004 recommending that the City Council APPROVE Mills Act Contract #22-0006, subject to the findings contained in the Resolution.

13. OTHER AGENDA ITEMS

A. Future Agenda Items.

1. Ministerial Help
2. Mills Act Compliance
3. Sub-Committees
4. Historic District Notifications

14. ADJOURNMENT

I, Jasmine Thibeaux, Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the 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 5:00 p.m., Friday, April 14, 2023

Jasmine Thibeaux

Dated: April 14, 2023 Executive Secretary

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MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

February 16, 2023

Angela McDonald, Chair
Brian Harkins, Vice Chair
Brendan Riley
Tanya Hall
Ann Adams

1. **CALL TO ORDER**

   The meeting was called to order by Chair McDonald at 6:36pm.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

   Present: Commissioner Adams, Commissioner Hall, Commissioner Riley, Vice-Chair Harkins, Chair McDonald

   Absent:

   Staff present: Margaret Kavanaugh-Lynch, Planning Manager
   Kristin Pollot, Planning Consultant- City of Vallejo

4. **WRITTEN COMMUNICATIONS** – Planning Manager Kavanaugh-Lynch presented 2 written communications. The first is a letter of endorsement for the project being presented in this meeting. The second is an email with questions from Commissioner Harkins.

5. **REPORT OF THE SECRETARY** - None

6. **CITY ATTORNEY REPORT** - None

7. **REPORT OF THE CITY COUNCIL LIAISON** – City Council Liaison, Peter Bregenzer offered support for the role of the Commission and offered a goal setting session to be set for an upcoming meeting.

8. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION** – Commissioner Riley offered an update on the Mare Island flagpole report. The consultation is complete and sent to Public Works in late January with news that the flagpole can be restored. Commissioner Riley would like the AHLC to see a copy of the report. Chair McDonald would like the flagpole added to the agenda.

   Chair McDonald reports on CLG training requirements and on AHLC members attending the California Preservation Foundation conference. Planning Manager Kavanaugh-Lynch will investigate this and report at the next AHLC meeting. There is some money in the budget for a few members of the Commission to attend the conference.

9. **COMMITTEE REPORTS** – None

10. **COMMUNITY FORUM** - None

11. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Motion: Commissioner Riley made a motion to approve the Agenda.

Second: Commissioner Hall

VOTE:

AYES: Commissioner Adams, Commissioner Hall, Commissioner Riley, Vice-Chair Harkins, Chair McDonald
NOES: None
ABSENT: None
ABSTAIN: None

5 Ayes, 0 Noes, Motion passes unanimously

12. PUBLC HEARING

A. PROJECT LOCATION: 1015 Walnut Ave, Mare Island Quarters N
APN: 0066-050-100)

PROJECT TYPE: Certificate of Appropriateness (COA #22-0011)

PROJECT APPLICANT: Michelle Jones, RIM Architects, 639 Front Street, 2nd Floor
San Francisco, CA 94111

Planning Manager Kavanaugh-Lynch introduced Ms. Pollot, planning consultant for the City of Vallejo. Ms. Pollot gave an overview of the proposed project. The proposed project includes conversion of the 1st floor of Quarters N (former residence and designated historic landmark resource) into a space for a market and small café/coffee shop. Exterior modifications include the addition of a new deck at the rear entrance (to be placed over the existing concrete stoop), with ADA-compliant lift and ramps as-needed, a replacement rear entry door with similar appearance, and a new ADA compliant parking stall at the rear with a new re-graded 5-foot-wide concrete path to provide a direct accessible path of travel. Interior modifications include installation of a coffee bar within the foyer (including new counters, shelving, and installation of a floor drain), first floor restroom modifications for ADA compliance, and updates to the existing non-historic kitchen space.

After the presentation, the applicant also made a presentation to the Commission and answered questions.

As there were no requests to speak from the public, the Chair closed the public hearing. The Commission deliberated the merits of the project and a motion was made:

Motion: Commissioner Adams made a motion to recommend the approval of the Certificate of Appropriateness (COA #22-0011)

Second: Commissioner Hall

VOTE:

DRAFT

AYES: Commissioner Adams, Commissioner Hall, Commissioner Riley, Vice-Chair Harkins, Chair McDonald
NOES: None
ABSENT: None
ABSTAIN: None

5 Ayes, 0 Noes, Motion passes unanimously

13. OTHER AGENDA ITEMS

A. Future Agenda Items.

- Ministerial Help?
- Mills Act Compliance
- Sub-Committees
- Historic District Notifications

14. ADJOURNMENT

Motion: Commissioner Riley made a motion to adjourn the meeting.

Second: Commissioner Harkins

VOTE:

AYES: Commissioner Adams, Commissioner Hall, Commissioner Riley, Vice-Chair Harkins, Chair McDonald
NOES: None
ABSENT: None
ABSTAIN: None

Chair McDonald adjourned the meeting at 7:42pm.

_____
ANGELA MCDONALD, CHAIR

ATTEST:

_____
MARGARET KANANAUGH-LYNCH, SECRETARY

DRAFT

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MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

November 17, 2022

Angela McDonald, Chair
Brian Harkins, Vice Chair
Peter Bregenzer
Curt Harding
Brendan Riley
Tanya Hall
Ann Adams

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 6:31pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Commissioner Adams, Commissioner Hall, Commissioner Riley, Commissioner Bregenzer, Chair McDonald

Absent: Vice-Chair Harkins, Commissioner Harding

Staff present: Christina Ratcliffe, Planning & Development Services Director
Margaret Kavanaugh-Lynch, Planning Manager
Laura Zagaroli, Assistant City Attorney
Cesar Orozco, Senior Planner

4. APPRECIATION FOR COMMISSIONER BREGENZER

Certificates from the Mayor and the AHLC were presented to Commissioner Bregenzer for 2 years of service on the Architectural Heritage and Landmarks Commission. This is Commissioner Bregenzer's final meeting as he transitions into a Vallejo Council Member.

5. APPROVAL OF MINUTES

A. October 20, 2022 Minutes

Motion: Commissioner Bregenzer made a motion to approve the minutes.

Second: Commissioner Riley

VOTE:

AYES: Commissioner Adams, Commissioner Bregenzer, Commissioner Hall, Chair McDonald, Commissioner Riley
NOES: None
ABSENT: Vice-Chair Harkins, Commissioner Harding
ABSTAIN: None

5 Ayes, 0 Noes, Motion passes unanimously

6. WRITTEN COMMUNICATIONS – Commissioner Harding provided an email regarding the

public hearing item.

7. REPORT OF THE SECRETARY

Secretary Cesar Orozco provided the following updates:

A. The resignation of Commissioner Harding from the Commission.

B. A propeller has been vandalized was removed from the waterfront. The Public Works Department are working with consultants to determine if the propeller is repairable.

8. CITY ATTORNEY REPORT-

A. A request was made of the of the City Attorney to confer with Fair Political Practices Commission (FPPC) relating to a particular Mills Act project that came before the AHLC Commission. The conclusion is that there is no conflict in that particular case and the work being conducted does not constitute a material financial effect on the decision.

B. There is a question if the Architectural Heritage and Landmarks Commission (AHLC) has purview over the interior of landmark buildings for national registered landmarks or also City landmarks. The City Attorney's reports that landmarks that are listed or eligible to be listed would be under AHLC purview. Chair McDonald emphasized this issue to ensure that applicants are being notified as to when they need to come before the commission on interior projects.

C. Chair McDonald asked for AHLC email account advice on personal accounts practice. Staff responded that Commissioners should create separate email accounts to assist with isolating emails if needed.

9. REPORT OF THE CITY COUNCIL LIAISON - None

10. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Chair McDonald is requesting an update on CLG status and training requirements. The Planning Manager will look this up and report at the next meeting. She noted that there is funding for training for AHLC members.

11. COMMITTEE REPORTS – None

12. COMMUNITY FORUM - None

13. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Motion: Commissioner Riley made a motion to approve the Agenda.

Second: Commissioner Bregenzer

VOTE:

AYES: Commissioner Adams, Commissioner Bregenzer, Commissioner Hall, Chair McDonald, Commissioner Riley
NOES: None
ABSENT: Vice-Chair Harkins, Commissioner Harding

ABSTAIN: None

5 Ayes, 0 Noes, Motion passes unanimously

14. PUBLC HEARING

A. PROJECT LOCATION: 251 Moore Street (APN: 0066-170-010)

PROJECT TYPE: Certificate of Appropriateness (COA21-0001)

PROJECT APPLICANT: Newman J. Hoffman, CFO and Assoc. VP of Administration
Touro University

Planning Manger Kavanaugh-Lynch gave a presentation regarding the project and responded to questions from the AHLC. The proposal includes exterior alterations to an existing institutional building, now part of the Touro University campus. Four existing stairs at the building's exterior were removed without the benefit of a permit in May 2022 – two stairs on the west elevation, one stair on the south elevation, and one stair on the north elevation. The project proposes to install four new stairs in those locations where stairs were removed. The proposed new stairs will have concrete treads, steel pan decks, and painted metal railings. In addition, the applicant proposes to remove six aluminum slider windows on the rear elevation and replace them with windows that are in keeping with the original window openings.

After the staff presentation, the applicant's team gave a brief overview of the project and answered questions of the Commission.

Having no members of the public that wished to speak, the Chair closed the public hearing and the Commission deliberated the merits of the project. A motion was made:

Motion: Commissioner Riley made a motion to recommend the approval of the Certificate of Appropriateness (COA21-0001)

Second: Commissioner Bregenzer

VOTE:

AYES: Commissioner Adams, Commissioner Bregenzer, Commissioner Hall, Chair McDonald, Commissioner Riley
NOES: None
ABSENT: Vice-Chair Harkins, Commissioner Harding
ABSTAIN: None

5 Ayes, 0 Noes, Motion passes unanimously

15. OTHER AGENDA ITEMS

A. Discuss AHLC goals and give direction to Staff.
Goal setting will be moved to a future roundtable meeting.

B. Future Agenda Items.

- Possible Historic Code Revisions
- Mills Act Compliance
- Sub-Committees
- Historic District Notifications

16. ADJOURNMENT

Motion: Commissioner Bregenzer made a motion to adjourn the meeting.

Second: Commissioner Riley

VOTE:

AYES: Commissioner Adams, Commissioner Bregenzer, Commissioner Hall, Chair McDonald, Commissioner Riley
NOES: None
ABSENT: Vice-Chair Harkins, Commissioner Harding
ABSTAIN: None

Chair McDonald adjourned the meeting at 7:52pm.

_____
ANGELA MCDONALD, CHAIR

ATTEST:

_____
CESAR OROZCO, SECRETARY

DRAFT

CITY OF VALLEJO
ARCHITECTURAL HERITAGE
AND LANDMARKS COMMISSION

DATE OF MEETING: April 20, 2023 **Agenda Item No. 12-A**

PREPARED BY: Laura Solomon, Assistant Planner
(707) 648-5391, laura.solomon@cityofvallejo.net

Margaret Kavanaugh-Lynch, Planning Manager
(707) 648-8604, Margaret.kavanaugh-lynch@cityofvallejo.net

PROJECT NUMBER: Mills Act Contract #23-0001

ADDRESS: 816 Capitol Street (APN 0056-173-170)

SUMMARY: Request by the property owner to enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.

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. 23-002 recommending that the City Council **APPROVE** Mills Act Contract #23-0001, subject to the findings contained in the Resolution.

APPLICANT/OWNER: Heather Leary-Arango
728 Capitol Street, Vallejo, CA 94590

BACKGROUND

The City has received a request for approval of a Mills Act contract for a single-family residential property located at 816 Capitol 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 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 owners provide a notice of non-renewal, 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

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 has been complied with. The City collects a fee of $981 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.

AHLC Scope of Review

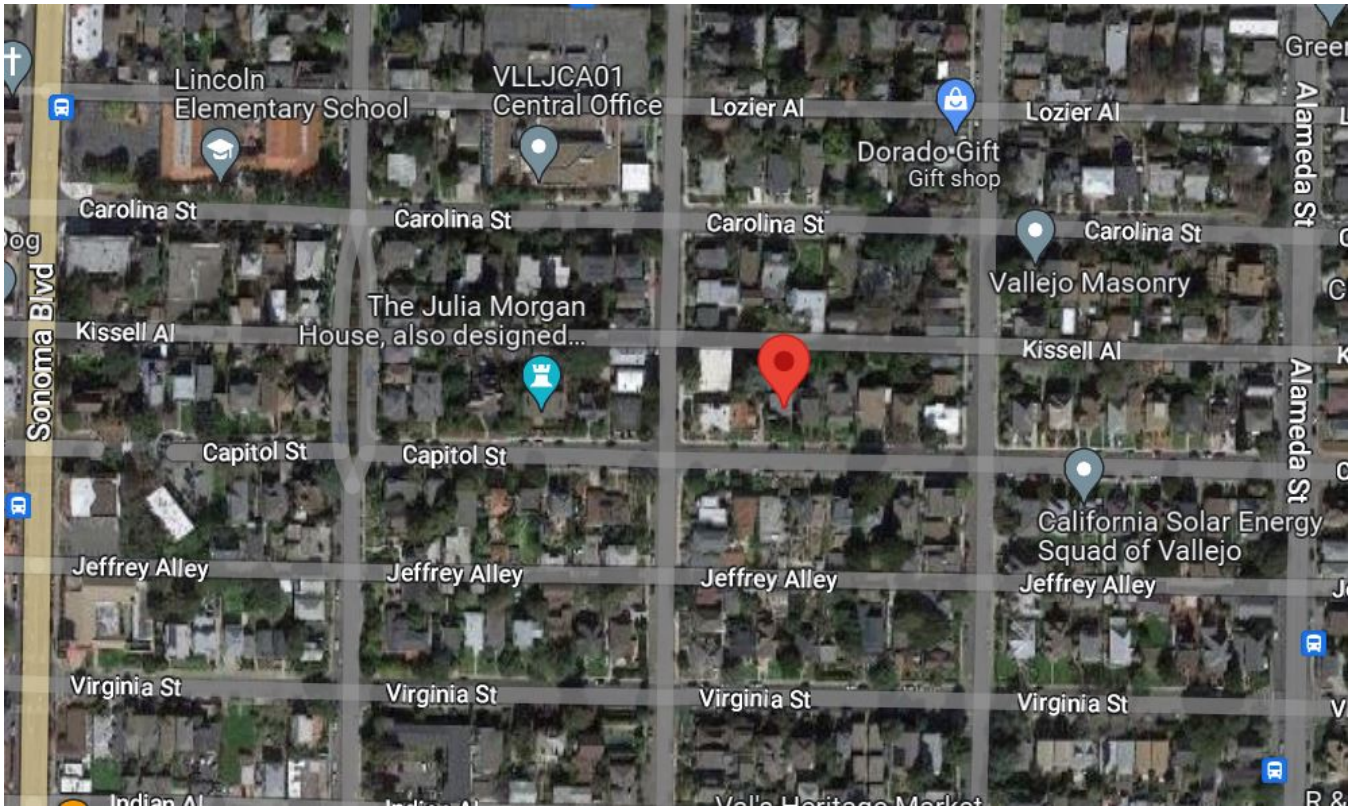
Mills Act contracts are subject to approval by the City Council, with a recommendation by the AHLC. Although some items in the attached scope of work may require staff or AHLC approval of a Certificate of Appropriateness (COA), that approval occurs in the future when a COA application is filed, and the AHLC should limit its review of the scope of work to whether it meets

the City's Mills Act criteria.

SITE LOCATION

The subject property is located on the north side of Capitol Street between Napa Street and El Dorado Street; see Figure 1 below for location map.

Figure 1 – Location Map



HISTORY AND ARCHITECTURE

The subject property is on the National Historic Resources Inventory (NHRI). An Interior National Park Service nomination form was completed for the property in 1971 and received in 1972; please see Attachment 4. The build date of the residence is not listed but it has been estimated to be 1929. The form identifies the significance of the shake roof stucco home, which were typical of the Tutor Cottage style in the early 20th century. The house appears on site in the 1941 Sanborn Insurance Maps. Site photos are provided in Attachment 5.

The records from the reverse directory do not reflect the person who commissioned it to be built, but the first known resident reflected the demographics of Vallejo at the time. Arthur C. McKeehan was the first recorded resident. He started his life in Vallejo in 1926, living and working in the shipyard at Mare Island. He was a Machinist by trade. He was married to Katheryn in 1933, and they began their 35-year residence at 816 Capitol Street that same year. They

appeared to be active in the community as Katheryn was listed as a member of the library board. Arthur retired as a shipyard mechanic in 1965 after at least 39 years of service.

