



AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M. CITY COUNCIL CHAMBERS October 19, 2023

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

www.cityofvallejo.net

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. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Upon motion of any Commissioner, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Commissioner objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

A. APPROVAL OF THE AGENDA

B. APPROVAL OF THE MINUTES - None

5. REPORT OF THE CITY COUNCIL LIAISON

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

6. 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.*

7. PUBLIC HEARING (CONT'D)

- | | |
|---------------------------|---|
| A. PROJECT NUMBER: | Mills Act Contract (MA23-0002). |
| SITE ADDRESS: | 812 York Street / APN: 0056-206-170 |
| PROJECT SUMMARY: | Historic Property Preservation Agreement (Mills Act contract) |

**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.

RECOMMENDATION:

Staff recommends that the Architectural Heritage and Landmarks Commission adopt Resolution No. 23-07 recommending that the City Council APPROVE Mills Act Contract (MA23-0002), based on the findings and analysis contained therein.

8. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

9. REGULAR REPORTS

A. SECRETARY'S REPORT

The Secretary may, from time to time, report on items that may be of interest to the Commission and the general public.

1. 1 Kentucky Street
2. Mare Island Flagpole

B. CITY ATTORNEY'S REPORT

The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

The Chairperson and any Commissioner may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF THE SUBCOMMITTEES

1. Records/Resources Subcommittee
2. Goal Setting Subcommittee

10. OTHER AGENDA ITEMS

A. Potential Formation of Additional Subcommittees

1. Review of the Secretary of the Interior's Standards
2. Review of Vallejo Municipal Code Chapter 16.614 – Architectural Heritage and Historic Preservation
3. To create a ministerial process for non-contributing homes.

B. Future Agenda Items.

1. Future Presentations

11. 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., Monday, October 16, 2023

Jasmine Thibeaux

Dated: October 16, 2023

Executive Secretary



MEMORANDUM

Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

DATE: October 19, 2023

PROJECT #: MA23-0002

PROJECT ADDRESS: 812 York Street

SUBJECT: Confirmation of Qualifying Criterion for Mills Act Application

PREPARED BY: Laura Solomon, Associate Planner

Planning Division and City Attorney staff have reviewed the National Register of Historic Places Inventory Nomination Form for the 812 York Street property (attached), which demonstrates that the property was added to the National Register as of March 20, 1973, and have determined that the 812 York Street property satisfies the City's criteria for a Mills Act contract. As shown on the attached Nomination Form, the property was already included in the Vallejo Architectural Heritage Society Survey when it was nominated for inclusion in the National Register of Historic Places on November 8, 1972, by the State Liaison Officer for the National Historic Preservation Act of 1965 (Public Law 89-665). See Section 6 "Representation in Existing Surveys" on the first page of the Nomination Form.

Under California Government Code Section 50280.1, "Qualified historical property" 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; OR

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

The City of Vallejo, in turn, limits Mills Act contracts to properties which are: 1) privately owned; 2) exempt from property taxation; and 3) listed "in **any** state, city, or county official register of historical or architecturally significant sites, places, or landmarks." (Emphasis added.) (See City of Vallejo Resolution No. 91-442.) As demonstrated, the 812 York Street property meets these criteria. Accordingly, the property qualifies as a historical property and cannot be excluded from your consideration for a Mills Act contract.

Attachments:

- a. 812 York Street staff report with attachments



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

I. PROJECT INFORMATION

Item No. 12-A

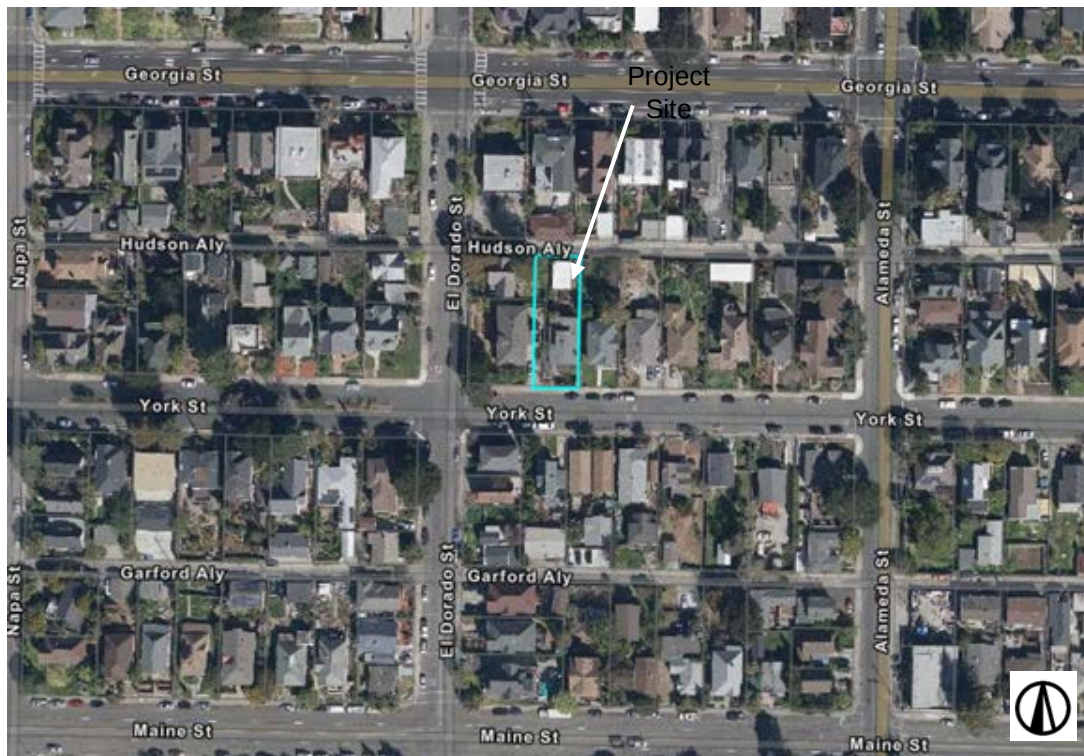
DATE OF MEETING:	October 19, 2023
PROJECT NUMBER:	Mills Act Contract #23-0002
PREPARED BY:	Laura Solomon, Assistant Planner
PROJECT LOCATION:	812 York Street (APN 0056-206-170)
APPLICABLE RESOLUTION:	City Council adopted Resolution No. 91-442
PROJECT SUMMARY:	Request by the property owner to enter into a Historic Property Preservation Agreement (Mills Act contract) with the City of Vallejo pursuant to California Government Code Sections 50280-50290.
CEQA 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.
RECOMMENDATION:	Staff recommends that the Architectural Heritage and Landmarks Commission adopt a Resolution to RECOMMEND that City Council Approve Mills Act Contract (MA) 23-0002 based on the findings and analysis contained herein.
PROJECT DATA SUMMARY	
APPLICANT/PROPERTY OWNER:	Paulette Rivas 812 York Street Vallejo, CA 94590
GENERAL PLAN DESIGNATION:	P-SF – Primarily Single-family
ZONING DISTRICT:	Low Density Residential (LDR)

II. BACKGROUND

A. Site Location and Context

The subject property is located on the north side of York Street between Alameda Street and El Dorado Street, as shown in Figure 1.

Figure 1 – Vicinity Map



The subject property is on the National Register of Historic Places Inventory (NRHI). An Interior National Park Service nomination form was completed for the property in 1971 and received in 1972 (see Attachment 4, Page 13). The residence is dated 1915 and is an excellent local example of a California Bungalow with architectural elements such as projecting eaves with heavy brackets underneath, and features both stucco and wood siding. Site photos are provided in Attachment 5.

B. Mills Act

The City has received a request for a Mills Act contract for a single-family residence located at 812 York 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 (AHLIC's) role in the process.

a. 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 "City Council Mills Act Criteria" section below.

b. 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 \$981.46 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 will be assessed by the County.

c. 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.

