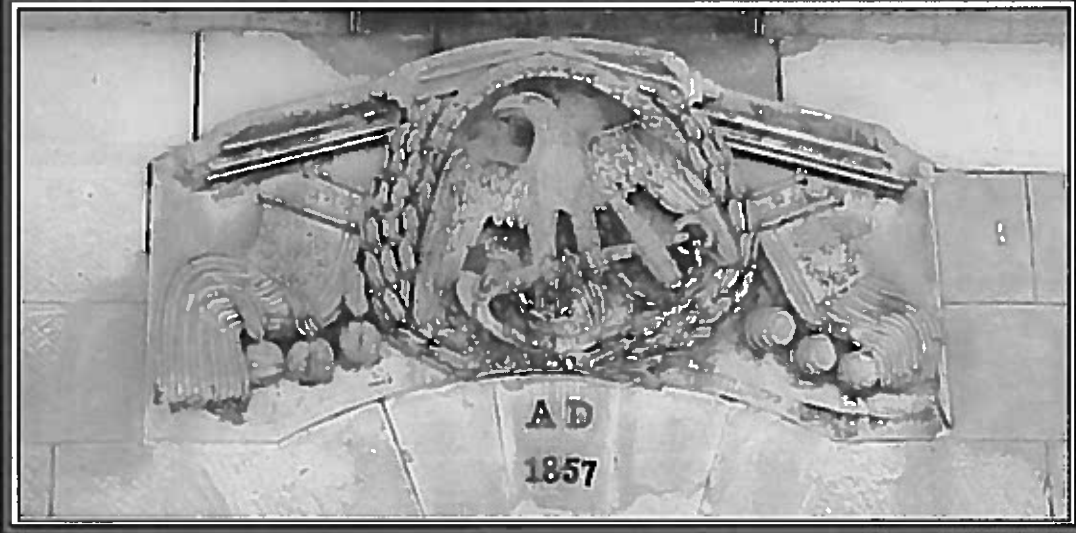


# **Appendix B.1**

## **Historic Project Guidelines**



**ADOPTED DECEMBER 2005**  
**AMENDED JULY 2007**



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## **1.0 INTRODUCTION/PURPOSE**

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The Mare Island Historic Resources Project Guidelines (Historic Project Guidelines) contain the standards, procedures, regulations and criteria by which compatible development within the portion of the Mare Island Historic District (Historic District) addressed in the 2005 Mare Island Specific Plan Amended and Restated (Specific Plan) may proceed, as well as standards for the conservation and reuse of the historic resources within the Specific Plan area. In addition to establishing standards, procedures, regulations and criteria, it includes an explanation of the planning and review process designed to ensure that the historic character and significance of the Historic District are maintained, while allowing for appropriate reuse of Mare Island.

These Historic Project Guidelines are **Appendix B.1** to the Specific Plan. All other applicable appendices, including **Appendix B.2** the Revised Predictive Archaeological Model and Archaeological Treatment Plan which describes the requirements for archaeological recourses; **Appendix B.3** the Historic Resources Catalog which provides detailed information regarding the individual contributing resources and **Appendix B.4** Mare Island Historic District Design Guidelines which identifies character areas and sub-areas as well as laying out guidelines for establishing project sites or areas of sensitivity, address projects within the Historic District.

### **1.1 REQUIREMENT FOR HISTORIC PROJECT GUIDELINES**

In 1997, the City of Vallejo, the Navy, the Mare Island Naval Shipyard, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer (SHPO) entered into a Memorandum of Agreement (MOA) establishing standards for the transfer of the Naval Shipyard to the City. The MOA required the City to amend its Architectural Heritage and Historic Preservation Ordinance (Chapter 16.38 of the Vallejo Municipal Code Preservation Ordinance [V.M.C.]) to include “interim” regulations for projects within the Historic District and to require that more specific “project guidelines” for listed structures and landscapes within the Historic District be prepared. The MOA completed the Navy’s obligations under Section 106 of the National Historic Preservation Act, one of the preconditions for the Shipyard to be transferred out of federal ownership.

In March 1999 per the MOA, the City adopted the mandated Mare Island Amendment to the Preservation Ordinance which included a requirement that “project guidelines” be prepared as part of a future Mare Island Specific Plan Amendment, and the standards and regulations provided within the Ordinance be applicable until the completion of the “project guidelines”. In March 2002, the actual transfer of title of Mare Island to the City occurred.

In December 2005, the City adopted the Mare Island Specific Plan, Amended and Restated, which included **Appendix B.1** Historic Project Guidelines, as required by the Mare Island Amendment and MOA. Given the completion of these Historic Project Guidelines and compliance with the Mare Island Amendment, in (June) 2007 the City adopted an amendment to the V.M.C. Preservation Ordinance, which requires all projects within the Historic District to comply with the Mare Island Specific Plan, including these Historic Project Guidelines. The remaining contents of the Preservation Ordinance related to “interim” regulations and standards for projects within the Historic District were therefore removed from the V.M.C.