The architecture features a steeply peaked roof with a gabled overhanging roof facing forward, an arched front doorway and entry porch. The building is an asymmetrical design with a stucco façade, some windows are bow while others have upper and lower timbers. There are prominent brick chimneys, and the interior is characterized by wood trim, wood beams, arched doorways, and iron sconces.

PROPOSED IMPROVEMENTS

The proposed Mills Act contract, including the applicant's proposed scope of work during the first 10 years, is provided in Attachment 2. The applicant estimates that the proposed work will cost approximately $87,850 with previous work from the last few years totaling $31,863. The exterior of the home is in very good repair, no major façade changes or additions are proposed. However, the scope does contain some items that may require conditions of approval (COA). If the threshold for review is triggered, the applicant will be required to apply for and receive approval for that project before the work is allowed to proceed, in addition to all needed city permits.

The applicant is planning to install an irrigation system and solar panels, start yearly strategic trimming to the front Jacaranda tree, repair interior plaster and do a seismic retrofit the first year. In the fourth and fifth years they will landscape the front yard, replace rotting fencing around the side perimeter and repair rope pulls on wooden windows. The property owner is planning in year six to reface the front walkway and driveway to provide a more period look from the street. During years seven and eight the property owner will upgrade the trim paint to more period colors, repair dry rot in the carriage house and upgrade electrical wiring in the garage. The roof is 15 years old and will be repaired as needed.

ANALYSIS

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: The property is on the City's HRI and the DPR form is provided in Attachment 4. Paula Boghosian completed the DPR form in 1979. According to the DPR form, the building is historically significant as the first structure east of Napa Street and is evidence of the blunt power of many vernacular interpretations of high art style. J. Lauder completed another DPR form in 1990. According to this DPR form a significant interior feature is the original curved mahogany stair rail.

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 generally complies with the most current procedures of the OHP. As the County Assessor no longer provides projected tax adjustments, this requirement has been waived. Please see Attachment 6 for a copy of the property tax bill.

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: The property appears to meet the following criteria for designation of landmarks per Section 16.38.150 of the Vallejo Municipal Code (VMC). Staff has not evaluated which of the four types of landmark designations would be appropriate for the property, nor is this required by the Mills Act criteria.

   - *Architectural Merit (Criteria A.2):* 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 an excellent local example of the Vernacular Style with Greco-Italianate architectural features such as its roof cornice and square bay. The entry is Greek Revival style with side lights and transom above.

   Staff Analysis: The subject building is in a highly visible location at the southeast corner of Capitol Street and Napa 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 front entrance paving, fence restoration, roof repair and landscaping improvements will further enhance the appearance of the home and encourage others in the vicinity to invest in their properties.

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.

   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 the proposed improvements would be consistent with the Secretary of the Interior's Standards.

5. Application for a Mills Act contract shall be accompanied by a filing fee of $245.00. Upon contract approval by the City Council, a contract preparation fee of $981.00 and a contract maintenance fee of $981.00 will be imposed.

   Staff Analysis: The required filing fee was paid. The Mills Act contract requires payment of the contract maintenance fee.

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

   Staff Analysis: This is the first of three Mills Act Applications under review for approval during the current calendar year, therefore the limit of five Mills Act contracts per calendar year has not been exceeded.

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

Staff recommends that the Commission adopt a resolution recommending that the City Council **APPROVE** Mills Act Contract #23-0001, 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. 23-002
2. Draft Mills Act contract with attached Scope of Work
3. Council Resolution No. 91-442
4. Primary Record Sheet for Contributing Structure Status (DPR Form)

5. Site Photos
6. Copy of Property Tax bill

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISION

DRAFT RESOLUTION NO. 23-002

RECOMMENDING APPROVAL OF A MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 816 CAPITOL STREET (MA #23-0001)

APN 0056-173-170

* *

I. GENERAL FINDINGS

WHEREAS, on 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 March 2, 2023, an application was filed by Heather Leary-Arango seeking to enter into a Historic Property Preservation Agreement ("Mills Act Contract") with the City for their property located at 816 Capitol Street; and

WHEREAS, on April 20, 2023, 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 Mills Act Contract 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.

III. 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. The property is on the National Historic Resources Inventory (NHRI) and an evaluation form has been completed and reviewed as to the property's level of significance.

2. The Commission was provided with the NHRI entry, 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 County Assessor's office.

3. The Commission has considered the listing in the NHRI and has taken into special account the level of significance of the structure. Based on the information in the property's DPR form, the property met the following criteria for designation of landmarks per Section 16.38.150 of the Vallejo Municipal Code (VMC):

    - Architectural Merit (Criteria A.2): The subject building is an excellent local example of the Tutor Style Cottage with architectural features such as its steep and gabled roof, arched entry, bow windows and prominent brick chimneys.

4. The subject building is in a highly visible location on the north side of Capitol Street between Napa and El Dorado Streets. The home's exterior is already in good condition and no major exterior changes are proposed. Exterior work such as fencing, front walkway and driveway repair, trim painting, roof repair, and landscaping improvements will further enhance the appearance of the home and encourage others in the vicinity to invest in their properties.

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. The required filing fee was paid. Payment of the contract preparation and contract maintenance fee is required by the Mills Act contract.

7. This is the first of three Mills Act Applications under review for approval 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 recommends that the City Council APPROVE Mills Act Contract MA #23-0001 based on the findings contained herein.

IV. 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 20th day of April 2023, by the following vote to-wit:

AYES:
NOES:
ABSENT:

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

Attest:

_____
Margaret Kavanaugh-Lynch
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 ____ day of _____, 2023, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City"), and Heather Leary-Arango, owner (hereafter referred to as the "Owner").

W I T N E S S E T H

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 803 Capitol 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 ____ day of _____, 2023, the City Council of the City of Vallejo adopted its Resolution No. _____ 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:

DRAFT

1. Effective Date and Term of Agreement

This agreement shall be effective and commence on _____, 2023 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: Heather Leary-Arango
728 Capitol 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

Michael Malone
City Manager

Dawn Abrahamson
City Clerk

(City Seal)

OWNER

Heather Leary-Arango

DRAFT

EXHIBIT A.1
Legal Description

APN: 0056-173-170

The land referred to is situated in the County of Solano, City of Vallejo, State of California, and is described as follows:

Lot 3, Block 328, as the same appears in that certain Map entitled “Map of the City of Vallejo, Terminus of the Napa Valley, Sonoma Valley and the California Pacific Railroad, 1868”, as surveyed by E. H. Rowe, C.E., which said Map was filed in the Office of the Recorder of the County of Solano, September 19, 1868.

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EXHIBIT A.2

10 Year Scope of Work

816 Capitol Street

Note: Years and amounts are approximate.

Improvements	Relevance	Description	Cost	Year
Strategic Pruning of landmark jacaranda tree	To reveal more of the historic home to those driving by.(Tree is a draw in bloom and people drive by to see it)	Multiple year plan to train the tree to grow in a way to highlight the beauty of the tree and the house	Est. $1,050 first trimming, yearly for 3-6 years ($5,000?) (Bartlett tree est)	2023-yearly
Sprinkler system	Maintain landscape to increase welcoming feel of street	Front and back mix of inground and drip sprinkler system.	$6,850 (J.O. landscape est)	2023
Seismic Retrofit	Provide structure in the event of an earthquake	Fix cracks in foundation, bolt house to the foundation	$5,500 (NCFS est)	2023
Landscape the front	Formal landscape to highlight the front of the home to the street	Perimeter water wise plants to enhance authenticity of the home	$1000	2026
Reface walkway and driveway	Provides a more period look from the street	Add a stone or brick veneer over the pink pavers to provide a more historic look to the property	$3,000-10,000 (internet analysis)	2028
Upgrade trim paint to more period colors	Provides a more period look from the street	Paint trim to more period selection	$1,000	2029
Replace rotting fencing around side perimeter	Prevents termites and maintains appearances	Side fencing middle and rear of house is in disrepair	$4,000 (AJ fence est)	2026
Repair rope pulls on wooden windows	Prevents damage to original leaded glass windows and preserves feel	Repair damaged rope pulls on 3 windows	$600	2027

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Roof Repairs	Most relevant feature of Tutor Cottages	Move in costs estimated at 3,000, fixed, the roof is over 15 years old	undetermined	As needed
Solar Panel installation	Solar reduces demand on an already overtaxed power grid. Better for the environment and community.	The panels would be strategically placed so as to reduce visibility from the street.	Sunrun ($45,000) More estimates in the works	2023
Interior plaster repair	Maintain integrity of the structure	Cracks in the dining room and bathroom ceilings, presumably from electrical work	$400	2023
Upgrade wiring to the garage	Decreasing fire risk	Uprgrade the knob and tube to Romex wiring	$2,500	2030
Repair dry rot in carriage house	Preserve the longevity of the structure	Repair dry rot and garage concrete floor	$6,000	2029
Past Improvemnet	Relevance	Description	Cost	Year
Electrical upgrade	Decrease fire risk	Change out compromised knob and tube	$16,500	2021
Insulation replacement	Safety of home	Cleaned out and rodent proofed the home, Replaced insulation over new Romex	$3,500	
Upper Lateral Sewer	Original Sewer replaced to home	Part paid by city	$4,858	2021
Refinish preserve original floors	Adds to historic feel and preserves 100 year old floor	West Coast Flooring	$6,000	10/2020
Seismic gas shut off valve	Safety for home and neighborhood in disaster	Installed a seismic gas shut off valve	$1,005	2021

TOTAL ESTIMATED COST: **$119,713**

DRAFT

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.

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

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

1. NAME

COMMON: Vallejo Old City Historic District
AND/OR HISTORIC: Frisbee Grant

RECEIVED NOV 30 1972 NATIONAL REGISTER

2. LOCATION

STREET AND NUMBER: Bounded by Sonoma and Monterey, Carolina and York
CITY OR TOWN: Vallejo
STATE: California | CODE: 06 | COUNTY: Solano | CODE: 095

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
[X] District [ ] Building	[ ] Public	Public Acquisition:	[X] Occupied	Yes:
[ ] Site [ ] Structure	[X] Private	[ ] In Process	[ ] Unoccupied	[X] Restricted
[ ] Object	[ ] Both	[ ] Being Considered	[ ] Preservation work in progress	[ ] Unrestricted
				[ ] No

PRESENT USE (Check One or More as Appropriate)

[ ] Agricultural	[ ] Government	[ ] Park	[ ] Transportation	[ ] Comments
[ ] Commercial	[ ] Industrial	[X] Private Residence	[ ] Other (Specify)	
[ ] Educational	[ ] Military	[ ] Religious		
[ ] Entertainment	[ ] Museum	[ ] Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Various
STREET AND NUMBER: Various- See listing under #7
CITY OR TOWN: Vallejo | STATE: California | CODE: 06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Assessor's Office
STREET AND NUMBER: Solano County Courthouse
CITY OR TOWN: Fairfield | STATE: California | CODE: 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Architectural Heritage Society
DATE OF SURVEY: Dec. 1971 [ ] Federal [ ] State [ ] County [X] Local
DEPOSITORY FOR SURVEY RECORDS: Architectural Heritage Society
STREET AND NUMBER: 629 Marin Street
CITY OR TOWN: Vallejo | STATE: California | CODE: 06

SEE INSTRUCTIONS

STATE: California
COUNTY: Solano
FOR NPS USE ONLY
ENTRY NUMBER
DATE

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

The area to be nominated is roughly bounded by Sutter on the West, Monterey on the East, Carolina on the North and the alley south of York St. on the South. The buildings which have been photographed are those which are most significant and show the best the area has to offer. They are mainly the earliest homes in the earliest building styles. The later (Bungalow and Spanish Revival) styles are not photographed as they are familiar to most people.

The Victorian and turn of the century homes found in Vallejo are of several types. The first of these is the Italianate house. This house is distinguished by a narrow vertical appearance and a flat roof. The roofline is heavily bracketed. The entry and windows are accented by heavily carved detail of a classical nature. The siding is generally redwood.

The second type found in this area is the Queen Anne house. This home has a broader aspect and gabled roof. The design tended to be assymetrical and sometimes included a tower. Most houses have a bay window. The exterior was given interest by patterned shingles in the diamond, fishscale or other unique designs.

The third style found in this area is the "Steep pitched roof" style. These homes were built at the turn of the century and have a more austere look. The details are generally simpler than the earlier types, although they have patterned shingles.

The California Bungalow style is usually a one story home with projecting eves and heavy brackets under them. In many cases the wood siding is only two or three inches wide.

Built somewhat earlier, the Hip roof with a dormer window is also a distinct style with a blocky, symmetrical look.

The Mission or Spanish revival home is the only one that used stucco. These homes had arched windows and tile roofs.

Although the above styles of homes are the most common found in the area, there were many individual homes which comform to no set style. These were built to the wishes of the owner rather than the dictates of fashion.

It is our intention to nominate the entire area of homes, not just those photographed. The boundries of this area were set with several ends in mind. First, to define the core of the Victorian area. Then, the lines were changed somewhat for the sake of coherency (i.e., except in the case of Monterey St. and a portion of Carolina St., both sides of the streets are included). This was done because the City of Vallejo plans to zone this a historic area in order to preserve its integrity. Thus the entire street frontage would be protected. The block of Capitol Street between Sutter and Sonoma has been included because the street here gives way to a set of steep stairs. This block of stairs is planned by several private groups to be landscaped and dotted with statues of the city fathers which would ultimately make it the natural gateway to the area.

continued

30 1972

SEE INSTRUCTIONS

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
MAR 20 1973	

(Number all entries)

#7. Description: (Page 2)

Carolina Street		
709-11	2	Duplex, overhung second story, bay window on ground floor, simple trim
715	1	Simple Italianate, simple window trim
721	1	Small one story Italianate, prominent porch and bay window
727	1	Small one story Italianate, detailed trim, prominent bay
733	1	Remodeled, asphalt shingled with Italianate details
735,37,39,41	6	Apartment, broad porch and flat roof
745	2	Asphalt shingle building, flat roof
801	1	Small bungalow
1001	2	Dark shingle home
1009	1	Chalet type bungalow, shingled
Capitol		
600	1	Brown shingle steep pitch roof home
608	1	Small Italianate brown shingle building, single story
614	1	Simple Italianate two story, newly painted (1972)
622,221/2	2	Small batoned house
626	2	Poorly designed modern duplex
628	1	Simple brown shingle building, pitched roof
632 1/2,34ABCD		
632,34	7	Older building
636,38	2	Poorly remodeled two story dwelling

RECEIVED
NOV 30 1972
NATIONAL REGISTER

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
	MAR 20 1973

(Number all entries)

#7. Description: (Page 3)
Carolina Street

642	1	Hip roof with asphalt siding, well kept yard
700	1	Remodeled bungalow
710	1	Bungalow
Capitol Street		
720	1	Stucco with shake roof
728	1	Imposing Swiss structure, wide eaves, dark brown shingles with white trim, mature trees
740	1	Home with wide porch and double pitch roof
742	2	Flat top one story building
800,02,04,06	4	Two story Spanish apartment with tile roof (See also 900,914 Napa)
812	1	Split level Spanish, tile roof
816	1	Shake roof stucco
820	1	Two story bungalow
828, 1/2	2	Small brown shingle bungalow
834	1	Stucco bungalow
840	1	Non-descript stucco
844	1	Inappropriately remodeled bungalow
900	grocery	Plain Queen Anne shaped building, asbestos shingle
908	1	Small Queen Anne, asbestos shingle, some fishscale, carved gable
912,14,16,16A	4	Dutch roof, wide porch, some carving
918	1	Small Queen Anne

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#7. Description: (Page 4)

Capitol Street		
920	1	Small bungalow
926	1	Stucco dwelling
932	1	Stucco with arched windows
940	1	Steep pitch roof, newly remodeled
944	1	Two story hip roof home being remodeled (1972)
1000	2	Hip roof with narrow siding, simple trim (Same as 700,02 Alameda)
601	Comm'l Bldg	Spanish style building, windows cemented over for use as sound studio
605-21	9	Large apartments
625,27	2	Two story asphalt siding, pitch roof building with few details
629,31	2	Queen Anne duplex, fishscale shingles and asphalt siding
635	1	Small asphalt shingle home back of garage
637	1	Queen Anne, siding and fishscale shingle, turned porch detail
645	2	Two story stucco (Same as 927 Sutter)
701	2	Stuccoed over Italianate (Same as 928 Sutter)
703	1	Small square house
707	4	New apartment, well hidden by mature olive
723	1	Two story Spanish stucco, tile roof
725,25A	2	Poorly remodeled Italianate