III. Proposed Improvements

The proposed Mills Act contract includes the applicant's proposed scope of work during the first 10 years (see attachment 2). The applicant estimates that the proposed work will cost approximately \$200,400. The exterior of the home is in very good repair. No major façade changes or additions are proposed. However, the proposed scope does contain some work that may require Certificates of Appropriateness (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 proposes the following improvements to be completed within the first ten years of this Agreement:

Structural Repair and Protection

- Roof and Gutter Replacement, Joist and Girder Repair, Fungicide Treatment, Basement Waterproofing, Drainage Improvements

Exterior Restoration

- Restore Exterior of all Windows, Paint and Stucco Repair, Handrail Replacement, Alley Driveway Repair, Wood Refinishing, Backdoor Replacement

Interior Restoration

- Restore Interior of all 37 windows, Antique Swivel Door, Antique Pocket Door, Plaster Restoration, Wood Refinishing, Refinish all Hardwood Floors, Kitchen and Bathroom Restoration, Plumbing Improvements

Energy Efficiency

- Furnace and Appliance Replacement, New Central AC, Storm Windows

Landscape Improvements

- Fencing and Gate Reconstruction, Landscape Sprinkler Repair, and Improvements, Coy Pond Repair, Refinish Deck, Garage Door Replacement and Garage Roof Repair.

IV. General Plan and Zoning Consistency

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.

V. City Council Mills Act Criteria

Council Resolution No. 91-442 sets forth the following criteria for approval of a Mills Act contract (City Council criteria in **bold**, staff's determination follows 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.**

The property is not on the City's HRI, but based on Government Code Sections 50280-50290, it is a Qualified Historic Property as it is listed on Page 13 of the National Register of Historic Places (NRHI), as shown in Attachment 4 to this staff report. .

- 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.**

As noted above, the NRHI form is attached to the report. The NRHI form 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.**

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.

- i. Architectural Merit (Criteria A.2): The subject building is an excellent local example of a California Bungalow with architectural elements such as its projecting eaves with heavy brackets underneath and features both stucco and wood siding.

The subject building is in a highly visible location on the north side of York Street between Alameda and El Dorado Streets. The home's exterior is already in good condition and no major exterior changes are proposed. Exterior work such as entry railing replacement, driveway repair, window restoration, roof repair, fence and landscape 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 (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 \$981.46 and a contract maintenance fee of \$981.46 will be imposed.

The required filing fee was paid. The Owner shall pay the contract preparation fee and contract maintenance fee upon City Council approval of the Mills Act contract.

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

Only three other Mills Act contracts have qualified for consideration by the Commission during the current calendar year and this will be the fourth and final such contract to be reviewed this year.

VI. Environmental Review

The project is categorically exempt from the provisions of the California Environmental Quality Act ((CEQA) Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). The Mills Act contract will require preservation of a historical resource, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5,

and (f) the project would not adversely affect any historical resource. Therefore, no environmental review is required.

VII. NOTICING AND PUBLIC COMMENTS

On October 5, 2023, pursuant to VMC Section 16.602.08 – Noticing, A 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the subject property, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the AHLC, the applicant and property owner.

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

VIII. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report, staff recommends that the AHLC adopt a resolution recommending that the City Council **APPROVE** Mills Act (MA) #23-0002 based on the findings provided in the attached Resolution No. AHLC 23-06.

IX. APPEAL PROCEDURE

VMC Section 16.602.14, Appeals, the applicant, or any party adversely affected by the decision of the AHLC may, within ten days after the rendering of the decision of the AHLC appeal in writing to the City Council by filing a written appeal with a fee of \$1,409.21 dollars with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

X. ATTACHMENTS

1. Resolution No. AHLC 23-06
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 COMMISSION**RESOLUTION NO. 23-006 AHLC****RECOMMENDING APPROVAL OF A MILLS ACT CONTRACT
FOR THE PROPERTY LOCATED AT 812 YORK STREET
(MA #23-0002)****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 under the Mills Act and the Council's adopted Mills Act Criteria; and

WHEREAS, on June 29, 2023, an application was filed by The Paulette Cookley Rivas Living Trust seeking to enter into a Historic Property Preservation Agreement ("Mills Act Contract") with the City for their property located at 812 York Street; and

WHEREAS, on October 19, 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 environmental 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 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. This property is listed on Page 13 of the National Register of Historic Places Inventory (NRHI).
2. The Commission was provided with the NRHI 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 Office of the County Assessor.