### **1.1.1 DESIGNATION OF MARE ISLAND AS A HISTORIC DISTRICT**

Mare Island has been designated and listed as a historic district at various federal, state and local levels. At the federal level, the “Mare Island Naval Shipyard” was listed as a National Historic Landmark on May 15, 1975. The National Register of Historic Places (National Register), the nation’s official list of cultural resources identified as worthy of preservation, listed the “Mare Island Historic District” on the National Register on January 21, 1997. As nominated by the U.S. Navy, the Historic District contains 502 buildings, structures and landscapes (50 of which were within the boundaries of the National Historic Landmark) and one archaeological site comprised of 27 separate features.

Mare Island was listed as California State Historical Landmark No. 751 in 1979 as the “First U.S. Naval Station in the Pacific”, and the California Register of Historic Resources (California Register), the state version of the National Register includes all California State Historical Landmarks includes the Mare Island Historic District and those boundaries mirror those in the National Register.

At the local level, in 1999, the City of Vallejo Preservation Ordinance of the Vallejo Municipal Code (Chapter 16.38) was amended to include the Mare Island Amendment. The “Mare Island Historic District,” which is coterminous with the National Register Historic District, was then designated as a local historic district. The City Historic District includes all structures listed as “contributing resources” to the National Register Historic District, as well the one “contributing resource” consisting of 27 separate archaeological features.

A more detailed description of the above historic designations and listings are provided in Chapter 2.0 Cultural Resources of the Mare Island Specific Plan. The boundaries of the Historic District are provided in **Figure B.1-1**.