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#7. Description: (Page 5)

Capitol Street		
733, 1/2,35	3	Hip roof home with dormer window, slant side bay on lower floor, narrow siding
741	1	Ranch style home, shake roof, nice yard
803	1	Small Italianate, beautifully restored
809	1	Stucco home with tile roof
815	1	Small bungalow
821,27	2	Steep pitch roof home and small cottage
829,1/2	2	Steep pitch roof home
833	1	Small shed roof home
839	2	Two story bungalow
845	4	Large apartment (Same as 721 El Dorado, see also 717,19 El Dorado)
901	1	Small Queen Anne (See also 716 El Dorado)
909,1/2	2	Small Queen Anne, fishscale shingles, carved gable
915		Well shaped bungalow
921,1/2,31		Small Queen Anne, partly hip roofed, small house in rear
927		Small bungalow, trim, carved front door
933	3	Hip roof home with nice small detailing
941	2	Small Swiss bungalow, dark shingles, small stained glass window

#7. Description: (Page 6)

Capitol Street		
943	2	Simple hip roof apartment
1001	1	Stucco bungalow with narrow siding (Same as 630 Alameda)
Virginia Street		
600	1	Large modern house
vac.	vac.	vac.
610	1	Bungalow
612	1	Same bungalow design as 610
626	1	One of the oldest Vallejo homes, needs repair. Tall, rectangular plain building
638,38A,B	3	Small Swiss bungalow, dark shingles, mature Japanese blue spruce
640	2	Small Queen Anne duplex, classical trim
646,48	2	Two story Queen Anne
700	1	Stuccoed hip roof dwelling
708	2	Large duplex
710,12	2	Painted over half timbered house
720	1	Small stucco with commercial use on 1 lower level, greenhouse in back
724	1	Small simple house, needs paint but could be nice, greenhouse in back
732	1	Small simple house, square pillared front porch
701 1/2,05 1/2	vac.	vac.
802	1	One story Queen Anne with many gables
808,10	2	Queen Anne with unusual hip roof and classical details, missing cupola

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#7. Description: (Page 7)

Virginia Street		
814,16	2	Hip roof home
820	2	Small Queen Anne, incised details
826,A,B,28	4	Small dark shingle building on back of lot
836	1	Steep pitch roof home
838	1	Small Queen Anne hidden by mature pines
844	Comm'l	Small Queen Anne, asphalt shingle (See 609,11,13 Alameda)
900	2	Small dark shingle home now being remodeled to a duplex (1972)
910	1	Small hip roof home with narrow siding
914	2	Stuccoed over hip roof dwelling
920	1	One story Queen Anne, nice shingles and detail
924,26,28	flats	Simple Italianate, asphalt shingles
930,32	2	Small stucco with tile roof
936	1	Small dark shingle Queen Anne, needs repair
938,40,42,44	4	Three story hip roof, asphalt shingle
946	1	Small stucco bungalow
611	22	Large modern apartments
619,21,23	3	Spanish style stucco
637	1	Large stucco obscured by trees
639,41	1	Now being reconverted to single family, dark shingles
pool	pool	pool

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#7. Description: (Page 8)

Virginia Street		
701	1	Bungalow
705,07	2	Dark shingle bungalow
715	1	Steep roof home
721	2	Large hip roof home with dormer window
723, 1/2	2	Small hip roof home with dormer window
731,A,B,35,A,B	6	Stucco bungalow
739	Church	Large plain wood structure
801	1	Queen Anne, nice detail
803	1	Two story bungalow
807	1	Twin to 803
815	1	Spacious Queen Anne, toothed shingle design
819	1	Small bungalow
821	1	Small bungalow
825,27	2	Two small California bungalows
833	1	Small wood cottage
839	2	Small stucco cottage
845	4	Large two story apartment (Same as 517 Alameda, see also 529 Alameda)
903	1	Well shaped home with slant side bays, asphalt siding
909	3	Wooden building, slant side bay, wide horizontal siding
915	1	Stucco cottage
917	1	Small common Queen Anne

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#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 stuccostone 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)

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#7. Description: (Page 10)

Georgia Street		
812	16	Stucco apartments
820,22,26 1/2, 1/2	4	Bay window Italianate, asphalt shingles
828, 1/2	2	Two story bungalow, narrow siding
830,32	2	Stucco building
836,38,40	3	Detailed Italianate, needs paint and repair
842	2	Well restored Italianate, nicely designed addition
906	1	Low, dark shingled bungalow
912	1	Well restored Italianate
922	1	Small modern home
926, 1/2	1 & Comm'l	Two story bungalow, small antique store on first floor
930,34	4	Two story dark shingled bungalows (two)
938	3	Small false front Italianate
924	Comm'l	Cement block gas station
545	25	Large brick apartment, tile roof (See also 717,23 Sutter)
603,05,07 601,01A,03A	office	Stucco office building, false tile roof
609	offices	Brick and stucco offices
vac.	vac.	vac.
631,33,35,37	flats	Hip roof structure with unusual detail
639,A	2	Small hip roof home, unusual arched porch
645	2	Small stucco bungalow (Same as 623 Napa)

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#7. Description: (Page 11)

Georgia Street		
705	1	Queen Anne, carved trim, being restored to original condition
711, 1/2	2	Dark shingle, steep pitch roof home
715,17	2	Large stucco bungalow
721	1	Two story bungalow, dark shingles, heavy porch columns
723,29	2	Twin two story bungalows, dark shingles
731,33,35	11	Large stucco apartments
739	1	Spanish style stucco, tile roof
745	rooms	Hip roof structure with dormer window, classical details
809, 1/2		Hip roof, unusual window
815,A,B, 1/2	10	Steep pitch roof house, side porch
819, 1/2,21, 1/2	4	Small false front building, asbestos shingle
823, 1/2	2	Steep pitch roof house, shingled
827	1	Steep pitch roof house, stucco trim, also real estate office
vac.	vac.	vac.
835	1	Small hip roof house with dormer window
839,41	clinic	Small stucco offices
845,47	rooms	Hip roof structure with dormer window
901	6	Large shingled home with Dutch roof
909,A,1/2	3	Queen Anne house, beautiful trim at eaves

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#7. Description: (Page 12)

Georgia Street		
915	1	Queen Anne, painted asbestos shingles
919	1	Barn roofed house, round vestibule
929	1	Large steep pitch roof home
933	5	Large frame house, bay windows at corners, roof pitch in two directions
947	1	Small stucco bungalow
York Street		
542	4 & Comm'l	Shake Queen Anne (Same as 703 Sutter)
600,02	3	Three story hip roof structure, narrow siding (Same as 700 Sutter)
608	1	Stuccoed and stucco stone cottage, garden
614	1	Small cottage, some fishscale trim
626	1	Queen Anne, extensive spool trim, fishscale shingles
630	3	Queen Anne with narrow siding
634, 1/2,A,B,C	6	Twin to 630 York
638	1	Simple Queen Anne
644	1	Hip roof structure with dormer, bold jig trim
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

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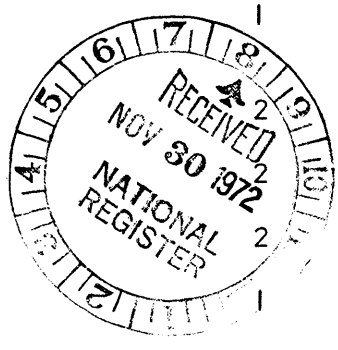
#7. Description: (Page 13)

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	2	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



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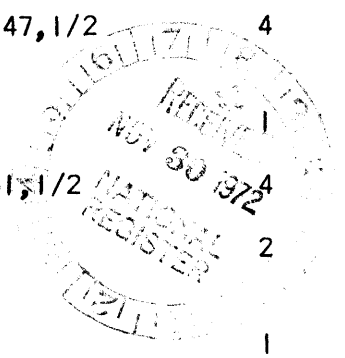
#7. Description: (Page 14)

York Street		
943	vac.	vac.
935	1	Two story dark shingle bungalow
925	1	Small bungalow
921	1	Small bungalow with nice trim
915	1	Small false front Italianate, pierced trim, asphalt shingles
905,1/2,A	3	Steep pitch roof house with mock-Colonial addition
901	1	Small dark shingle hip roof house
843,45,47	4	Tiny bungalow fourplex (Also see 319, 21,23,25 Alameda)
839	1	Small cottage
833,35	2	Small bungalow
825	1	Small shed roof cottage
821,23	2	Asphalt shingle bungalow
813,15,17	3	Two dark shingle bungalows
805,07	2	Steep pitch roof house, asphalt shingle
745,1/2,47,1/2	4	Queen Anne, good shingle detail, hidden by trees
739	1	Modern cottage
733,35,31,1/2	4	Stucco
727,1/2	2	Prominent Queen Anne, nice detail, poor paint
721	1	Ranch style house
711,13,15,17	4	Nondescript apartments, large trees



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#7. Description: (Page 15)

York Street		
709	2	Stuccoed over small Queen Anne
707	2	Asphalt shingle steep pitch roof house (Same as 520 Napa)
637,43	2	Small wood cottage (Also see 519 Napa)
631,33	6	Small stuccoed over bungalow and modern nondescript fourplex
627,A,B	2	Large Queen Anne
621,A,B,1/2,23	4	Small cottage
617	1	Small Queen Anne
613	2	Modern duplex
607,09,1/2	3	Queen Anne with small Italianate on back of lot
545	4	(Same as 631 Sutter) Apartment building
Sutter Street		
617	1	Small stuccoed Queen Anne
621	1	Small Quenn Anne, wide siding
627,A,B	2	Small Queen Anne, wide siding
631	4	(Same as 545 York)
703	4 & comm'l	(Same as 542 York)
715B,C,13,A,B,C	7	Hip roof structure, wide siding, fat columns
721,1/2,23 1/2,17,1/2 19,1/2	8	Twin two story Queen Anne structures, siding, dentil trim, slant bays
825,15	26	(Same as 546 Georgia)
817,29	1 & comm'l	817-tin roof commercial building, 829-stucco Spanish revival, tile roof

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#7. Description: (Page 16)

Sutter Street		
901	1	Dark barn roofed house with shingles and siding
909,13	2	909-Small dark shingled hip roof structure, 913-Twin to 909 but remodeled with mansard
917,19	2	Small cottage duplex
921	2	(Same as 645 Capitol)
1001,A,B,C	4	Restored hip roof house, tower room, stucco inset gable
1021,23	2	Barn roofed shingled house, columned porch
1031,33	2	Stucco ranch style duplex
1031	1	Small bungalow
1018	1	Small hip roof house, unusual porch
1016	1	Two story bungalow
1012	1	Heavy roof line with fine detail, portico with columns
1008	1	Small stuccoed bungalow
928	2	Bungalow (Also see 701 Capitol)
926	1	Large asphalt shingle house, almost hidden by huge pines
918	1	Shepstone house, most unusual Gothic house, tower room, interesting trim
810,06	2	Two story building with flattened hip roof, unusual pilasters on building corners (Also see 602 Georgia)
724,26	offices	(Same as 601,A,03,A,05,07 Georgia)
720,1/2	2	Two story flat roofed building, tall pine

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#7. Description: (Page 17)

Sutter Street		
vac.	vac.	vac.
700	3	(Same as 600,02 York)
620,18	2	620-Vacant, 618-Tiny cottage
Napa Street		
519	6	Apartment (See also 637,43 York)
523	1	Small two story cottage
611,13,A	3	Asphalt shingle, hip roof structure
615A	1	Stuccoed over Queen Anne
617,A,19	3	Queen Anne, slant side bays
623	2	(Same as 645 Georgia)
701,03,05,09,11	5	Garden flats
731	1	Large one story bungalow
pool	pool	pool
811,815	3	Hip roof dwelling with narrow siding
817,19,21,23	4	Hip roof structure with wide siding, porch
909	1	Stuccoed story and one half bungalow
915	2	Stuccoed bungalow
919	1	Asphalt shingle Queen Anne
921	1	Stucco bungalow
923,25,29	2 & comm'l	(Same as 745 Carolina)
930,32	2	(Same as 801 Carolina)
922	1	Stucco bungalow
916	1	Stucco bungalow

#7. Description: (Page 18)

Napa Street		
914,900	8	Stucco apartment building, tile roof (See also 800,02,04,06 Capitol)
820,24	2	Hip roof duplex
810,A	2	Dutch roof home
808,A,B,C	4	Hip roof flats
724	1	(Same as 701 Virginia)
720,22	2	Dutch roof duplex, columned porch
716	1	Steep pitch roof home
706,08	2	Hip roof duplex with corner tower
702,04	2	(Same as 700 Georgia)
616	1	Queen Anne, slant side bays, fish-scale shingles
612	1	Hip roof home with dormer window, heavy columns on porch
606,08	5	Two story bungalow, corner bay
604	apts.	Queen Anne apartments, fishscale shingles, moulding on gables
520	2	(Same as 703,07 York)
518	1	Steep pitch roof home with dark shingles
516,1/2	2	Steep pitch roof house, freshly painted (1972)
El Dorado Street		
417	1	Bungalow
505	4	(Same as 740A,B,44 York)
515	1	Dutch roof house with slant side bay

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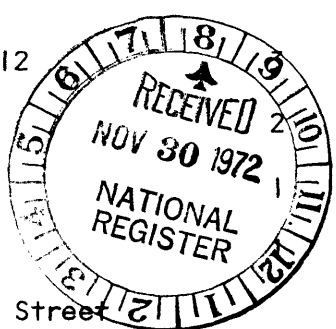
#7. Description: (Page 19)

El Dorado Street		
615	1	Small plain Queen Anne (Also see 744 Georgia)
623,29	2	623-Plain front cottage, 629-Small stucco
701,05,13	4	701-Two story bungalow with dormer window, 705-Bungalow, 713-Queen Anne
717,19,21,23,25	14	717-Stucco apartment, 719-Small bungalow, 721,23,25-Stucco apt.
807	1	Small bungalow
815	1	Small plain cottage
810	2	Small cottage
716	3	Queen Anne building with wide siding (Also see 901 Capitol)
712,14,08,1/2,10	5	Stucco apartment building, tile roof
620,22	2	Hip roof duplex, trim, columns
616,18	2	Twin to 620,22 but painted white
520,22,24,16	Comm'l	Grocery and laundromat
514	1	Steep pitch roof home, somewhat less steep than most
508,10,12		Hip roof flats
428,30	2	Stuccoed over hip roof structure
426	1	Steep pitch roof home, asphalt siding
416		Small cottage
Alameda Street		
319,21,23,25	4	Tiny bungalow duplexes (See also 843,45, 47 York)
403,15	2	Large remodeled dark shingle chalet and a Dutch roof house



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#7. Description: (Page 20)

Alameda Street		
505,07	2	Hip roof house with columned porch (See also 842 Georgia)
513,15	2	Square hip roof duplex
517,29	5	517-Square stucco house, 529-Plain Queen Anne, asphalt shingles (Also see 845 Virginia)
721,1/2	1	Large chalet home, many Swiss details
728,30	2	(Same as 1001 Carolina)
720	1	Small bungalow
718	1	Bungalow with broad porch
716	1	Small remodeled home
708	1	Bungalow with narrow siding
700,02	2	(Same as 1000 Capitol)
630	1	(Same as 1001 Capitol)
624,20	2	Twin small bungalows
614	vac.	vac.
528	1	(Same as 903 Virginia)
520	1	Stuccoed bungalow, probably originally wood
512,10	1	Twin dark shingle bungalows
414	1	Shingled steep pitch roof house
409	1	Small stucco building almost hidden by palm
400	1	(Same as 900 York)
Monterey Street		
219	1	Small wooden home (Also see 945 York)

RECEIVED
NOV 30 1972
NATIONAL REGISTER

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

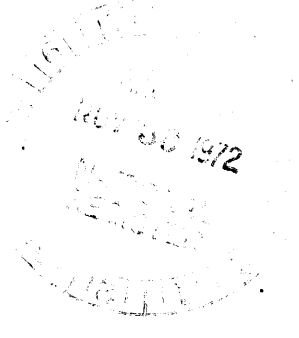
(Continuation Sheet)

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

(Number all entries)

#7. Description: (Page 21)