3. The Commission has considered the listing in the NRHI 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 a California Bungalow with architectural elements such as its projecting eaves with heavy brackets underneath and features both stucco and wood siding.
4. The subject building is in a highly visible location on the north side of York Street between Alameda and El Dorado Streets. The home's exterior is already in good condition and no major exterior changes are proposed. Exterior work such as entry railing replacement, driveway repair, window restoration, roof repair, fence and landscape 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 will be paid upon City Council approval of the contract.
7. This is the fourth Mills Act Application to be reviewed for approval during the current calendar year, therefore the limit of five Mills Act contracts per calendar year will not be exceeded.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby recommends that the City Council APPROVE Mills Act Contract MA #23-0002 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 21st day of September 2023, by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ANGELA MCDONALD, CHAIRPERSON

City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

CESAR OROZCO, SECRETARY

City of Vallejo Architectural Heritage and Landmarks Commission

Recorded at the Request of:
The City of Vallejo

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

HISTORIC PROPERTY PRESERVATION AGREEMENT

THIS AGREEMENT is made and entered into at Vallejo, California, this [REDACTED] day of [REDACTED], 2023, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City"), and Paulette Rivas, owner (hereafter referred to as the "Owner").

WITNESSETH

A. **Recitals**

- i. California Government Code Sections 50280, *et seq.* authorize cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance, and restoration of such historical property so as to retain its characteristics as property of historical significance;
- ii. Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, located on 812 York 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. City and Owner, for their mutual benefit, now desire to enter into this Agreement to protect, enhance, and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Article 1.9 (commencing with Section 439) Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

B. **Agreement**

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

1. Effective Date and Term of Agreement

This agreement shall be effective and commence on [REDACTED], 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 of nonrenewal to the other. 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.
- b. Prior to the commencement of any improvements listed in Exhibit "A.2", Owner shall contact the Secretary to the Architectural Heritage and Landmarks Commission 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 of the Office of the County Assessor prior to the effective date of this 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 has 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 cancellation fees as 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 above, 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 under 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.

No waiver by City of any default or breach by Owner will be implied from any omission by City to take action on account of that default if the default persists or is repeated. Waivers of any term, or condition in this Agreement will not be construed as a waiver of any subsequent breach of the same term or condition.

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: Paulette Rivas
812 York Street
Vallejo, CA 94590

9. General Provisions

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

damages 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 losses or 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 losses or damages and claims for losses or 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 this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Solano.

11. Amendments

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

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

CITY OF VALLEJO

OWNER

Michael Malone
City Manager

Paulette Rivas

Dawn Abrahamson
City Clerk

(City Seal)

DRAFT

EXHIBIT A.1
Legal Description

APN: 0056-206-170

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

The East 25 feet of Lot 2, and the West 10 feet of Lot 3, in Block 268, as shown on that certain Map entitled: "The Official Map of the City of Vallejo, made by E. H. Rowe, C.E." which map was filed in the office of the Solano County Recorder on September 19, 1868 in Book 1 of Maps at Page 123.

EXHIBIT A.2

10 Year Scope of Work

812 York Street

Note: Years and amounts are approximate.

Category	Proposed Improvements	Estimate
Exterior Restoration	restore all 37 windows	\$13,250
	exterior paint and stucco repair	\$5,400
	telecommunications utility line blight	n/a
	porch steps handrail replacement	\$925
	driveway repair - alley	\$1,800
	strip and refinish wood siding	\$1,400
	strip and refinish window trim	\$1,800
	strip and refinish exposed craftsman rafter tails	\$900
	strip and refinish soffit and facias	\$6,600
	backdoor replacement	\$2,400
	custom craftsman front and back screen doors	\$6,500
Landscaping	carport gate replacement - alley	\$3,500
	fence gate construction - alley	\$800
	fence construction - front yard	\$1,700
	fence restoration - front yard	\$900
	gate construction - front yard	\$800
	landscape sprinkler repair	\$750
	lot survey	\$5000 (complete)
	construct backyard fence	\$15000 (50% complete)
	landscaping improvements	\$1,400
	coy pond repair	\$400
	refinish deck	\$2,400
	garage door replacement	\$2,300
	garage roof repair	\$600