Figure B.1-1

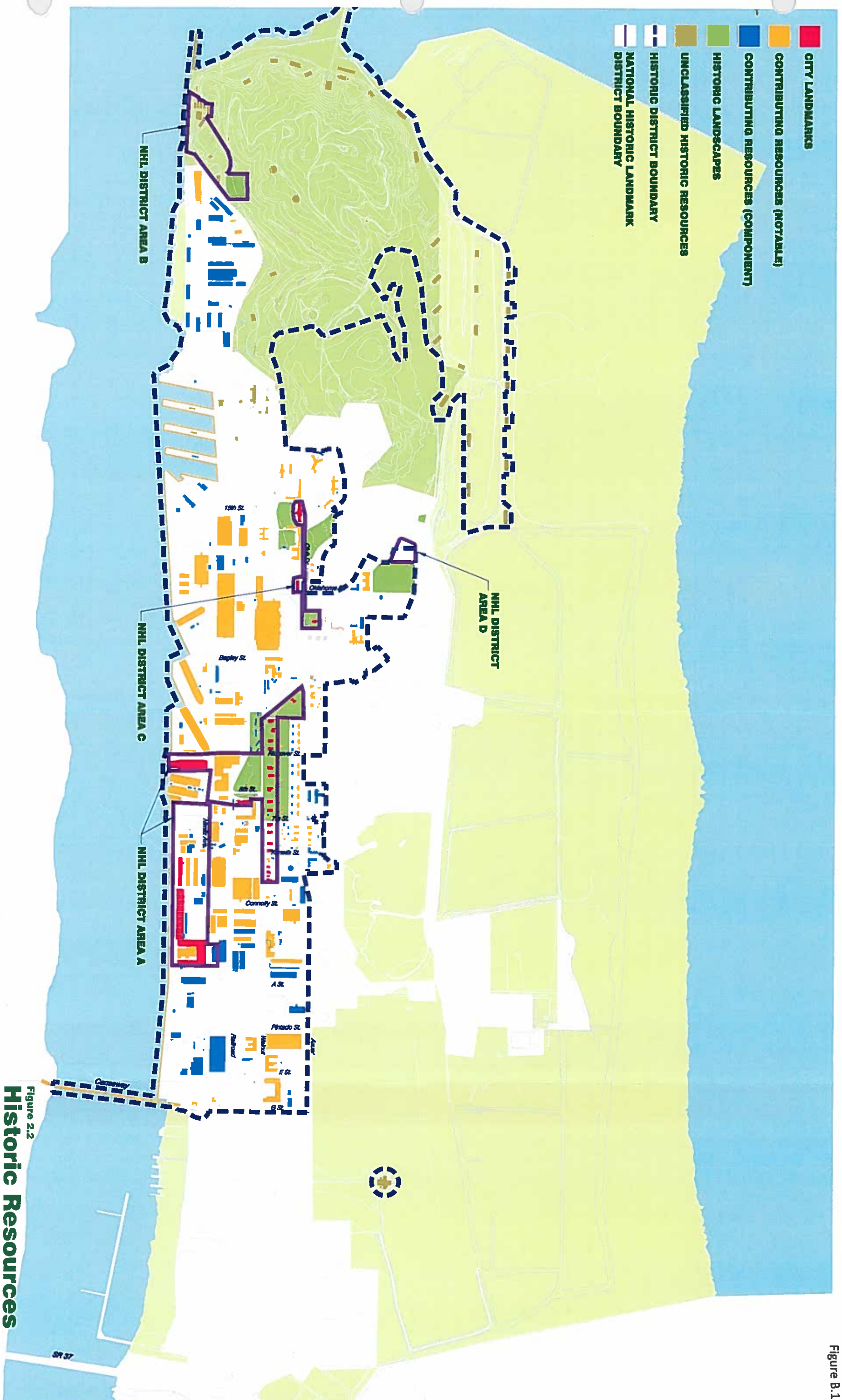


Figure 2.2  
**Historic Resources**

Mare Island Specific Plan, 2005



## **1.2 PURPOSE OF THE HISTORIC PROJECT GUIDELINES**

These Historic Project Guidelines provide specific and detailed standards for the Historic District and each contributing resource regarding alteration, demolition, relocation and new construction based on the standards for treatment. The Historic Project Guidelines as well as **Appendix B.2** the Revised Predictive Archaeological Model and Archaeological Treatment Plan which describes the requirements for archaeological resources; **Appendix B.3** the Historic Resources Catalog which provides detailed information regarding the individual contributing resources and **Appendix B.4** Mare Island Historic District Design Guidelines, are all intended to accomplish the following:

- Explain the City's preservation and reuse goals and objectives;
- Detail the regulatory framework for preservation and reuse;
- Provide standards for treatment of historic resources;
- Provide Historic District and Reuse Area review criteria;
- Define a review process which ensures that no significant impact occurs to the Historic District or to the Landmarks within the Historic District;
- Define key terms and concepts, including the concept of project site;
- Catalogue the resources, their characteristics, designation status; and
- Provide recommended and not recommended actions for each resource.

## **1.3 LOCAL HISTORIC PRESERVATION GOALS, POLICIES AND OBJECTIVES**

Reuse of the former Mare Island Naval Shipyard must comply with all applicable City plans and ordinances, which includes the goals, policies and objectives. Although each of these plans and ordinances share a common vision of economic revitalization through reuse and development of the former Shipyard, they focus on different aspects of the planning process. The need to preserve the Shipyard's historic character is a common theme in all of the planning documents. Applicable policy documents are defined in Chapter 2.0 of the Specific Plan and are also provided below. They include the following:

- City of Vallejo General Plan
- City of Vallejo Municipal Code



- Mare Island Specific Plan and Appendices

### 1.3.1 CITY OF VALLEJO GENERAL PLAN

The City of Vallejo planning policies focus on protecting the character of the Historic District, while recognizing that many individual structures will not find a place in 21st century industrial, commercial, or residential development. Adaptive reuse, not simply of the individual buildings, but also of the Historic District itself, is therefore the chief objective. Just as the Mare Island Shipyard broke new ground as the first naval station in the Pacific, the City of Vallejo expects to take a national leadership role in the reuse of historic military bases.

The General Plan includes the following goals relevant to redevelopment of Mare Island:

***Industrial Development Goal 1:*** To maintain Mare Island as an economic asset – particularly in terms of industrial development – for the community.

***Historic Preservation Goal:*** Preserve and improve historically and architecturally significant structures and neighborhoods.

### 1.3.2 CITY OF VALLEJO MUNICIPAL CODE

Prior to the development of these Historic Project Guidelines, the Mare Island Amendment to the City Preservation Ordinance of the Vallejo Municipal Code provided for the development of the Historic Project Guidelines, specified the process and findings for obtaining a Certificate of Appropriateness (COA) for alterations to historic resources or construction of new buildings or structures at certain locations and the process and standards for issuance of demolition permits within the Historic District. The Mare Island Amendment also allowed for the use of conservation easements and the Mills Act to encourage preservation within the Historic District.

The Mare Island Amendment, Section 16.38.030 of the Vallejo Municipal Code, has been amended to refer to the Mare Island Specific Plan including these Historic Guidelines, for regulations regarding the Historic District. The relevant redevelopment goals as originally established by the Mare Island Amendment and now replaced by these Historic Project Guidelines are as follows:

- A. Implement the goals and policies of the Vallejo General Plan as they pertain to Mare Island and the goals, standards and procedures of the Mare Island Specific Plan.
- B. Recognize the significance of Mare Island’s role in the history of Vallejo, California and the United States.

- C. Incorporate contributing resources on Mare Island into the City's regulations and procedures so that these resources will be preserved and protected, and thereby continue to contribute to the city's cultural and aesthetic heritage.
- D. Encourage the adaptive reuse of contributing resources which is critical to meeting the needs of the community, including economic development, job creation, and additional cultural, educational and recreational opportunities.
- E. Enhance property values and increase economic benefits to the community through the exploration and implementation of creative incentives for preservation.
- F. Protect and enhance Mare Island's attraction to tourism and thereby economic development.
- G. Integrate preservation of contributing resources into public and private development.