Monterey Street		
311	1	Small wooden house with nice roofline
317,19,21,23	4	Two story stucco duplex and tiny stucco bungalow
415	gas	(Same as 924 Georgia)
427	1	Small asphalt shingle cottage
429A,B,C,D	4	(Same as 943 Virginia)
505	1	Stucco and wood story and one half bungalow (See also 946 Virginia)
515,17	2	Plain two story brick house, unusual for this area
Sonoma Boulevard		
1820	vac.	vac.
1826	Comm'l	(Same as 601 Capitol)
1908,10	2	Queen Anne with narrow siding, dormer window and tower capped porch



8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	

SPECIFIC DATE(S) *(If Applicable and Known)*

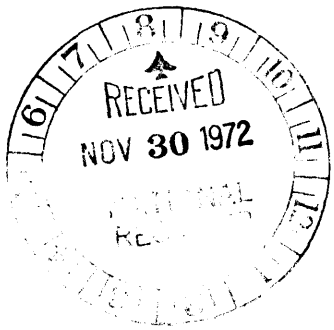
AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	[ ] Other *(Specify)*
☐ Historic	☐ Industry		
☐ Agriculture	☐ Invention	☐ Science	
☒ Architecture	☐ Landscape Architecture	☐ Sculpture	
☐ Art		☐ Social/Humanitarian	
☐ Commerce	☐ Literature		
☐ Communications	☐ Military	☐ Theater	
☐ Conservation	☐ Music	☐ Transportation	

STATEMENT OF SIGNIFICANCE

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 architectures dating from the 1850's. 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 appearance, 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 1850's 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.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

History of Napa and Solano Counties, Tom Gregory, Historic Record Company, Los Angeles, California, 1912.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY						OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE			LONGITUDE				LATITUDE		LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees Minutes Seconds		Degrees Minutes Seconds	
NW	38°	06'	14"	122°	15'	11"		° ' "		° ' "	
NE	38°	06'	14"	122°	14'	47"					
SE	38°	05'	58"	122°	14'	47"					
SW	38°	05'	58"	122°	15'	11"					

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 80 acres (plus or minus)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

RECEIVED NOV 30 1972 NATIONAL REGISTER

11. FORM PREPARED BY

NAME AND TITLE: Richard Lemke, Chairman

ORGANIZATION: Architectural Heritage Society

DATE: 7/1972

STREET AND NUMBER: 629 Marin Street

CITY OR TOWN: Vallejo

STATE: California

CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National [X] State [ ] Local [ ]

Name _____

Title State Liaison Officer

Date NOV 8 1972

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____
Chief, Office of Archeology and Historic Preservation

Date 3/20/73

ATTEST:

_____
Keeper of The National Register

Date 3.14.73

SEE INSTRUCTIONS

HONDA

Assessor's Assessment Number	
0056-173-170	**816 Capitol Street** **Vallejo**

Tax bill Information

Billed	11/08/2022	**Roll Type**	Secured	**Tax Roll Year**	2022/23
Occurrence	1	**Bill Origin**	Correction	**Sup Event**	n/a
Assessment Year	2022/23				

Inst	Amount Due	Amount Paid	Balance Due	Current Status	Delinquent Date
1	$3,617.80	$3,617.80	$0.00	Paid	01/10/2023
2	$3,617.80	$0.00	$3,617.80	Outstanding	04/10/2023
Total	**$7,235.60**	**$3,617.80**	**$3,617.80**	**Online Payments Are Temporarily Disabled**	

Tax Charge Information

			1st Installment		2nd Installment	
	Fund	**Rate**	**Status**	**Amount**	**Status**	**Amount**
59	1 PCT Tax Limitation	1.000000%	Paid	$2,779.50	Outstanding	$2,779.50
318	SC Water Agency St Water Proj	0.020000%	Paid	$55.59	Outstanding	$55.59
412	Vjo USD GOB 2018 Ser 2019	0.005143%	Paid	$14.29	Outstanding	$14.29
424	SCC 2012 GOB Series D	0.004280%	Paid	$11.89	Outstanding	$11.89
434	Vjo USD GOB 2018 Ser 2021	0.042225%	Paid	$117.36	Outstanding	$117.36
436	SCC 2012 GOB Series E	0.000284%	Paid	$0.78	Outstanding	$0.78
454	SCC 2019 Go Refunding Bonds	0.005293%	Paid	$14.71	Outstanding	$14.71
461	Vjo USD A 2002 GOB Refunding	0.039241%	Paid	$109.07	Outstanding	$109.07
476	SCC 2015 Go Refunding Bonds	0.000396%	Paid	$1.10	Outstanding	$1.10
484	SCC GOB 2012 Series A	0.000815%	Paid	$2.26	Outstanding	$2.26
485	SCC GOB 2012 Series B	0.000699%	Paid	$1.94	Outstanding	$1.94
487	SCC 2014 GOB Ref Series A	0.014447%	Paid	$40.15	Outstanding	$40.15
499	Vjo USD 2017 GOB Refunding	0.012355%	Paid	$34.34	Outstanding	$34.34
7811	Annual Sewer And Storm Fee	Fixed	Paid	$404.82	Outstanding	$404.82
7805	Greater Vjo Recre Dist Pcl Tax	Fixed	Paid	$24.00	Outstanding	$24.00
7810	Sf Bay Rest Auth-Measure Aa	Fixed	Paid	$6.00	Outstanding	$6.00

Payment Information

Payment Type	Installment	Posted Date	Payment Amount
Payment	First	12/12/2022	$3,617.80

CITY OF VALLEJO
ARCHITECTURAL HERITAGE
AND LANDMARKS COMMISSION

DATE OF MEETING: April 20, 2023 **Agenda Item No. 12- B**

PREPARED BY: Laura Solomon, Assistant Planner
(707) 648-5391, laura.solomon@cityofvallejo.net

Margaret Kavanaugh-Lynch, Planning Manager
(707) 648-8604, Margaret.kavanaugh-lynch@cityofvallejo.net

PROJECT NUMBER: Mills Act Contract #22-0005

ADDRESS: 514 El Dorado Street (APN 0056-206-190)

SUMMARY: Request by the property owner to enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.

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. 23-003 recommending that the City Council **APPROVE** Mills Act Contract #22-0005, subject to the findings contained in the Resolution.

APPLICANT/OWNER: Chelsey Dyer
514 El Dorado Street, Vallejo, CA 94590

BACKGROUND

The City has received a request for approval of a Mills Act contract for a single-family residential property located at 514 El Dorado 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 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 owners provide a notice of non-renewal, 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

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 applicant for the contract is 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-upon restoration and/or maintenance has been complied with. The City collects a fee of $981 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.

AHLC Scope of Review

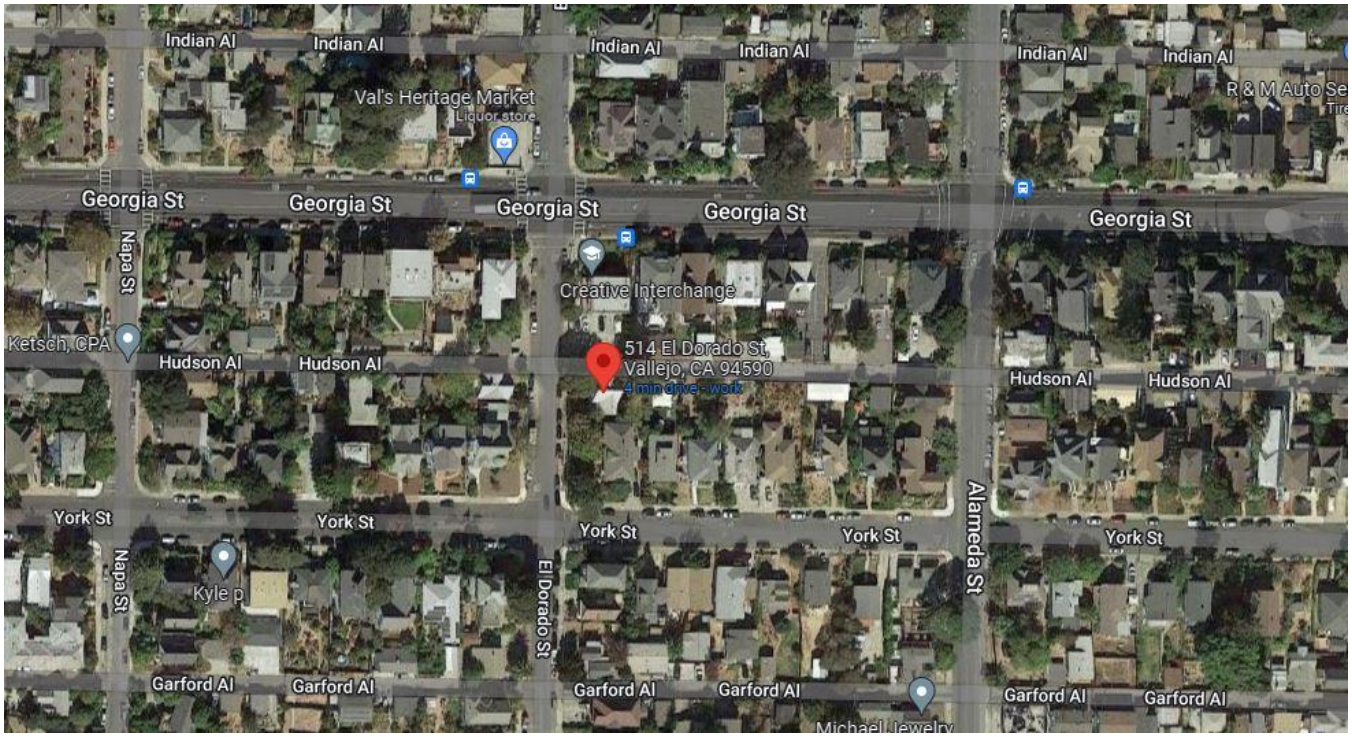
Mills Act contracts are subject to approval by the City Council, with a recommendation by the AHLC. Although some items in the attached scope of work may require staff or AHLC approval of a Certificate of Appropriateness (COA), that approval occurs in the future when a COA application is filed, and the AHLC should limit its review of the scope of work to whether it meets

the City's Mills Act criteria.

SITE LOCATION

The subject property is located at the north-west corner of El Dorado Street and Hudson Alley, just south of Georgia Street; see Figure 1 below for location map.

Figure 1 – Location Map



HISTORY AND ARCHITECTURE

The subject property is on the National Historic Resources Inventory (NHRI). An Interior National Park Service nomination form was completed for the property in 1971 and received in 1972; please see Attachment 4. According to the nomination form, the build date of the residence is not listed but it has been estimated to be 1904. The form identifies the significance of the steep pitched roof of the home, which were typical of the Colonial Revival style at the turn of the century. The house appears on site in the 1919 Sanborn Insurance Maps. Site photos are provided in Attachment 5.

PROPOSED IMPROVEMENTS

The proposed Mills Act contract, including the applicant's proposed scope of work during the first 10 years, is provided in Attachment 2. The applicant estimates that the proposed work will cost approximately $112,300. The exterior of the home is in very good repair, no major façade changes or additions are proposed. However, the scope does contain some items that will

require certificates of appropriateness (COAs). If the threshold for review is triggered, the applicant will be required to apply for and receive approval for that project before the work is allowed to proceed, in addition to all needed city permits.

The applicant is planning to update fencing and add gates, replace the roof and gutters, remove plant debris, and improve the front yard landscape, repair damaged siding and shingles, paint the exterior, repair and reinforce the backyard deck, remodel a partially finished bedroom and the kitchen within the first two years. In year three she will repair the foundation and replace the sump pumps. The property owner is planning in years three through four of the contract, to improve the back yard landscape, replace the back door and remodel the top floor bathroom. Years four through five include replacing all remaining knob and tube wiring, adding a powder room to the main floor, repairing wood sash windows, and repairing the sidewalk and front pavement. During years five through seven, the property owner will repair cracks in the ceiling and wall plaster and reconstruct the outside entry stairs and landing. Refinishing the currently painted wood floors throughout, restoring the front entry door and reconstructing the railing are proposed for years eight through ten.

ANALYSIS

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: Per Government Code Section 50280.1, "Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation, and which meets either of the following:

   (a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.

   (b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

   Located in the Vallejo Heritage District, the property is on the National Register of Historic Places Inventory (NRHI) and the NRHI form completed in 1971 is provided in Attachment 4. According to the NRHI form, the building's steep pitched roof is historically significant as an example of this style of home built at the turn of the century and have a more austere look. The details are generally simpler than the earlier types, although they have patterned shingles. The architecture lends itself to Colonial Revival.

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 NRHI entry is attached to the report. The NRHI form generally complies with the most current procedures of the OHP. As the County Assessor no longer provides projected tax adjustments, this requirement has been waived. Please see Attachment 6 for a copy of the property tax bill.

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: The property appears to meet the following criteria for designation of landmarks per Section 16.38.150 of the Vallejo Municipal Code (VMC). Staff has not evaluated which of the four types of landmark designations would be appropriate for the property, nor is this required by the Mills Act criteria.

- *Architectural Merit (Criteria A.2):* 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 an excellent local example of the Colonial Revival style with its steep pitched roof, although it is somewhat less steep than most. The front façade is austere and has patterned shingles and columns at the front porch typical of this style.

Staff Analysis: The subject building is in a highly visible location at the northwest corner of El Dorado Street and Hudson Alley. The home's exterior is already in good condition and no major exterior changes are proposed. Exterior work such as front entrance paving, fence restoration, roof and siding repair, and landscaping improvements will further enhance the appearance of the home and encourage others in the vicinity to invest in their properties.

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.

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 the proposed improvements would be consistent with the Secretary of the Interior's Standards.

5. Application for a Mills Act contract shall be accompanied by a filing fee of $245.00. Upon contract approval by the City Council, a contract preparation fee of $981.00 and a contract maintenance fee of $981.00 will be imposed.

   Staff Analysis: The required filing fee was paid. The Mills Act contract requires payment of the contract preparation and contract maintenance fee.

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

   Staff Analysis: This is the second of three Mills Act Applications under review for approval during the current calendar year, therefore the limit of five Mills Act contracts per calendar year has not been exceeded

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

Staff recommends that the Commission approve a resolution recommending that the City Council **APPROVE** Mills Act Contract #22-0005, 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. 23-003
2. Draft Mills Act contract with attached Scope of Work
3. Council Resolution No. 91-442
4. Primary Record Sheet for Contributing Structure Status (NRHI Form)
5. Site Photos
6. Copy of Property Tax bill

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISION

DRAFT RESOLUTION NO. 23-003

RECOMMENDING APPROVAL OF A MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 514 EL DORADO STREET (MA #22-0005)

APN 0056-206-190

* *

I. GENERAL FINDINGS

WHEREAS, on 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 November 15, 2022, an application was filed by Chelsey Dyer seeking to enter into a Historic Property Preservation Agreement ("Mills Act Contract") with the City for their property located at 514 El Dorado Street; and

WHEREAS, on April 20, 2023, 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 Mills Act Contract 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.

III. 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. The property is on the National Historic Resources Inventory (NHRI) and an evaluation form has been completed and reviewed as to the property's level of significance.

2. The Commission was provided with the NHRI entry, 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 County Assessor's office.

3. The Commission has considered the listing in the NHRI and has taken into special account the level of significance of the structure. Based on the information in the property's DPR form, the property met the following criteria for designation of landmarks per Section 16.38.150 of the Vallejo Municipal Code (VMC):

    - Architectural Merit (Criteria A.2): 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 an excellent local example of the Colonial Revival style with its steep pitched roof, albeit less steep than most. The front façade is austere and has patterned shingles and columns at the front porch typical of this style.

4. The subject building is in a highly visible location at the northwest corner of El Dorado Street and Hudson Alley. The home's exterior is already in good condition and no major exterior changes are proposed. Exterior work such as fencing and gates, siding and shingle repair, front entrance reconstruction, roof and gutter repair, sidewalk repair and landscaping improvements will further enhance the appearance of the home and encourage others in the vicinity to invest in their properties.

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. The required filing fee was paid. Payment of the contract preparation and contract maintenance fee is required by the Mills Act contract.

7. This is the second of three Mills Act Applications that have been submitted for approval 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 recommends that the City Council APPROVE Mills Act Contract MA #22-0005 based on the findings contained herein.

IV. 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 20th day of April 2023, by the following vote to-wit:

AYES:
NOES:
ABSENT:

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

Attest:

_____
Margaret Kavanaugh-Lynch
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 ____ day of _____, 2023, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City"), and Chelsey Dyer, owner (hereafter referred to as the "Owner").