Category	Proposed Improvements	Estimate
Structural Repair and Protection	roof replacement	\$13,000
	joist/girder repair	\$13,050
	attic and basement fungicide treatment	\$1,000
	basement waterproofing	\$4,200
	gutter replacement	\$3,000
	surface/ground water drainage	\$600
	sump pump installation	\$750
Energy Efficiency	furnace replacement	\$4,800
	new central air conditioner install	\$5,300
	storm windows	\$11,100
	appliance replacement	\$3,000
Interior Restoration	restore all 37 windows	\$14,800
	repair and restore antique swivel door	\$575
	restore antique pocket door	\$480
	interior plaster restoration	\$6,375
	interior paint	\$6,000
	strip and refinish all built-ins cabinets	\$2,975
	strip and refinish all wood paneling	\$1,200
	strip and refinish all moldings, picture railings, and exposed ceiling beams	\$3,400
	strip and refinish interior doors	\$2,100
	refinish all hardwood floors	\$7,560
	refinish interior stairs	\$900
	interior stairs handrail replacement	\$960
	modern reproduction antique light switches	\$500
	restore/replace various original brass hardware	\$750
	antique stove repair	\$600
	kitchen restoration	\$3,500
	shower stall replacement	\$4,500
	bathroom restoration	\$3,500
	repipe plumbing	\$2,500
	house water filtration system	\$900

TOTAL ESTIMATED COST:

\$200,400

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

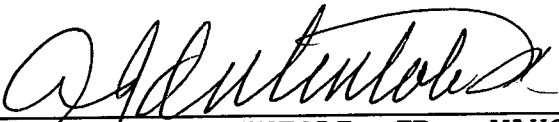
BE IT FURTHER RESOLVED, that the City Council does hereby indicate its willingness to enter into Historic Property Contracts with owners of private property, that is not exempt from property taxation, provided that the property complies with the attached Mills Act criteria.

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.

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

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: Solano	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
111	MAR 20 1972

1. NAME			
COMMON: Vallejo Old City Historic District			
AND/OR HISTORIC: Frisbee Grant			
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
☒ District ☐ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☒ Restricted ☐ Unrestricted ☐ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____ _____

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 ☒ Local		
DEPOSITORY FOR SURVEY RECORDS: Architectural Heritage Society			
STREET AND NUMBER: 629 Marin Street			
CITY OR TOWN: Vallejo	STATE: California	CODE 06	

STATE: California	COUNTY: Solano	FOR NPS USE ONLY
ENTRY NUMBER 111		
DATE MAR 20 1972		

SEE INSTRUCTIONS

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 asymmetrical 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 eaves 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 conform 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 boundaries 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

SEE INSTRUCTIONS

**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		Brown shingle steep pitch roof home
608		Small Italianate brown shingle building, single story
614		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



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

(Continuation Sheet)

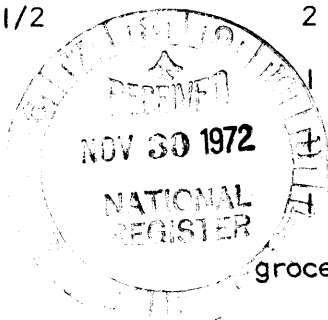
STATE California	
COUNTY Solano	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

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	1	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



**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 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

**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 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



**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 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		Small stucco with commercial use on 1 lower level, greenhouse in back
724		Small simple house, needs paint but could be nice, greenhouse in back
732		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



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

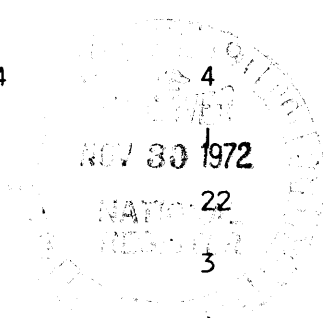
(Continuation Sheet)

STATE California	
COUNTY Solano	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
1	MAR 20 1972

(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		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



**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 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

**NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet)

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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 stucco stone store (See also 615 El Dorado)
802, 08	2	Small Queen Anne
804, 06, 08, 10	4	Wood fourplex, shingles and carved detail, newly painted (1972)

**NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet)

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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)

**NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet)

STATE California	
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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

**NATIONAL REGISTER OF HISTORIC PLACES
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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 jlg 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	4 & apt		Stuccoed over decorative shingle
722,A,B			
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