### 1.3.3 MARE ISLAND SPECIFIC PLAN

The Specific Plan contains numerous policies affecting reuse of the former Naval Shipyard, but the following are of particular importance to the protection of historic resources within the Historic District:

- A. Impacts to the Historic District and to individual Landmarks shall be avoided. Any alteration, relocation or demolition of existing individual structures and any new construction shall be conducted in a manner that does not significantly impact the Historic District or a Landmark structure or site.
- B. New construction shall be consistent with the requirements of the Urban Design Guidelines in Section 4.0 of the Specific Plan, the Historic Project Guidelines, the Design Guidelines for the Historic District (**Appendix B.4**), and all other applicable sections of the Specific Plan and Appendices. These envision that Mare Island will function as an exemplar of mixed-use development and will continue to be characterized by a diversity of uses, architectural styles, and Eras, past and future.
- C. In making decisions that affect the character of the Historic District or a National Historic Landmark, the City shall follow the priorities set forth in the Historic Project Guidelines and the Design Guidelines for the Historic District.

- D. The City will encourage removal of buildings or structures which were constructed outside the period of significance and which adversely affect the historic character of the Historic District.
- E. The City will encourage development and funding of an interpretive program to highlight and explain the history of the Mare Island Naval Shipyard and its relationship to the built environment.

#### 1.3.4 URBAN DESIGN GUIDELINES

The Specific Plan includes general Urban Design Guidelines in Chapter 4.0, some of which have been drafted for the purpose of protecting the existing character of the Historic District. These Historic Project Guidelines and the Urban Design Guidelines are designed to work together to implement important preservation policies. As set forth in the Specific Plan, the Urban Design Guidelines are intended to:

- Ensure that new development is compatible with and does not detract from the setting and feeling of the Historic District;
- Address existing visual and aesthetic features that are not historic in nature;
- Resolve differences between general City policies and historic preservation priorities; and
- Establish a vision for the future design of each of the Reuse Areas.

#### 1.3.5 DESIGN GUIDELINES FOR THE HISTORIC DISTRICT

The Design Guidelines for the Historic District (**Appendix B.4**) are an implementation tool, intended to guide the review and permitting processes for changes in the Historic District.<sup>1</sup>

The Design Guidelines illustrate use of the *Secretary's Standards for the Treatment of Historic Properties (Standards for Treatment, 1995, Weeks and Grimmer)*, which are discussed in the Section 4.0, and provide explanatory detail specific to the complexity of the Historic District, including the identification of what are described as individual Character Areas and Sub-Areas that define the setting for the Historic District. They are for use by City Staff, the Architectural Heritage and Landmarks Commission (AHLC) and other City agencies to evaluate the appropriateness of work proposed in the Historic District. Property owners and their consultants (architects, engineers, etc.) will also be required to

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<sup>1</sup> Developed by Winter & Company, in collaboration with SWA, Inc. and JWC Urban Design, as part of the 2005 Specific Plan amendments and restatements.

use the Design Guidelines in preparing proposals that will be consistent with the preservation goals for the Historic District.

### **1.3.6 OTHER MARE ISLAND SPECIFIC PLAN REFERENCES**

It is important to note that while the above-mentioned policy documents directly relate to development within the Historic District, other chapters of the Specific Plan and Appendices are also applicable. This includes the following:

- Chapter 3.0 Land Use – Defines the appropriate use of buildings within the 13 Reuse Areas.
- Chapter 5.0 Transportation – Provides the guidelines for the transportation system throughout Mare Island including within the Historic District; includes **Appendix D** street-Cross Sections for Mare Island.
- Chapter 6.0 Utilities Systems - Defines the infrastructure to support the development of Mare Island, specifically the water, sewer and storm drainage systems; includes **Appendix A** Master Utility Plans.
- Chapter 7.0 Other Services – Defines the community services for Mare Island, such as parks and open space.
- Chapter 8.0 Implementation – Provides a phasing program for the redevelopment of Mare Island; includes **Appendix E** Preliminary Master Development Plan.

## **2.0 KEY DEFINITIONS AND TERMS**

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This Chapter provides the reader with definitions of the key preservation terms and a summary of the historic resource classifications. This is important to understanding the review process and evaluation criteria designed to insure that reuse of Mare Island will not significantly impact the Historic District.

### **2.1 DEFINITIONS**

1. **AHLC: Architectural Heritage and Landmarks Commission;** Commission responsible for the review of projects within the Mare Island Historic District.
2. **Aspects of integrity:** Location, design, setting, materials, workmanship, feeling, and association codified in National Register Bulletin 15.
3. **California Register:** California Register of Historical Resources.
4. **CEQA:** California Environmental Quality Act.
5. **CHARACTER-DEFINING FEATURE:** Those visual aspects and physical elements that comprise the appearance of a historic building, structure or property, and that are significant to its historic, architectural and cultural values, including the overall shape of the structure, building or property, its materials, craftsmanship, decorative details, interior spaces and feat.
6. **COA: Certificate of Appropriateness;** the approval issued by the Planning Manager or AHLC for a construction, alteration and/or relocation project that is in conformance with all the provisions of this Historic Project Guidelines prior to the undertaking of the project.
7. **Certified historic preservation project:** A project certified by the National Park Service (NPS) for purposes of investment tax credits codified in 36 CFR 67.
8. **Chief Building Official -** Chief official of the building division of the Development Services Department or his or her designee.
9. **City Landmark:** Those buildings, structures, landscaping, districts and neighborhoods found to have unique historic, architectural, aesthetic or local interest or value and/or are eligible for or listed in the National Register for Historic Places and/or California Register

of Historical Resources, and have been designated as such by the AHLC.