W I T N E S S E T H

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 514 El Dorado 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 ____ day of _____, 2023, the City Council of the City of Vallejo adopted its Resolution No. _____ N.C. thereby declaring its intention to enter in this Historic Property Preservation Agreement (hereinafter referred to as the "Agreement").

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 _____, 2023 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 Owner's 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: Chelsey Dyer
514 El Dorado 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

Michael Malone
City Manager

Dawn Abrahamson
City Clerk

(City Seal)

OWNER

Chelsey Dyer

EXHIBIT A.1
Legal Description

APN: 0056-206-190

The land referred to in this Policy is described as:

The Northerly Fifty-Two Feet of Lot (1) and the Northerly Fifty-Two Feet of the West One-Half of Lot Two (2), in Block Two Hundred and Sixty Eight (268), as the same is shown on the Official Map of the City of Vallejo, made by E. H. Rowe, C.E. filed for Record in the Office of the County Recorder of Solano County, California, on September 18, 1868, in Book 1 of Maps, Page 123.

EXHIBIT A.2

10 Year Scope of Work

514 El Dorado Street

Note: Years and amounts are approximate.

Proposed Improvements over 10 Years
514 El Dorado Street

Contract Year	Scope of Work	Estimated Cost
Year 1	Backyard fencing updated and gates added	5,000
Year 1	Replace roof and gutters	24,000
Year 1-2	Front yard – 4ft fencing around property	3,000
Year 1-2	Remove plant debris + old/unused cables from exterior	300
Year 1-2	Repair damaged siding and shingles	2,500
Year 1-2	Paint exterior	8-10,000
Year 2	Landscape improvements – Front yard	5,000
Year 2	Repair + reinforce backyard deck	2,500
Year 2	Remodel partially finished room as 4th bedroom (Basement floor)	2,000
Year 2	Kitchen remodel	15,000
Year 3	Foundation repair + replace sump pumps	5-7,000
Year 3-4	Landscape improvements – Back yard	5,000
Year 3-4	Replace back door (from utility room to backyard) for better functionality	500
Year 3-4	Add shower, vanity and flooring to bathroom (Top floor)	15,000
Year 4-5	Replace remaining knob & tube wiring	2,000
Year 4-5	Add powder bath (Main floor)	3,000
Year 4-5	Repair wood sash windows	2,000
Year 4-5	Sidewalk/pavement repair	1,000
Year 5-7	Repair ceiling and wall plaster cracks	1,500
Year 5-7	Repair + reconstruct outside entry stairs and landing	2,000
Year 8-10	Refinish currently painted wood floors throughout	5,000
Year 8-10	Restore front entry door	500
Year 8-10	Repair + reconstruct railing	500

TOTAL ESTIMATED COST: **$112,300**

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.

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

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

1. NAME

COMMON: Vallejo Old City Historic District
AND/OR HISTORIC: Frisbee Grant

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2. LOCATION

STREET AND NUMBER: Bounded by Sonoma and Monterey, Carolina and York
CITY OR TOWN: Vallejo
STATE: California | CODE: 06 | COUNTY: Solano | CODE: 095

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
[X] District [ ] Building	[ ] Public	Public Acquisition:	[X] Occupied	Yes:
[ ] Site [ ] Structure	[X] Private	[ ] In Process	[ ] Unoccupied	[X] Restricted
[ ] Object	[ ] Both	[ ] Being Considered	[ ] Preservation work in progress	[ ] Unrestricted
				[ ] No

PRESENT USE (Check One or More as Appropriate)

[ ] Agricultural	[ ] Government	[ ] Park	[ ] Transportation	[ ] Comments
[ ] Commercial	[ ] Industrial	[X] Private Residence	[ ] Other (Specify)	
[ ] Educational	[ ] Military	[ ] Religious		
[ ] Entertainment	[ ] Museum	[ ] Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Various
STREET AND NUMBER: Various- See listing under #7
CITY OR TOWN: Vallejo | STATE: California | CODE: 06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Assessor's Office
STREET AND NUMBER: Solano County Courthouse
CITY OR TOWN: Fairfield | STATE: California | CODE: 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Architectural Heritage Society
DATE OF SURVEY: Dec. 1971 [ ] Federal [ ] State [ ] County [X] Local
DEPOSITORY FOR SURVEY RECORDS: Architectural Heritage Society
STREET AND NUMBER: 629 Marin Street
CITY OR TOWN: Vallejo | STATE: California | CODE: 06

SEE INSTRUCTIONS

STATE: California
COUNTY: Solano
FOR NPS USE ONLY
ENTRY NUMBER
DATE

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

The area to be nominated is roughly bounded by Sutter on the West, Monterey on the East, Carolina on the North and the alley south of York St. on the South. The buildings which have been photographed are those which are most significant and show the best the area has to offer. They are mainly the earliest homes in the earliest building styles. The later (Bungalow and Spanish Revival) styles are not photographed as they are familiar to most people.

The Victorian and turn of the century homes found in Vallejo are of several types. The first of these is the Italianate house. This house is distinguished by a narrow vertical appearance and a flat roof. The roofline is heavily bracketed. The entry and windows are accented by heavily carved detail of a classical nature. The siding is generally redwood.

The second type found in this area is the Queen Anne house. This home has a broader aspect and gabled roof. The design tended to be assymetrical and sometimes included a tower. Most houses have a bay window. The exterior was given interest by patterned shingles in the diamond, fishscale or other unique designs.

The third style found in this area is the "Steep pitched roof" style. These homes were built at the turn of the century and have a more austere look. The details are generally simpler than the earlier types, although they have patterned shingles.

The California Bungalow style is usually a one story home with projecting eves and heavy brackets under them. In many cases the wood siding is only two or three inches wide.

Built somewhat earlier, the Hip roof with a dormer window is also a distinct style with a blocky, symmetrical look.

The Mission or Spanish revival home is the only one that used stucco. These homes had arched windows and tile roofs.

Although the above styles of homes are the most common found in the area, there were many individual homes which comform to no set style. These were built to the wishes of the owner rather than the dictates of fashion.

It is our intention to nominate the entire area of homes, not just those photographed. The boundries of this area were set with several ends in mind. First, to define the core of the Victorian area. Then, the lines were changed somewhat for the sake of coherency (i.e., except in the case of Monterey St. and a portion of Carolina St., both sides of the streets are included). This was done because the City of Vallejo plans to zone this a historic area in order to preserve its integrity. Thus the entire street frontage would be protected. The block of Capitol Street between Sutter and Sonoma has been included because the street here gives way to a set of steep stairs. This block of stairs is planned by several private groups to be landscaped and dotted with statues of the city fathers which would ultimately make it the natural gateway to the area.

continued

30 1972

SEE INSTRUCTIONS

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
MAR 20 1973	

(Number all entries)

#7. Description: (Page 2)

Carolina Street		
709-11	2	Duplex, overhung second story, bay window on ground floor, simple trim
715	1	Simple Italianate, simple window trim
721	1	Small one story Italianate, prominent porch and bay window
727	1	Small one story Italianate, detailed trim, prominent bay
733	1	Remodeled, asphalt shingled with Italianate details
735,37,39,41	6	Apartment, broad porch and flat roof
745	2	Asphalt shingle building, flat roof
801	1	Small bungalow
1001	2	Dark shingle home
1009	1	Chalet type bungalow, shingled
Capitol		
600	1	Brown shingle steep pitch roof home
608	1	Small Italianate brown shingle building, single story
614	1	Simple Italianate two story, newly painted (1972)
622,221/2	2	Small batoned house
626	2	Poorly designed modern duplex
628	1	Simple brown shingle building, pitched roof
632 1/2,34ABCD		
632,34	7	Older building
636,38	2	Poorly remodeled two story dwelling

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NATIONAL PARK SERVICE

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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 3)
Carolina Street

642	1	Hip roof with asphalt siding, well kept yard
700	1	Remodeled bungalow
710	1	Bungalow
Capitol Street		
720	1	Stucco with shake roof
728	1	Imposing Swiss structure, wide eaves, dark brown shingles with white trim, mature trees
740	1	Home with wide porch and double pitch roof
742	2	Flat top one story building
800,02,04,06	4	Two story Spanish apartment with tile roof (See also 900,914 Napa)
812	1	Split level Spanish, tile roof
816	1	Shake roof stucco
820	1	Two story bungalow
828, 1/2	2	Small brown shingle bungalow
834	1	Stucco bungalow
840	1	Non-descript stucco
844	1	Inappropriately remodeled bungalow
900	grocery	Plain Queen Anne shaped building, asbestos shingle
908	1	Small Queen Anne, asbestos shingle, some fishscale, carved gable
912,14,16,16A	4	Dutch roof, wide porch, some carving
918	1	Small Queen Anne

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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 4)

Capitol Street		
920	1	Small bungalow
926	1	Stucco dwelling
932	1	Stucco with arched windows
940	1	Steep pitch roof, newly remodeled
944	1	Two story hip roof home being remodeled (1972)
1000	2	Hip roof with narrow siding, simple trim (Same as 700,02 Alameda)
601	Comm'l Bldg	Spanish style building, windows cemented over for use as sound studio
605-21	9	Large apartments
625,27	2	Two story asphalt siding, pitch roof building with few details
629,31	2	Queen Anne duplex, fishscale shingles and asphalt siding
635	1	Small asphalt shingle home back of garage
637	1	Queen Anne, siding and fishscale shingle, turned porch detail
645	2	Two story stucco (Same as 927 Sutter)
701	2	Stuccoed over Italianate (Same as 928 Sutter)
703	1	Small square house
707	4	New apartment, well hidden by mature olive
723	1	Two story Spanish stucco, tile roof
725,25A	2	Poorly remodeled Italianate

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

(Continuation Sheet)

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

(Number all entries)

#7. Description: (Page 5)

Capitol Street		
733, 1/2,35	3	Hip roof home with dormer window, slant side bay on lower floor, narrow siding
741	1	Ranch style home, shake roof, nice yard
803	1	Small Italianate, beautifully restored
809	1	Stucco home with tile roof
815	1	Small bungalow
821,27	2	Steep pitch roof home and small cottage
829,1/2	2	Steep pitch roof home
833	1	Small shed roof home
839	2	Two story bungalow
845	4	Large apartment (Same as 721 El Dorado, see also 717,19 El Dorado)
901	1	Small Queen Anne (See also 716 El Dorado)
909,1/2	2	Small Queen Anne, fishscale shingles, carved gable
915		Well shaped bungalow
921,1/2,31		Small Queen Anne, partly hip roofed, small house in rear
927		Small bungalow, trim, carved front door
933	3	Hip roof home with nice small detailing
941	2	Small Swiss bungalow, dark shingles, small stained glass window

#7. Description: (Page 6)

Capitol Street		
943	2	Simple hip roof apartment
1001	1	Stucco bungalow with narrow siding (Same as 630 Alameda)
Virginia Street		
600	1	Large modern house
vac.	vac.	vac.
610	1	Bungalow
612	1	Same bungalow design as 610
626	1	One of the oldest Vallejo homes, needs repair. Tall, rectangular plain building
638,38A,B	3	Small Swiss bungalow, dark shingles, mature Japanese blue spruce
640	2	Small Queen Anne duplex, classical trim
646,48	2	Two story Queen Anne
700	1	Stuccoed hip roof dwelling
708	2	Large duplex
710,12	2	Painted over half timbered house
720	1	Small stucco with commercial use on 1 lower level, greenhouse in back
724	1	Small simple house, needs paint but could be nice, greenhouse in back
732	1	Small simple house, square pillared front porch
701 1/2,05 1/2	vac.	vac.
802	1	One story Queen Anne with many gables
808,10	2	Queen Anne with unusual hip roof and classical details, missing cupola

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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 7)

Virginia Street		
814,16	2	Hip roof home
820	2	Small Queen Anne, incised details
826,A,B,28	4	Small dark shingle building on back of lot
836	1	Steep pitch roof home
838	1	Small Queen Anne hidden by mature pines
844	Comm'l	Small Queen Anne, asphalt shingle (See 609,11,13 Alameda)
900	2	Small dark shingle home now being remodeled to a duplex (1972)
910	1	Small hip roof home with narrow siding
914	2	Stuccoed over hip roof dwelling
920	1	One story Queen Anne, nice shingles and detail
924,26,28	flats	Simple Italianate, asphalt shingles
930,32	2	Small stucco with tile roof
936	1	Small dark shingle Queen Anne, needs repair
938,40,42,44	4	Three story hip roof, asphalt shingle
946	1	Small stucco bungalow
611	22	Large modern apartments
619,21,23	3	Spanish style stucco
637	1	Large stucco obscured by trees
639,41	1	Now being reconverted to single family, dark shingles
pool	pool	pool

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Form 10-300a
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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
MAR 20 1979	

(Number all entries)

#7. Description: (Page 8)

Virginia Street		
701	1	Bungalow
705,07	2	Dark shingle bungalow
715	1	Steep roof home
721	2	Large hip roof home with dormer window
723, 1/2	2	Small hip roof home with dormer window
731,A,B,35,A,B	6	Stucco bungalow
739	Church	Large plain wood structure
801	1	Queen Anne, nice detail
803	1	Two story bungalow
807	1	Twin to 803
815	1	Spacious Queen Anne, toothed shingle design
819	1	Small bungalow
821	1	Small bungalow
825,27	2	Two small California bungalows
833	1	Small wood cottage
839	2	Small stucco cottage
845	4	Large two story apartment (Same as 517 Alameda, see also 529 Alameda)
903	1	Well shaped home with slant side bays, asphalt siding
909	3	Wooden building, slant side bay, wide horizontal siding
915	1	Stucco cottage
917	1	Small common Queen Anne

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(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 stuccostone 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)

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(Number all entries)

#7. Description: (Page 10)

Georgia Street		
812	16	Stucco apartments
820,22,26 1/2, 1/2	4	Bay window Italianate, asphalt shingles
828, 1/2	2	Two story bungalow, narrow siding
830,32	2	Stucco building
836,38,40	3	Detailed Italianate, needs paint and repair
842	2	Well restored Italianate, nicely designed addition
906	1	Low, dark shingled bungalow
912	1	Well restored Italianate
922	1	Small modern home
926, 1/2	1 & Comm'l	Two story bungalow, small antique store on first floor
930,34	4	Two story dark shingled bungalows (two)
938	3	Small false front Italianate
924	Comm'l	Cement block gas station
545	25	Large brick apartment, tile roof (See also 717,23 Sutter)
603,05,07 601,01A,03A	office	Stucco office building, false tile roof
609	offices	Brick and stucco offices
vac.	vac.	vac.
631,33,35,37	flats	Hip roof structure with unusual detail
639,A	2	Small hip roof home, unusual arched porch
645	2	Small stucco bungalow (Same as 623 Napa)

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(Number all entries)

#7. Description: (Page 11)

Georgia Street		
705	1	Queen Anne, carved trim, being restored to original condition
711, 1/2	2	Dark shingle, steep pitch roof home
715,17	2	Large stucco bungalow
721	1	Two story bungalow, dark shingles, heavy porch columns
723,29	2	Twin two story bungalows, dark shingles
731,33,35	11	Large stucco apartments
739	1	Spanish style stucco, tile roof
745	rooms	Hip roof structure with dormer window, classical details
809, 1/2		Hip roof, unusual window
815,A,B, 1/2	10	Steep pitch roof house, side porch
819, 1/2,21, 1/2	4	Small false front building, asbestos shingle
823, 1/2	2	Steep pitch roof house, shingled
827	1	Steep pitch roof house, stucco trim, also real estate office
vac.	vac.	vac.
835	1	Small hip roof house with dormer window
839,41	clinic	Small stucco offices
845,47	rooms	Hip roof structure with dormer window
901	6	Large shingled home with Dutch roof
909,A,1/2	3	Queen Anne house, beautiful trim at eaves

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#7. Description: (Page 12)

Georgia Street		
915	1	Queen Anne, painted asbestos shingles
919	1	Barn roofed house, round vestibule
929	1	Large steep pitch roof home
933	5	Large frame house, bay windows at corners, roof pitch in two directions
947	1	Small stucco bungalow
York Street		
542	4 & Comm'l	Shake Queen Anne (Same as 703 Sutter)
600,02	3	Three story hip roof structure, narrow siding (Same as 700 Sutter)
608	1	Stuccoed and stucco stone cottage, garden
614	1	Small cottage, some fishscale trim
626	1	Queen Anne, extensive spool trim, fishscale shingles
630	3	Queen Anne with narrow siding
634, 1/2,A,B,C	6	Twin to 630 York
638	1	Simple Queen Anne
644	1	Hip roof structure with dormer, bold jig trim
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