**NATIONAL REGISTER OF HISTORIC PLACES
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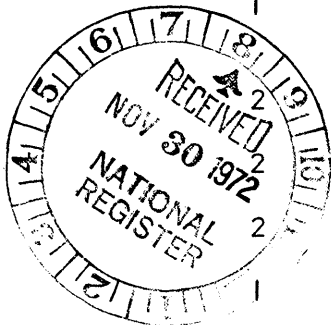
(Continuation Sheet)

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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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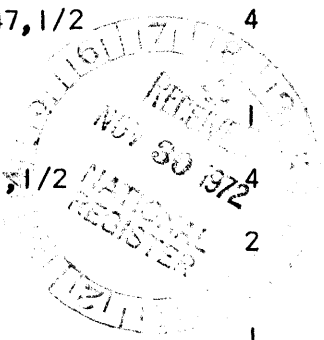
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#7. Description: (Page 14)

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 Queen 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 re-modeled 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

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#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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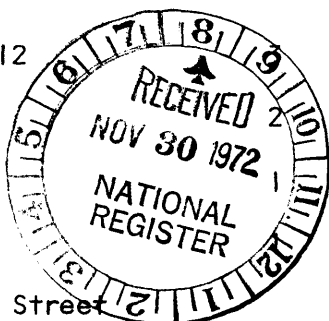
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#7. Description: (Page 19)

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		Stuccoed over hip roof structure
426		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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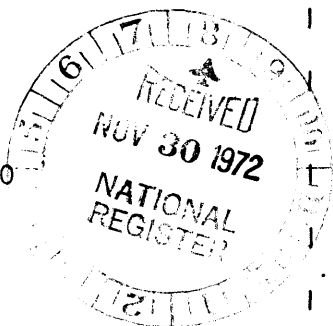
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#7. Description: (Page 20)

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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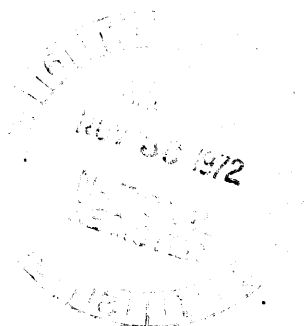
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#7. Description: (Page 21)

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/Phi- | ☐ Other (Specify) |
| ☐ Historic | ☐ Industry | losophy | _____ |
| ☐ Agriculture | ☐ Invention | ☐ Science | _____ |
| ☒ Architecture | ☐ Landscape | ☐ Sculpture | _____ |
| ☐ Art | Architecture | ☐ Social/Human- | _____ |
| ☐ Commerce | ☐ Literature | itarian | _____ |
| ☐ 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.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

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

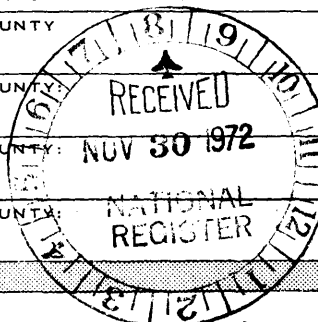
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	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



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 ☒ State ☐ Local ☐

Name: [Signature]

Title: State Liaison Officer

Date: NOV 8 1972

NATIONAL REGISTER VERIFICATION

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

[Signature]
Chief, Office of Archeology and Historic Preservation

Date: 3/20/73

ATTEST:

[Signature]
Keeper of The National Register

Date: 3.14.73

SEE INSTRUCTIONS



PIN: 0056206170

Property Address: 812 York Street Vallejo, Ca 94590

Property Type: Real

Last updated: 9/22/2023 12:48:24 PM

Tax Bills

Total Payable: \$0.00

-

Paid

2022 | Bill: 0056206170012222 | Real

-

Paid

Tax Breakdown

Print Statement

Installment	Due Date	Taxes And Charges	Paid	Payment Posted
1	12/12/22	\$3,647.00 Net Tax: \$3,647.00 Penalties: \$0.00 Fees: \$0.00 Interest: \$0.00	-\$3,647.00	12/12/22
2	4/10/23	\$3,647.00 Net Tax: \$3,647.00 Penalties: \$0.00 Fees: \$0.00 Interest: \$0.00	-\$3,647.00	4/10/23

\$3,647.00

\$0.00

\$0.00

\$0.00