10. **City of Vallejo Mare Island Historic District:** District established with the adoption of the Mare Island Amendment. The boundaries of this district are consistent with those of the National Register of Historic Places' Mare Island Historic District. (Both districts, the National Register District and City of Vallejo Mare Island Historic District, are referred to as the Mare Island Historic District in these Historic Project Guidelines and also include the National Historic Landmark District Areas).
11. **Contributing resource:** A resource that is 1) listed as a Landmark to the Mare Island Historic District; 2) listed in the National Register of Historic Places as contributing to the character of the Mare Island Historic District, 3) listed on the California Register of Historical Resources, and/or 4) designated as contributing to the character of the City of Vallejo Mare Island Historic District.
12. **Demolition permit:** Approval issued by the AHLC or Planning Division for a demolition project that is in conformance with all the provisions of these Historic Project Guidelines prior to the undertaking of the project.
13. **Exterior architectural appearance:** Architectural character and general composition of the exterior of a building or structure, including, but not limited to, such character-defining features as: type and texture of building material; type, design, and character of all windows, doors, stairs, porches, railings, molding and other appurtenant elements.
14. **Integrity:** Integrity is the ability of a property to convey its significance. For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if the individually undistinguished.
15. **HABS:** Historic American Buildings Survey; a Federal preservation program with standards for recording historic resources which combines drawings, history and photography for a comprehensive record.
16. **Interior architectural appearance:** Architectural character and general composition of the interior of a city landmark, including, but not limited to, such character-defining features as: rooms and/or spaces; structural elements and archaic building materials which

may be concealed within walls, floors and roofs; wall, ceiling and floor finishes; and mechanical, electrical and plumbing fixtures and equipment.

17. **Mare Island Historic District:** District listed in the National Register for Historic Places in 1997. The boundaries of this district include all parts of the National Historic Landmark listed in 1976. (Both districts, the National Register District and City of Vallejo Mare Island Historic District, are referred to as the Mare Island Historic District in these Historic Project Guidelines and include the National Historic Landmark District Areas).
18. **Mare Island Historic Project Guidelines:** Guidelines for development within the Mare Island Historic District.
19. **Mare Island Naval Shipyard Historic District:** National Historic Landmark designated by the Secretary of Interior in 1976. The National Historic Landmark covers five separate areas: Shipyard Historic District; Shipyard Support District; Naval Ammunition Depot; Hospital District; and U.S. Marine Barracks District.
20. **Mare Island Specific Plan:** Specific plan, and any amendments thereto, prepared pursuant to Chapter 16.104 and Chapter 16.116 of the City of Vallejo Municipal Code and Government Code Section 65450 et seq.
21. **Memorandum of Agreement:** Memorandum of Agreement among The United States Navy, the Advisory Council on Historic Preservation and The California State Historic Preservation Officer Regarding the Layaway, Caretaker Maintenance, Leasing, and Disposal of Historic Properties on the Former Mare Island Naval Shipyard, Vallejo, California", dated May 1997 and as amended February 2000. Non-contributors listed in the Memorandum of Agreement Appendix C are not subject to the provisions of this amendment.
22. **National Historic Landmark District Area:** One of the four geographically distinct areas or groupings, which covers 50 buildings and structures, 42 of which are still extant, designated by the Secretary of the Interior. The NHL listing is the highest level of federal recognition available for historic resources.
23. **Period of Significance:** The length of time when a historic building, property or site was associated with important events, activities, or persons, or attained the characteristic which qualifies it for listing or registration.



24. **Planning Manager:** Manager of the Planning Division of the Development Services Department or his or her designee. The Planning Manager or his or her designee shall serve as the Secretary to the AHLC.
25. **Project:** The whole of any action related to new construction, alteration, relocation or demolition of a contributing resource or group of contributing resources, or within the project site of a contributing resource within the Historic District.
26. **Project site:** Legal parcel on which a project or contributing resource, as defined herein, is located. If no legal parcel exists which either immediately or reasonably surrounds a project, the Planning Manager or AHLC may determine such project site.
27. **Standards for treatment:** Secretary of the Interior's Standards for Treatment of Historic Properties (U.S. Department of the Interior, 1995).
28. **Substantial adverse change:** When a project would cause a substantial adverse change in the significance of a contributing resource or Historic District.

## 2.2 INDIVIDUAL RESOURCE CLASSIFICATIONS

The City has distinguished among the contributing resources in the Mare Island Historic District based on their individual historic significance. While individual significance is only one consideration in evaluating a development proposal, it is useful information which will assist the City in reviewing reuse, redevelopment and demolition proposals.