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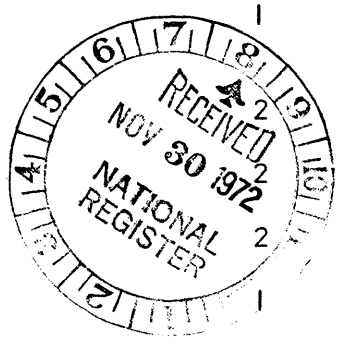
#7. Description: (Page 13)

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	2	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



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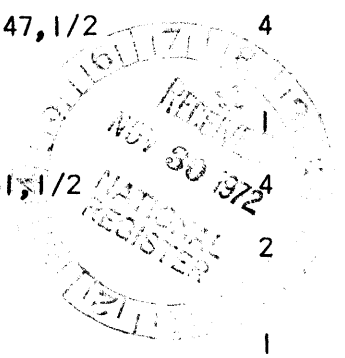
#7. Description: (Page 14)

York Street		
943	vac.	vac.
935	1	Two story dark shingle bungalow
925	1	Small bungalow
921	1	Small bungalow with nice trim
915	1	Small false front Italianate, pierced trim, asphalt shingles
905,1/2,A	3	Steep pitch roof house with mock-Colonial addition
901	1	Small dark shingle hip roof house
843,45,47	4	Tiny bungalow fourplex (Also see 319, 21,23,25 Alameda)
839	1	Small cottage
833,35	2	Small bungalow
825	1	Small shed roof cottage
821,23	2	Asphalt shingle bungalow
813,15,17	3	Two dark shingle bungalows
805,07	2	Steep pitch roof house, asphalt shingle
745,1/2,47,1/2	4	Queen Anne, good shingle detail, hidden by trees
739	1	Modern cottage
733,35,31,1/2	4	Stucco
727,1/2	2	Prominent Queen Anne, nice detail, poor paint
721	1	Ranch style house
711,13,15,17	4	Nondescript apartments, large trees



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#7. Description: (Page 15)

York Street		
709	2	Stuccoed over small Queen Anne
707	2	Asphalt shingle steep pitch roof house (Same as 520 Napa)
637,43	2	Small wood cottage (Also see 519 Napa)
631,33	6	Small stuccoed over bungalow and modern nondescript fourplex
627,A,B	2	Large Queen Anne
621,A,B,1/2,23	4	Small cottage
617	1	Small Queen Anne
613	2	Modern duplex
607,09,1/2	3	Queen Anne with small Italianate on back of lot
545	4	(Same as 631 Sutter) Apartment building
Sutter Street		
617	1	Small stuccoed Queen Anne
621	1	Small Quenn Anne, wide siding
627,A,B	2	Small Queen Anne, wide siding
631	4	(Same as 545 York)
703	4 & comm'l	(Same as 542 York)
715B,C,13,A,B,C	7	Hip roof structure, wide siding, fat columns
721,1/2,23 1/2,17,1/2 19,1/2	8	Twin two story Queen Anne structures, siding, dentil trim, slant bays
825,15	26	(Same as 546 Georgia)
817,29	1 & comm'l	817-tin roof commercial building, 829-stucco Spanish revival, tile roof

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#7. Description: (Page 16)

Sutter Street		
901	1	Dark barn roofed house with shingles and siding
909,13	2	909-Small dark shingled hip roof structure, 913-Twin to 909 but remodeled with mansard
917,19	2	Small cottage duplex
921	2	(Same as 645 Capitol)
1001,A,B,C	4	Restored hip roof house, tower room, stucco inset gable
1021,23	2	Barn roofed shingled house, columned porch
1031,33	2	Stucco ranch style duplex
1031	1	Small bungalow
1018	1	Small hip roof house, unusual porch
1016	1	Two story bungalow
1012	1	Heavy roof line with fine detail, portico with columns
1008	1	Small stuccoed bungalow
928	2	Bungalow (Also see 701 Capitol)
926	1	Large asphalt shingle house, almost hidden by huge pines
918	1	Shepstone house, most unusual Gothic house, tower room, interesting trim
810,06	2	Two story building with flattened hip roof, unusual pilasters on building corners (Also see 602 Georgia)
724,26	offices	(Same as 601,A,03,A,05,07 Georgia)
720,1/2	2	Two story flat roofed building, tall pine

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#7. Description: (Page 17)

Sutter Street		
vac.	vac.	vac.
700	3	(Same as 600,02 York)
620,18	2	620-Vacant, 618-Tiny cottage
Napa Street		
519	6	Apartment (See also 637,43 York)
523	1	Small two story cottage
611,13,A	3	Asphalt shingle, hip roof structure
615A	1	Stuccoed over Queen Anne
617,A,19	3	Queen Anne, slant side bays
623	2	(Same as 645 Georgia)
701,03,05,09,11	5	Garden flats
731	1	Large one story bungalow
pool	pool	pool
811,815	3	Hip roof dwelling with narrow siding
817,19,21,23	4	Hip roof structure with wide siding, porch
909	1	Stuccoed story and one half bungalow
915	2	Stuccoed bungalow
919	1	Asphalt shingle Queen Anne
921	1	Stucco bungalow
923,25,29	2 & comm'l	(Same as 745 Carolina)
930,32	2	(Same as 801 Carolina)
922	1	Stucco bungalow
916	1	Stucco bungalow

#7. Description: (Page 18)

Napa Street		
914,900	8	Stucco apartment building, tile roof (See also 800,02,04,06 Capitol)
820,24	2	Hip roof duplex
810,A	2	Dutch roof home
808,A,B,C	4	Hip roof flats
724	1	(Same as 701 Virginia)
720,22	2	Dutch roof duplex, columned porch
716	1	Steep pitch roof home
706,08	2	Hip roof duplex with corner tower
702,04	2	(Same as 700 Georgia)
616	1	Queen Anne, slant side bays, fish-scale shingles
612	1	Hip roof home with dormer window, heavy columns on porch
606,08	5	Two story bungalow, corner bay
604	apts.	Queen Anne apartments, fishscale shingles, moulding on gables
520	2	(Same as 703,07 York)
518	1	Steep pitch roof home with dark shingles
516,1/2	2	Steep pitch roof house, freshly painted (1972)
El Dorado Street		
417	1	Bungalow
505	4	(Same as 740A,B,44 York)
515	1	Dutch roof house with slant side bay

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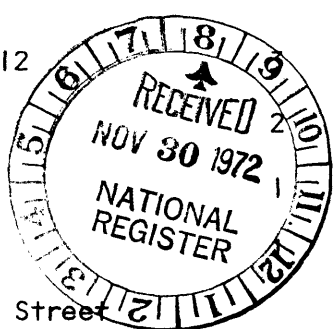
#7. Description: (Page 19)

El Dorado Street		
615	1	Small plain Queen Anne (Also see 744 Georgia)
623,29	2	623-Plain front cottage, 629-Small stucco
701,05,13	4	701-Two story bungalow with dormer window, 705-Bungalow, 713-Queen Anne
717,19,21,23,25	14	717-Stucco apartment, 719-Small bungalow, 721,23,25-Stucco apt.
807	1	Small bungalow
815	1	Small plain cottage
810	2	Small cottage
716	3	Queen Anne building with wide siding (Also see 901 Capitol)
712,14,08,1/2,10	5	Stucco apartment building, tile roof
620,22	2	Hip roof duplex, trim, columns
616,18	2	Twin to 620,22 but painted white
520,22,24,16	Comm'l	Grocery and laundromat
514	1	Steep pitch roof home, somewhat less steep than most
508,10,12		Hip roof flats
428,30	2	Stuccoed over hip roof structure
426	1	Steep pitch roof home, asphalt siding
416		Small cottage
Alameda Street		
319,21,23,25	4	Tiny bungalow duplexes (See also 843,45, 47 York)
403,15	2	Large remodeled dark shingle chalet and a Dutch roof house



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#7. Description: (Page 20)

Alameda Street		
505,07	2	Hip roof house with columned porch (See also 842 Georgia)
513,15	2	Square hip roof duplex
517,29	5	517-Square stucco house, 529-Plain Queen Anne, asphalt shingles (Also see 845 Virginia)
721,1/2	1	Large chalet home, many Swiss details
728,30	2	(Same as 1001 Carolina)
720	1	Small bungalow
718	1	Bungalow with broad porch
716	1	Small remodeled home
708	1	Bungalow with narrow siding
700,02	2	(Same as 1000 Capitol)
630	1	(Same as 1001 Capitol)
624,20	2	Twin small bungalows
614	vac.	vac.
528	1	(Same as 903 Virginia)
520	1	Stuccoed bungalow, probably originally wood
512,10	1	Twin dark shingle bungalows
414	1	Shingled steep pitch roof house
409	1	Small stucco building almost hidden by palm
400	1	(Same as 900 York)
Monterey Street		
219	1	Small wooden home (Also see 945 York)

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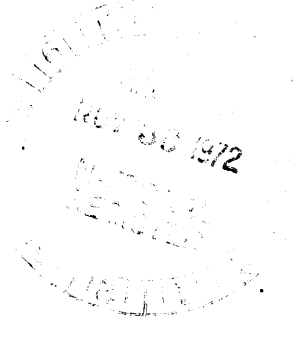
#7. Description: (Page 21)

Monterey Street		
311	1	Small wooden house with nice roofline
317,19,21,23	4	Two story stucco duplex and tiny stucco bungalow
415	gas	(Same as 924 Georgia)
427	1	Small asphalt shingle cottage
429A,B,C,D	4	(Same as 943 Virginia)
505	1	Stucco and wood story and one half bungalow (See also 946 Virginia)
515,17	2	Plain two story brick house, unusual for this area
Sonoma Boulevard		
1820	vac.	vac.
1826	Comm'l	(Same as 601 Capitol)
1908,10	2	Queen Anne with narrow siding, dormer window and tower capped porch



8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	

SPECIFIC DATE(S) *(If Applicable and Known)*

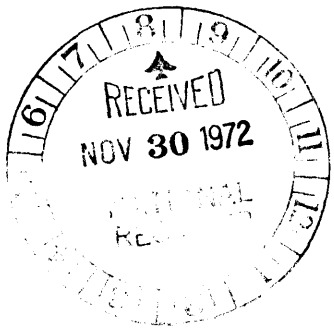
AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	[ ] Other *(Specify)*
☐ Historic	☐ Industry		
☐ Agriculture	☐ Invention	☐ Science	
☒ Architecture	☐ Landscape Architecture	☐ Sculpture	
☐ Art		☐ Social/Humanitarian	
☐ Commerce	☐ Literature		
☐ Communications	☐ Military	☐ Theater	
☐ Conservation	☐ Music	☐ Transportation	

STATEMENT OF SIGNIFICANCE

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 architectures dating from the 1850's. 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 appearance, 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 1850's 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.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

History of Napa and Solano Counties, Tom Gregory, Historic Record Company, Los Angeles, California, 1912.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY						OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE			LONGITUDE				LATITUDE		LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees Minutes Seconds		Degrees Minutes Seconds	
NW	38°	06'	14"	122°	15'	11"		° ' "		° ' "	
NE	38°	06'	14"	122°	14'	47"					
SE	38°	05'	58"	122°	14'	47"					
SW	38°	05'	58"	122°	15'	11"					

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 80 acres (plus or minus)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

RECEIVED NOV 30 1972 NATIONAL REGISTER

11. FORM PREPARED BY

NAME AND TITLE: Richard Lemke, Chairman

ORGANIZATION: Architectural Heritage Society

DATE: 7/1972

STREET AND NUMBER: 629 Marin Street

CITY OR TOWN: Vallejo

STATE: California

CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National [X] State [ ] Local [ ]

Name _____

Title State Liaison Officer

Date NOV 8 1972

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____
Chief, Office of Archeology and Historic Preservation

Date 3/20/73

ATTEST:

_____
Keeper of The National Register

Date 3.14.73

SEE INSTRUCTIONS

514

SOLANO COUNTY 2020-2021

SECURED PROPERTY TAX STATEMENT

FOR THE FISCAL YEAR JULY 1, 2020 TO JUNE 30, 2021

CHARLES LOMELI TAX COLLECTOR
675 TEXAS STREET, SUITE 1900
FAIRFIELD, CA 94533-6337
PHONE 707-784-7485
E-MAIL: TTCCC@SOLANOCOUNTY.COM

ASSESSMENT NUMBER

0056-206-190 01 Original

PROPERTY ADDRESS / DESCRIPTION

514 El Dorado Street Vallejo 0.09 Acres

MAIL TO:

Mailing address and owner information is not available online - It has been removed -

7000 TAX RATE AREA

*C 5212 CORTAC AGENCY

*** INTERNET COPY ***

	ASSESSED VALUE
LAND	67,626
IMPROVEMENTS	370,902
PERSONAL PROPERTY	0
MINERALS	0
GROSS TOTAL ▶	438,528
HOMEOWNER'S EXEMPTION	7,000
OTHER EXEMPTIONS	0
NET TOTAL ▶	431,528

* A mortgage company has requested your tax bill. If this is not correct, please pay as indicated.

TAX REDUCTION FOR THE STATE FINANCED PROPERTY TAX RELIEF PROGRAM

TAXING ENTITY	TAX RATE	CHARGE AMOUNT
1 PCT Tax Limitation	1.000000%	$4,315.28
SC Water Agency St Water Proj	0.020000%	$86.30
VJO USD GOB 2018 Ser 2019	0.054613%	$235.66
SCC 2012 GOB Series D	0.004977%	$21.46
SCC 2019 Go Refunding Bonds	0.006360%	$27.44
VJO USD A 2002 GOB Refunding	0.051423%	$221.90
SCC GOB Series 2003a	0.006999%	$30.20
SCC 2015 Go Refunding Bonds	0.000687%	$2.96
SCC GOB 2012 Series B	0.001548%	$6.68
SCC 2014 GOB Ref Series A	0.000615%	$2.64
SCC 2014 GOB Ref Series B	0.004625%	$19.94
SCC 2012 GOB Series C	0.005828%	$25.14
VJO USD 2017 GOB Refunding	0.015893%	$68.58

TAXING ENTITY	PHONE NUMBER	CHARGE AMOUNT
Greater VJO Recre Dist Pcl Tax	(800) 676-7516	$48.00
Sf Bay Rest Auth-Measure Aa	(888) 508-8157	$12.00
Annual Sewer And Storm Fee	(707) 644-8976	$754.92

ADD 10% PENALTY AFTER	1st Installment	ADD 10% PENALTY AND $20.00 COST AFTER	2nd Installment
Dec 10, 2020	$2,939.55	Apr 12, 2021	$2,939.55

SOLANO COUNTY 2020-2021 SECURED TAX SECOND INSTALLMENT *C 5212 Original

RETURN STUB WITH PAYMENT

Mailing address and owner information is not available online - It has been removed -

TOTAL BOTH INSTALLMENTS (SEND BOTH STUBS WHEN PAYING TOTAL)	TAX RATE AREA	ASSESSMENT NUMBER
$5,879.10	7000	0056-206-190 01

Amount Due Reflects payments made of $2,939.55

PAY ONLINE AT: SOLANOCOUNTY.COM

2

2ND INSTALLMENT DUE ▶ February 1, 2021 $0.00

DELINQUENT AFTER April 12, 2021

*** INTERNET COPY ***

IF YOUR PAYMENT IS DELINQUENT, YOU WILL BE CHARGED AN ADDITIONAL 10% PENALTY PLUS $20.00 COST

2nd INST + PEN + COST = $0.00

MAKE CHECKS PAYABLE AND MAIL TO:

SOLANO COUNTY TAX COLLECTOR
PO BOX 7407
SAN FRANCISCO, CA 94120-7407

00562061905 0000017 202021 202021 0000000000000 0000000000000 202104125 SC2

SOLANO COUNTY 2020-2021 SECURED TAX FIRST INSTALLMENT *C 5212 Original

RETURN STUB WITH PAYMENT

Mailing address and owner information is not available online - It has been removed -

TOTAL BOTH INSTALLMENTS (SEND BOTH STUBS WHEN PAYING TOTAL)	TAX RATE AREA	ASSESSMENT NUMBER
$5,879.10	7000	0056-206-190 01

Amount Due Reflects payments made of $2,939.55

PAY ONLINE AT: SOLANOCOUNTY.COM

1

1ST INSTALLMENT DUE ▶ November 1, 2020 $0.00

DELINQUENT AFTER December 10, 2020

*** INTERNET COPY ***

IF YOUR PAYMENT IS DELINQUENT, YOU WILL BE CHARGED AN ADDITIONAL 10% PENALTY

1st INST + PEN = $0.00

MAKE CHECKS PAYABLE AND MAIL TO:

SOLANO COUNTY TAX COLLECTOR
PO BOX 7407
SAN FRANCISCO, CA 94120-7407

00562061905 0000017 202021 202021 0000000000000 0000000000000 202012107 SC1

SUBSTITUTE 1098

☐ CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

loanDepot
PO Box 77404
Ewing, NJ 08628
877-420-4526

* Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

OMB No. 1545-1380

2020

Form 1098

Mortgage Interest Statement

1 Mortgage interest received from payer(s)/borrower(s)*: $ 4,664.63

Account number (see instructions): 0142741453

PAYER'S/BORROWER'S name, street address (including apt. no.), city or town, state or province, country, and ZIP or foreign postal code

+ 0486036 000017257 09CNHE 0924930 KK LD P3
CHELSEY DYER
SEAN LEARY
514 EL DORADO ST
VALLEJO CA 94590-6261

2 Outstanding mortgage principal: $ 355,500.00

3 Mortgage origination date: 07/06/20

4 Refund of overpaid interest: $ 0.00

5 Mortgage insurance premiums: $ 0.00

6 Points paid on purchase of principal residence: $ 0.00

7 ☐ If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8

8 Address or description of property securing mortgage (see instructions): 514 EL DORADO ST VALLEJO CA 94590

9 Number of properties securing the mortgage: 01

Copy B
For Payer/Borrower

The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.