Contributing resources have been classified as one of the following:

**Landmarks (Highly Significant)** - Landmarks that have been determined by the City to be of outstanding historical or architectural significance. This group includes all 42 current extant buildings, structures or sites within the four National Historic Landmark groupings. If, in the future, additional City Landmarks were designated within the Historic District, they will be included in this group.

**Notable Resources (Individually Significant)**- Buildings, structures, or sites identified as contributing resources in the National Register Nomination Form which are not listed as City Landmarks, but which are of noteworthy historical or architectural significance. All of the structures within this group are individually noted as having individual historical or architectural significance in the National

Register Registration Form, which includes individual descriptions of these resources.

Notable Resources must contribute to the historic significance of the Historic District by location, design, setting, materials, workmanship, feeling and association. They must add to the Historic District's sense of time and place and historical development. They cannot have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. Generally they must be 50 years or older.<sup>2</sup> A resource which lacks individual significance, but which is part of a grouping of resources that communicates a sense of time, place and historical development may be included within this group.

Notable Resources may be eligible for individual listing on the National and California Registers. They may also meet the criteria for a certification of significance as a Certified Historic Structure under the Federal Tax Credit Program, as defined in Section 6.0 of this document.

**Component Resources (Not Individually Significant)**- Buildings, structures and sites identified as Contributing Resources in the National Register Nomination Form which are not listed as City Landmarks and lack individual historical, engineering, or architectural significance, are small secondary structures, or lack overall integrity due to alteration or deterioration of location, design, setting, materials, workmanship, feeling or association.<sup>3</sup> Resources in this group may possess lower levels of integrity than Landmarks or Individually Significant contributing resources.

Component Resources are generally not eligible for individual listing on the National and California Registers. They would be expected to receive a Determination of Nonsignificance under the Federal Tax Credit Program, 36 C.F.R. Section 67.4(a).

## 2.2.1 HISTORIC RESOURCE CATALOGUE

**Appendix B.3** contains a catalogue of the resources that contribute to the Historic District. The catalogue entry for each resource includes:

- Resource name and resource number
- Resource designation and significance status (based on above classification)

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<sup>2</sup> This is consistent with 36 CFR § 67.4 and § 67.5 requirements for certifications of historic significance.

<sup>3</sup> This is consistent with 36 CFR 67.4 and 67.5(a)(2) definitions of a building that does not contribute to the historic significance of a district and 36 CFR 67.5(b)(5)'s definition of the types of buildings in a functional grouping which may be demolished with the proper showing.

- Photograph of the resource
- Reuse Area containing the resource
- Resource's property type and architectural style
- Construction date and Era, as numbered 1 through 5 (e.g. 1 = 1954-1865; 2 = 1866-1897; 3 = 1898-1918; 4 = 1919-1938; and 5 = 1939-1945)
- Resource square footage and number of stories
- Notes, including any description of the resource contained in the Registration Form, and any other information that was used in classifying the resource
- Recommended treatment for the resource

### **2.2.2 RECLASSIFYING RESOURCES**

As previously stated, the classifications of all contributing resources within the Historic District are listed in the Catalogue in **Appendix B.3**. In the future, contributing resources within the Historic District may be reclassified to a different significance category as required by the following:

1. Approval by the AHLC at a noticed AHLC public hearing.
2. The decision to reclassify historic resources must be made on the basis of substantial evidence, which may include becoming eligible for the National Register, evidence of a loss of integrity or other physical change in the character of the resource.
3. May not be due to willful neglect.

### **3.0 HISTORIC DISTRICT CHARACTERISTICS**

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These Historic Project Guidelines attempt to provide an understanding of the characteristics of the Historic District, which allows the City to make more informed decisions about the future of all of the historic resources and the Historic District itself.

For planning purposes, the City has developed a series of planning considerations or characteristics for evaluating development proposals within the Historic District. Because the resources can only be understood in the context in which they were built; impacts, must also be reviewed in context. This approach is also consistent with the *Secretary's Standards*, which require consideration of "setting" in determining compatibility, and with the Tax Program Regulations, which require consideration of impacts to a "project site."

As identified by the City, these considerations include the following:

- (1) Historic District Environment;
- (2) Individual Historic Significance;
- (3) Property Type;
- (4) Period of Significance and Eras;
- (5) Sub-area Sensitivity; and
- (5) Area Resources and Character Defining Features

Every development proposal will be evaluated based on a continuum for each of these considerations, from "most impactful" to "least impactful." Depending on the location of the development proposal, one or more of the considerations may be significant to the decision-making. These considerations are expanded upon in the Design Guidelines for the Historic District (**Appendix B.4**), which provide illustrated discussions of recommended treatments.

#### **3.1 HISTORIC DISTRICT ENVIRONMENT**

In the case of the Mare Island Historic District, the historic environment was characterized by constant change, reuse, and replacement of resources. Many of the buildings were built as temporary structures, intended to be relocated as military needs changed. For the purposes of the Registration Form, "integrity" was defined as of 1945, but the individual structures may have been modified many times between their construction and the end of World War II. Other buildings which remained in their pre-1945 locations were nonetheless altered significantly before completion of the National Register survey.

The quality and importance of the historic resources within the Historic District vary dramatically, from Landmark buildings to minor repetitive resources such as electrical enclosures and garages. Loss or substantial modification of contributing resources could have a dramatic impact on the significance of the Historic District, depending on the location of the building, while loss of resources might be less noticeable in the context of the overall Historic District.

The decision-making process for Mare Island is especially complex because it involves both a large, multi-faceted Historic District and a four-part National Historic Landmark designation, with hundreds of individual resources of varying importance. While 42 structures have been individually designated as Landmarks by the City, the real importance of Mare Island is as a district representing nearly 150 years of United States military history and the City of Vallejo's economic and social history.

Historic preservation planning must therefore occur at several different levels. The overall character of the Historic District, as more than the sum of its parts, requires definition and protection. However, the District is large and heterogeneous, with many smaller component areas, some related functionally and others chronologically or architecturally. For instance, the four groupings of the National Historic Landmark can function as preservation sub-areas for planning purposes. Other areas of greater and lesser sensitivity are identified by the Design Guidelines for the Historic District (**Appendix B.4**).

The Historic District encompasses approximately 65 percent of the Mare Island Naval Shipyard and includes approximately 661 buildings and structures, 502 of which are identified as contributing resources, including 12 historic landscape areas, and one archeological site comprised of 27 discrete features. Of the 502 buildings and structures that are contributing resources, 392 are located within the area slated for reuse by the master developer under this Specific Plan.

### **3.2 INDIVIDUAL HISTORIC RESOURCE SIGNIFICANCE**

The following table provides a summary of the number of contributing resources within the Historic District, by Planning Area and by significance classification, as described in Section 2.0.

**TABLE I  
TYPES AND NUMBERS OF HISTORIC RESOURCES  
WITHIN THE HISTORIC DISTRICT  
(SUMMARY OF CONTRIBUTING RESOURCES)**

REUSE AREA	LANDMARKS Highly Significant	NOTABLE RESOURCES Individually Significant	COMPONENT RESOURCES No Individual Significance	TOTAL
1A		1		1
2A		4	5	9
2B		2	2	4
3A		5	10	15
3B	14	26	25	65
4	17	40	30	87
5	1	26	27	54
6	4	35	42	81
8	5	12	8	25
9	1	14	5	20
10A		15	14	29
10B			2	2
<b>SUBTOTAL</b>	<b>42</b>	<b>180</b>	<b>170</b>	<b>392</b>
11				
12				
<b>TOTAL</b>				

Of the 392 resources within the Specific Plan area of the Historic District, approximately 11 percent are Landmarks, 46 percent are Notable Resources, and the remaining 43 percent are Component Resources with no individual significance.

However, as discussed below, individual significance is only one consideration or criterion for making development decisions, which includes property type and Era of construction. Historic resources that are not individually significant may nonetheless contribute significantly to the Historic District or a sub-area.

### 3.3 PROPERTY TYPES

Given the large number of resources within the Historic District, it is also helpful to categorize them by general property types. In some cases, the number of buildings or structures within a particular property type may be relevant to significance, or may affect planning decisions about reuse or demolition. To the extent the major property types exhibit defining characteristics, this information is useful in reviewing new construction.

### 3.3.1 MAJOR PROPERTY TYPES

For the purpose of evaluating significance and integrity, as well as providing guidance for new construction, the 392 contributing resources within the Specific Plan have also been divided into 19 major property types. For each type, defining features have been generally identified and described.

TYPE	LANDMARKS	NOTABLE RESOURCES	COMPONENT RESOURCES.	TOTAL
A – Single-Family Residential	20	20	1	41
B- Residential Garage / Shed	0	21	21	42
C – Duplex And Multi-Family Residential	2	13	12	27
D – Barracks	0	9	3	12
E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility	0	2	32	34
F – Bomb Shelter	0	1	34	35
G – Latrine	0	1	7	8
H – Other Infrastructure	0	5	9	14
I – Landscape	0	10	0	10
J – Masonry Industrial/ Ordnance Storage/Warehouse	2	13	12	27
K – Wooden Industrial/ Ordnance Storage /Warehouse	9	4	8	21
L – Metal-Clad Industrial/ Ordnance Storage /Warehouse	0	15	8	23
M – Masonry Industrial Shops	5	17	1	23
N – Wooden Industrial Shops	N/A	N/A	N/A	N/A
O – Metal-Clad Industrial Shops	0	14	12	26
P – Masonry Administrative, Institutional Or Commercial	2	16	5	23
Q – Wooden Administrative, Institutional Or Commercial	1	3	3	7
R – Metal-Clad Administrative, Institutional Or Commercial	0	4	2	6
S- Berths/ Quays/ Causeways	1	12	0	12
<b>TOTAL</b>	<b>42</b>	<b>180</b>	<b>170</b>	<b>392</b>

Each of these major property types is described below, including a brief discussion of defining features applicable within the categories. Photographs of a representative example (prototypes) of each of these property types are provided on **Plate 4**.