10 Other:

11 Mortgage acquisition date: 07/17/20

RECIPIENT'S/LENDER'S TIN: 21-0534340

PAYER'S/BORROWER'S TIN: XXX-XX-6600

AP12B

Form 1098 (keep for your records) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service

MI

		Disbursement Activity 2020 :	
Interest On Escrow	27.71	Property Taxes	2,939.55
Current Total Payment	2,115.97		
Current Escrow Payment	568.81		
Principal Activity 2020 :			
Beginning Balance	355,500.00		
Payments Applied	2,346.91		
Remaining Balance	353,153.09		
Escrow Activity 2020 :			
Beginning Escrow Balance	0.00		
Total Deposits	5,181.82		
Total Disbursements	2,939.55		
Closing Escrow Balance	2,242.27 **		

** Balance held for next years disbursements, not a Surplus.

2020 Net Interest payments reported to IRS ****** 4,664.63

Message: If your loan was also serviced by another company in 2020, you may receive a separate statement from them as well.

Please Note: For State Funded Program Participants
Your interest may be overstated in Box 1 if all or a portion of your payments are subsidized by a state funded program. Contact your tax advisor with questions.

See the back of this document for answers to frequently asked questions.

Property Address:
514 EL DORADO ST
VALLEJO CA 94590

☐ CORRECTED (if checked)

PAYER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

loanDepot
PO Box 77404
Ewing, NJ 08628
877-420-4526

Payer's RTN (optional)

OMB No. 1545-0112

2020

Form 1099-INT

Interest Income

1 Interest income: $ 27.71

2 Early withdrawal penalty: $ 0.00

16 State identification no.

17 State tax withheld: $

PAYER'S TIN: 21-0534340

RECIPIENT'S TIN: XXX-XX-6600

3 Interest on U.S. Savings Bonds and Treas. obligations: $

RECIPIENT'S name, street address (including apt. no.), city or town, state or province, country, and ZIP or foreign postal code

CHELSEY DYER
SEAN LEARY
514 EL DORADO ST
VALLEJO CA 94590-6261

4 Federal income tax withheld: $ 0.00

5 Investment expenses: $

6 Foreign tax paid: $

7 Foreign country or U.S. possession: $

FATCA filing requirement ☐

8 Tax-exempt interest: $

9 Specified private activity bond interest: $

Copy B
For Recipient

This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.

10 Market Discount	11 Bond Premium	12 Bond premium on Treasury obligations	Account number (see instructions)	13 Bond premium on tax-exempt bond	14 Tax-exempt and tax credit bond CUSIP no.	15 State
$	$	$	0142741453	$		

Form 1099-INT (keep for your records) www.irs.gov/Form1099INT Department of the Treasury - Internal Revenue Service

loanDepot
PO Box 77404
Ewing, NJ 08628
877-420-4526

0486036 0000017257 09CNHE
Chelsey Dyer
Sean Leary
514 El Dorado St
Vallejo CA 94590-6261

Loan Number: 0142741453

PROCESS DATE		TRANSACTION DESCRIPTION	DUE DATE	TOTAL AMOUNT	PRINCIPAL AMOUNT	INTEREST AMOUNT	ESCROW AMOUNT	OTHER
07/20	142	NEW LOAN SET UP	09/20	$0.00	-$355,500.00			$355,500.00
07/20	143	ADJUSTMENT	09/20	$0.00		$822.90		-$822.90
07/20	170	ADJUSTMENT TRANSACTION	09/20	$2,874.62			$2,874.62	
08/20	173	PAYMENT APPLIED - THANK YOU	09/20	$4.25			$4.25	
08/20	173	PAYMENT APPLIED - THANK YOU	09/20	$2,115.97	$584.35	$962.81	$568.81	
10/20	171	PAYMENT APPLIED - THANK YOU	10/20	$2,115.97	$585.93	$961.23	$568.81	
11/20	171	PAYMENT APPLIED - THANK YOU	11/20	$2,115.97	$587.52	$959.64	$568.81	
11/20	312	COUNTY TAX	11/20	-$2,939.55			-$2,939.55	
12/20	171	PAYMENT APPLIED - THANK YOU	12/20	$2,115.97	$589.11	$958.05	$568.81	
12/20	160	INTEREST ON ESCROW DEPOSIT	01/21	$27.71			$27.71	

CITY OF VALLEJO
ARCHITECTURAL HERITAGE
AND LANDMARKS COMMISSION

DATE OF MEETING: April 20, 2023 **Agenda Item No. 12-C**

PREPARED BY: Laura Solomon, Assistant Planner
(707) 648-5391, laura.solomon@cityofvallejo.net

Margaret Kavanaugh-Lynch, Planning Manager
(707) 648-8604, Margaret.kavanaugh-lynch@cityofvallejo.net

PROJECT NUMBER: Mills Act Contract #22-0006

ADDRESS: 228 Ohio Street (APN 0055-082-140)

SUMMARY: Request by the property owner to enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.

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. 23-03 recommending that the City Council **APPROVE** Mills Act Contract #22-0006, subject to the findings contained in the Resolution.

APPLICANT/OWNER: Davin Coffey
228 Ohio Street
Vallejo, CA 94590

BACKGROUND

The City has received a request for approval of a Mills Act contract for a single-family residential property located at 228 Ohio 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 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 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 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 the contract. If either the City or the owner provide a notice of non-renewal, 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, 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

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 applicant for the contract is 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 $981 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.

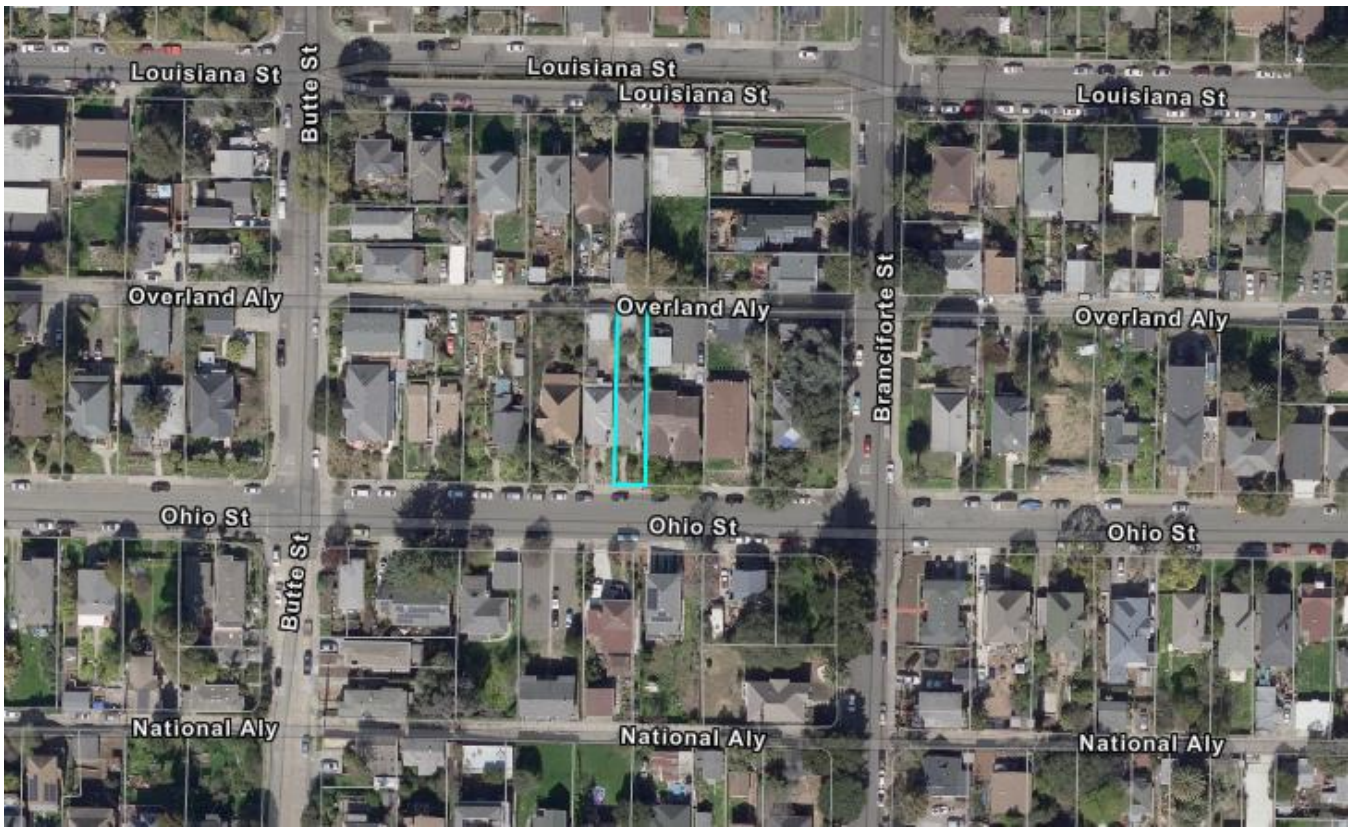
AHLC Scope of Review

Mills Act contracts are subject to approval by the City Council, with a recommendation by the AHLC. Although some items in the attached scope of work may require staff or AHLC approval of a Certificate of Appropriateness (COA), that approval occurs in the future when a COA application is filed, and the AHLC should limit its review of the scope of work to whether it meets the City's Mills Act criteria.

SITE LOCATION

The subject property is located on Ohio Street between Butte Street and Branciforte Street; see Figure 1 below for location map.

Figure 1 – Location Map



HISTORY AND ARCHITECTURE

The subject property is on the City's Historic Resources Inventory (HRI). A State Department of Parks and Recreation (DPR) form was completed for the property in 1979; please see Attachment 4. According to the DPR form, the build date of the residence is not known but it has been estimated to be 1890. The house is one of a pair of Queen Anne cottages with fish-scale shingles in the gable over the bay and typical machined ornamental detail. In 1900, it was owned by A. Costello who was once a cornetist with the Mare Island Band. Site photos are provided in Attachment 5.

PROPOSED IMPROVEMENTS

The proposed Mills Act contract, including the applicant's proposed scope of work during the first 10 years, is provided in Attachment 2. The applicant estimates that the proposed work will

cost approximately $89,000. The exterior of the home is in very good repair; however, realignment and restoration of the front entry stairs to match the Queen Anne cottage-style. When this work is undertaken, the applicant will be required to apply for a certificate of appropriateness and receive approval for that project before the work is allowed to proceed, in addition to all needed city permits. The entrance was altered prior to current ownership according to the DPR form.

The applicant is currently replacing the roof to remove wood rot. In years two and three, wall resurfacing, wainscoting and moulding refinishing is proposed. The floors are planned to be refinished in year four and front yard landscaping improvements are to take place in year five. During years six and seven, the applicant plans to restore the back porch to its original state and improve the back yard landscaping. Complete renovations of the bathroom and kitchen are proposed for years 9-10.

ANALYSIS

City Council Mills Act Criteria

Council Resolution No. 91-442 sets forth the following criteria. Staff's analysis of each criterion 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: The property is on the City's HRI and the DPR form is provided in Attachment 4. Paula Boghosian completed the DPR form in 1979. According to the DPR form, the building is historically significant as being owned by A. Costello, a cornetist with the Mare Island Band. It is also a good example of the standard builder's version of the Queen Anne styling adapted to cottage scale.

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 generally complies with the most current procedures of the OHP. As the County Assessor no longer provides projected tax adjustments, this requirement has been waived. Please see Attachment 6 for a copy of the property tax bill.

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: The property appears to meet the following criteria for designation of landmarks per Section 16.38.150 of the Vallejo Municipal Code (VMC). Staff has not evaluated which of the four types of landmark designations would be appropriate for the property, nor is this required by the Mills Act criteria.

- *Architectural Merit (Criteria A.2*): 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 an excellent local example of the Queen Anne Style adapted to cottage scale with ornamental details such as fish-scale shingles in the gable over the bay.

Staff Analysis: The subject building is in a highly visible location on Ohio Street. The site's visibility is enhanced by its location on a major street. Exterior work such as front staircase restoration, roof repair and landscaping improvements will further enhance the appearance of the home and encourage others in the vicinity to invest in their properties.

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.

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

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.

   Staff Analysis: The required filing fee was paid. The Mills Act contract requires payment of the contract maintenance and preparation fee.

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

   Staff Analysis: This is the third of three Mills Act Applications under review for approval during the current calendar year, therefore the limit of five Mills Act contracts per calendar year has not been exceeded.

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

Staff recommends that the Commission adopt a resolution recommending that the City Council **APPROVE** Mills Act Contract #22-0006, 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. 23-004
2. Draft Mills Act contract with attached Scope of Work
3. Council Resolution No. 91-442
4. Primary Record Sheet for Contributing Structure Status (DPR Form)
5. Site Photos
6. Copy of Property Tax bill

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISION

DRAFT RESOLUTION NO. 23-004

RECOMMENDING APPROVAL OF A MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 228 OHIO STREET (MA #22-0006)

APN 0055-082-140

* *

I. GENERAL FINDINGS

WHEREAS, on 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 December 22, 2022, an application was filed by Davin Coffey seeking to enter into a Historic Property Preservation Agreement ("Mills Act Contract") with the City for the property located at 228 Ohio Street; and

WHEREAS, on April 20, 2023, 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 Mills Act Contract 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.

III. 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. The property is on the City's Historic Resources Inventory (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, which generally complies with the most current procedures of the Office of Historic Preservation, 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 that it was designated as a City of Vallejo Landmark February 28, 1990, 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. Based on the information in the property's DPR form, the property met the following criteria for designation of landmarks per Section 16.38.150 of the Vallejo Municipal Code (VMC):

    - Architectural Merit (Criteria A.2): 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 an excellent local example of the Queen Anne Style adapted to cottage scale with ornamental details such as fish-scale shingles in the gable over the bay.

4. The subject building is in a highly visible location on Ohio Street. The site's visibility is enhanced by its location on a major street. Exterior work such as front staircase restoration, roof repair and landscaping improvements will further enhance the appearance of the home and encourage others in the vicinity to invest in their properties.

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. The required filing fee was paid. Payment of the contract preparation fee and maintenance fee are required by the Mills Act contract.

7. This is the third of three Mills Act Applications under review for approval 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 recommends that the City Council APPROVE Mills Act Contract MA #22-0006 based on the findings contained herein.

IV. 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 20th day of April 2023, by the following vote to-wit:

AYES:
NOES:
ABSENT:

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

Attest:

_____
Margaret Kavanaugh-Lynch
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 ____ day of _____, 2023, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City"), and Davin Coffey, owner (hereafter referred to as the "Owner").

W I T N E S S E T H

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 803 Capitol 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 ____ day of _____, 2023, the City Council of the City of Vallejo adopted its Resolution No. _____ N.C. thereby declaring its intention to enter in this Historic Property Preservation Agreement (hereinafter referred to as the "Agreement").

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 _____, 2023 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 Owner's 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: Davin Coffey
228 Ohio 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

Michael Malone
City Manager

Dawn Abrahamson
City Clerk

(City Seal)

OWNER

Davin Coffey

EXHIBIT A.1
Legal Description

APN: 0055-082-140

The land referred to is situated in the County of Solano, City of Vallejo, State of California, and is described as follows:

The East half (1/2) of Lot 5, Block 416, as the same as shown on the Official Map of the City of Vallejo, made by E.H. Rowe, C.E. filed for record in the Office of the County Recorder of Solano County on September 19, 1868 in Book 1 of Maps at Page 123.

EXHIBIT A.2

Proposed Structure/Property Improvements Across 10 Years

Address: 228 Ohio Street, Vallejo, CA 94590

Note: Years and amounts are approximate.

Improvements	Year	Description	Cost
Roof Replacement	2022	Replace roof and remove treat wood rot underneath.	$25,000.00
Front Entry Stairs Repair and Renovation	2023	Remove wood with moisture and fungus. Remodel staircase to match Queen Anne cottage-style front entry staircase.	$8,000.00
Wall Resurfacing	2024	Resurface textured and uneven interior walls.	$6,000.00
Wainscoting, Moulding Refinishing	2025	Strip paint and refinish original interior wood wainscotting and moulding.	$3,500.00
Floor Refinishing	2026	Refinish original interior wood floors.	$7,500.00
Front Yard Landscpaing	2027	Landscaping of walkway, decor, and climate-tolerant plants.	$5,000.00
Back Porch Restoration	2028	Restore converted back room to original back patio.	$5,500.00
Backyard Landscaping	2029	Landscaping of walkway, decor, and climate-tolerant plants.	$4,500.00
Kitchen Renovation	2030	Complete renovation of kitchen.	$15,000.00
Bathroom Renovation	2031	Complete renovation of bathroom.	$9,000.00

TOTAL ESTIMATED COST: **$89,000**

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.

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

HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. ____ Yr. ____ 226
UTM _____ Q _____ NR #37 SHL ____
Lat _____ Lon _____ Era _____ Sig _____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
10-564770-4217800 (224)
10-564790-4217806 (228)

IDENTIFICATION

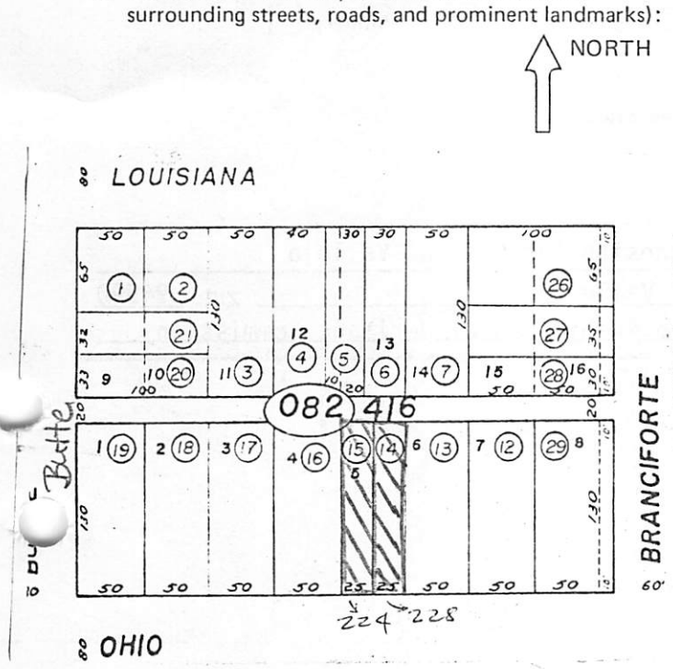
1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 224 and 228 Ohio 55-082-15
   City: Vallejo ZIP: 94590 County: Solano
4. Present owner, if known: Marie M. Wheelock Alexander Zournitzes Address: 224 Ohio Street 228 Ohio Street
   City: Vallejo ZIP: 94590 Ownership is: Public ☐ Private ☒
5. Present Use: Residence Original Use: Residence
   Other past uses: None known

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

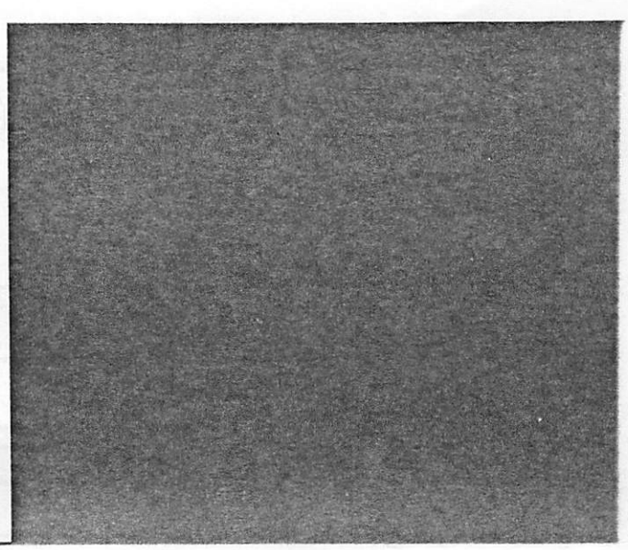
This pair of one story Queen Anne cottages gain in visual presence from their uphill site. There are fish-scale shingles in the gable over the bay and typical machined ornamental detail. 224 has its original porch and stair railings but these have been altered in 228. There are mature vestiges of 19th century planting. 228 has impressive cacti at the sidewalk.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 25 & 25 ';
   Depth _____';
   or approx. acreage _____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☒
   e. Commercial ☐ f. Industrial ☐
   g. Other ☐ _____
12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____

) of enclosed photograph(s): 1978



NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐ _____

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1890 This date is: a. Factual ☐ b. Estimated ☒

17. Architect (if known): None known

18. Builder (if known): Not known

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

A. Costello who owned 228 Ohio in 1900 was once cornetist with the Mare Island band.

Carl Anderson who owned 224 Ohio in 1900 was an employee of the Mare Island Naval Yard.

These are quite good examples of the standard builder's version of the Queen Anne styling adapted to cottage scale. The planting vestiges are an important part of the image evocative of the 19th century neighborhood.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Vallejo City Water Records
Compiled Resources: HEC

23. Date form prepared: 3/28/79 By (name): Paula Boghosian for City of Vallejo
Address: 555 Santa Clara Street City Vallejo ZIP: 94590
Phone: (707) 555-4326 Organization: Vallejo Architectural Heritage Commission

(State Use Only)

EVALUATION FORM

Address: 224-228 Ohio

Evaluator:	RB	JB						
Level of Significance:		3B			3D			
National Register 3D		X	X	✓	✓	✓	+	3B X
State Inventory	X	X	X	✓	✓	✓	+	X
Local Importance								
Prime	X	✓	X	✓	X	✓	✓	A
Other								

CROSSCOUNTRY MORTGAGE™

1 Corporate Drive
Suite 360
Lake Zurich, IL 60047-8945

MORTGAGE STATEMENT

Statement Date: 11/28/2022

SXJ4396595-00H

Property Address:	228 OHIO ST VALLEJO CA 94590
Account Number	1495015784
Payment Due Date	01/01/2023
Amount Due	**$2,650.37**

If payment is received after 01/16/2023, a $103.44 late fee will be charged.

+ 0701335 000017355 09DMI1 00919822
DAVIN ARTHUR COFFEY
1395 10TH AVE APT 6
SAN FRANCISCO, CA 94122

Contact Us **1-877-538-8790**

Account Information

Outstanding Principal Balance	$335,681.19
Current Escrow Account Balance	$2,839.68
Maturity Date	November 2052
Interest Rate	6.250%
Prepayment Penalty	No

Explanation of Amount Due

Principal	$320.47
Interest	$1,748.34
Escrow (for Taxes and Insurance)	$581.56
Regular Monthly Payment	**$2,650.37**
Fees Charged Since Last Statement	$0.00
Total Fees Charged	$0.00
Overdue Payment	$0.00
Total Amount Due	**$2,650.37**

0003S2

Housing Counselor Information: If you would like counseling or assistance, you can contact the following: US Department of Housing and Urban Development (HUD): For a list of homeownership counselors or counseling organizations in your area, go to http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm or call 800-569-4287.

Transaction Activity (10/11/2022 to 11/28/2022)

Date	Description	Charges	Payments	Escrow Activity
11/28	Payment - Thank you	$0.00	$2,650.37	$0.00

Past Payments Breakdown

Description	Paid Last Period	Paid Year to Date
Principal	$318.81	$318.81
Interest	$1,750.00	$1,750.00
Escrow (Taxes and Insurance)	$581.56	$2,839.68
Fees	$0.00	$0.00
Partial Payment (Unapplied)*	$0.00	$0.00
Total	**$2,650.37**	**$4,908.49**

IMPORTANT MESSAGES:

*** Partial payments:** Any partial payments that you make are not applied to your mortgage, but instead are held in a separate suspense account. If you pay the balance of a partial payment, the funds will then be applied to your mortgage.

For a list of HUD approved Housing Counseling Agencies, go to **www.hud.gov** or call HUD toll free at 1-800-569-4287.

NOTICE TO CUSTOMERS WHO ARE IN BANKRUPTCY OR WHOSE OBLIGATION HAS BEEN DISCHARGED AND NOT REAFFIRMED: TO THE EXTENT YOUR ORIGINAL OBLIGATION WAS DISCHARGED, OR IS SUBJECT TO AN AUTOMATIC STAY OF BANKRUPTCY UNDER TITLE 11 OF THE UNITED STATES CODE, THE INFORMATION IN THIS MORTGAGE STATEMENT IS FOR REGULATORY COMPLIANCE AND INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A DEMAND FOR PAYMENT IN VIOLATION OF THE AUTOMATIC STAY OR THE DISCHARGE INJUNCTION OR AN ATTEMPT TO IMPOSE PERSONAL LIABILITY FOR SUCH OBLIGATION. HOWEVER, CREDITOR RETAINS RIGHTS UNDER ITS SECURITY INSTRUMENT, INCLUDING THE RIGHT TO FORECLOSE ITS LIEN.

PLEASE SEE REVERSE FOR ADDITIONAL IMPORTANT NOTIFICATIONS.

Please note: If you have enrolled in our automatic payment service, your payment will process as scheduled pursuant to the terms of your signed Authorization Form.
This statement is provided for informational purposes pursuant to regulatory requirements established by the CFPB.

John Holme
Loan Officer
NMLS1695201
707.340.8119
john.holme@ccm.com
ccm.com/John-Holme

Looking at a new home?
Or want to refi?
I'm ready to finance it.
Contact us today to get started.

BLACK

DAVIN ARTHUR COFFEY
1395 10TH AVE APT 6
SAN FRANCISCO, CA 94122 -

PAYMENT COUPON

Return This Portion With Your Payment

CROSSCOUNTRY MORTGAGE™

Loan Number: 1495015784
Next Payment Due: 01/01/2023

CHECK HERE IF YOUR ADDRESS INFORMATION HAS CHANGED AND COMPLETE FORM ON REVERSE SIDE.

Make Check Payable To: CrossCountry Mortgage, LLC

Amount Due	
Due By 01/01/2023:	**$2,650.37**

If payment is received after 01/16/2023, a $103.44 late fee will be charged.

Please designate how you want us to apply any additional funds.

Additional Principal	$
Additional Escrow	$
Total Amount Enclosed	**$**

CrossCountry Mortgage, LLC
P.O. Box 7168
Pasadena CA 91109-7168

149501578402753810265037130101233

IMPORTANT INFORMATION

Payments: Detach your payment coupon and mail with your check or money order in the envelope provided. Do not delay payments while waiting for additional or corrected billing statements. Please write your loan number on your check or money order and mail to the Payment Processing Center listed on the front of this statement.

Automatic Payment Drafting: For information about automatically deducting your mortgage payment from your checking or statement savings account at no charge, please contact our Customer Service Department toll-free at 1-877-538-8790.

Late Charges To avoid any late charges, please schedule the mailing of your payment to arrive no later than the specified due date. Payments received after the grace period may incur a late charge; please refer to your note for your grace period.

Additional Amounts: Please ensure your remittance is for the exact amount due shown on the coupon. If you wish to make additional payments to your principal or escrow, please indicate the amounts in the area specified on the coupon. If you do not specify, any additional funds will be applied to your principal balance and/or any outstanding fees.

Payoff Amounts: None of the amounts in this statement are payoff amounts. Only certified funds in the form of a Certified Cashier's Check or Wire will be accepted for payoffs; all other payments will be returned. Payoff funds will not be accepted through bill payment services, websites, ACH drafts, or by telephone. To obtain a Payoff Statement, please contact Customer Service at 1-877-538-8790 or fax the request to 1-847-574-7659. Interest and any applicable fees or charges will continue to accrue if certified funds are not received by the date in the Payoff Statement.

Telephone Payments: Some payments can be made by telephone. When permitted by applicable law, a fee may apply for this service in the amount of $9.50 when using the automated system, or $11.50 when speaking with a live representative. Payments can be submitted by mail or online for no additional fee, and other free payment options may also be available. To make a telephone payment or obtain information about free payment options, please contact us at 1-877-538-8791.

Inquiries: General inquiries should be mailed separately from your mortgage payment to our correspondence address. Be sure to include your loan number and telephone number, including area code, on all inquiries. **RESPA Notices of Error and Requests for Information must be sent only to the address indicated below, including the specific Attention line noted.**

Correspondence
Mail Stop 1290
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8945

Payoff/Overnight Payments
Mail Stop 1270
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8945

RESPA Notice of Error/ Request for Information
Attention: Mail Stop NOE 1290
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8945

Telephone / Fax Numbers and Hours

Customer Service Department
1-877-538-8790
TDD: 1-866-352-3684
Fax: 1-847-574-7659
Monday - Friday
8:00 am - 8:00 pm CST

Collection Department
1-877-538-8791
TDD: 1-866-352-7564
Monday - Friday
9:00 am - 6:00 pm CST

Website Address
www.CrossCountryMortgage.com

Hazard Insurance Reminders: It is your responsibility to maintain proper and sufficient hazard insurance coverage. Hazard insurance includes Fire and Extended Coverage, and where required, Flood Insurance. To protect our mutual interest in the mortgaged property, we will require evidence of proper insurance. Absent this evidence, we are required to force place coverage (not including your equity) on your behalf and charge your mortgage account. You will be given prior notice before coverage is placed. Periodically, please consult your insurance agent to ensure that your policy adequately meets your needs. Please forward all insurance policies and bills that you receive to Hazard Insurance Department, PO Box 961292, Fort Worth, TX 76161-0292 or fax to 855-640-4865.

Property Tax Reminders: It is your responsibility to file for any tax exemptions. Should you receive a delinquent, adjusted or corrected tax bill, please forward it directly to Tax Department, Mail Stop 1170, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945. Supplemental bills are often issued in addition to yearly real estate tax bills and are your responsibility. They are not collected through an escrow account.

Credit Reporting: We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report. If you believe any information we have reported or may report to a credit bureau about your loan is inaccurate, please notify us at the following address: Credit Information Department, Attention: Mail Stop NOE 1290, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945.

ADDITIONAL NOTICE TO CUSTOMERS WHO ARE IN BANKRUPTCY OR WHOSE OBLIGATION HAS BEEN DISCHARGED: THIS MORTGAGE STATEMENT INCLUDES INFORMATION REQUIRED UNDER THE CONSUMER FINANCIAL PROTECTION BUREAU REGULATIONS. IF THE FIRST NOTICE OR FILING HAS BEEN MADE, THIS IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY FOR THE DISCHARGED OBLIGATION BUT INSTEAD REFLECTS THE CREDITOR'S RIGHTS TO ENFORCE THE SECURITY INTEREST IN THE PROPERTY. **LATE CHARGES:** LATE CHARGES DO NOT APPLY TO DISCHARGED OBLIGATIONS AND WILL NOT BE COLLECTED FROM DEBTORS WITH OBLIGATIONS THAT ARE SUBJECT TO AN AUTOMATIC STAY UNDER TITLE 11 OF THE UNITED STATES CODE.

CHANGE OF ADDRESS OR PHONE NUMBER

☐ **Address Change** ☐ **Phone Number Change**

Loan Number _____ Date _____

Borrower's Name _____ Co-Borrower's Name _____

Street Address _____ City/State/Zip _____

( ) _____ ( ) _____

Home Phone Business Phone

Borrower's Signature _____ Co-Borrower's Signature _____