**Plate 4: Property Types**



**A – Single-Family Residential (Building U)**



**B – Residential Garage / Shed (Building 0133B)**



**C – Duplex And Multi-Family Residential (Building Q07/08)**



**D – Barracks (Building 0459)**



**E – Small Industrial Garage/ Shed/ Pumhouse/ Electrical Facility (Building 1278, adjacent to H081)**



**F – Bomb Shelter (Building S23-01, adjacent to 0047A)**



**Plate 4: Property Types**



**G – Latrine (Building 0077A)**



**H – Other Infrastructure (Building H074)**



**I – Landscape (Club House Drive Park)**



**J – Masonry Industrial/ Ordinance Storage Or Warehouse (Building 0207)**



**K – Wooden Industrial/ Ordinance Storage Or Warehouse (Building 0111)**



**L – Metal-Clad Industrial/ Ordinance Storage Or Warehouse (Building 0223)**

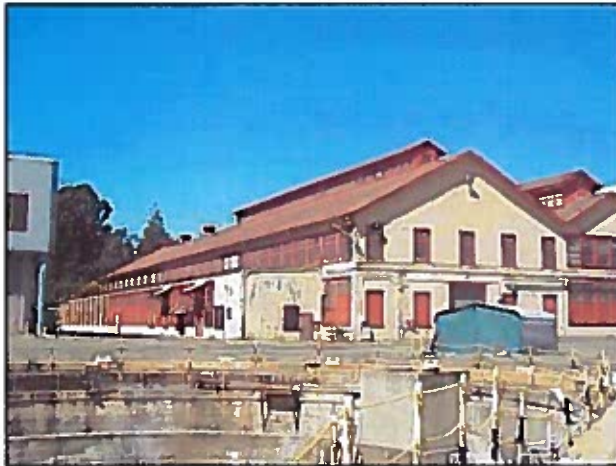
**Plate 4: Property Types**



**M – Masonry Industrial Shops (Building 0271)**



**N – Wooden Industrial Shops**



**O – Metal-Clad Industrial Shops (Building 0116)**



**P – Masonry Administrative, Institutional, Or Commercial (Building 0065)**



**Q – Wooden Administrative, Institutional, Or Commercial (Building 0569)**



**R – Metal-Clad Administrative, Institutional, Or Commercial (Building 0208)**



**Plate 4: Property Types**



**S – Berths/Quays/Causeways (Dry Dock 2)**

## **A – Single-Family Residential**

The 41 single-family residential buildings range from very small (a few hundred square feet) vernacular buildings to elaborate residences (over 10,000 square feet). Most of the single-family residential resources are in the middle range, neither large nor small. They range from modest single-story houses with simple, painted wood siding, to hip roofed cottages; numerous two and one-half story, Classical Revival, and some three-story Queen Anne style officer's quarters. Their plans vary from completely square to elaborate, irregular shapes. Roof forms also vary among the many hip-roofed examples, to side-gabled and jerkinhead rooflines. Nearly all of the 41 single-family residences are finished in painted wood, most of which are horizontal shiplap siding, although one residence is clad in stucco. The single-family residences were built between 1870 and 1941, with most (24) built in Era 3, from 1898 to 1918. Common single-family residence subtypes include: Classical Revival style Officer's Quarters (American Foursquare, A through E, and H through O); vernacular style (0017, 0019 and 0021); vernacular style hipped roof cottages; and Queen Anne. The Classical Revival style, American Foursquare Officer's Quarters and Queen Anne style Officer's Quarters each retain individual significance and are all designated Landmarks.

## **B- Residential Garage / Shed**

The 42 Residential Garage/Shed resources range from very small, utilitarian shed buildings to a distinctive, multi-unit Spanish Eclectic style garage. Quite a few of the garages and sheds are neither large nor small, built to store military bulk goods or multiple vehicles. The structures vary in height from one to one and one half stories. These sheds and garages range from modest single-story, lean-to sheds (made from discarded doors and on-hand materials), to flat roofed garages from the 1930s and 1940s, to an over-painted greenhouse and a "moveable" hip roofed garage with large "eye" hardware on the ridges (for transportation via crane). Their plans vary from completely square to irregular shapes, although most of the garages are rectangular. Roof types are principally side-facing, medium pitched gabled roofs, although there are examples of front-facing gabled roofs, some flat, hipped and saw-toothed roofs. Most of the roofs are painted corrugated metal, some are asphalt or otherwise shingled. At least one garage has a Spanish tile roof. Because the structures are generally utilitarian, few have ornamentation such as fascia boards, most with windows have flat, painted surrounds and many windows are boarded-over. The garage doors are, for the most part, set at regular intervals along the long sides of the rectangle plans. Pedestrian doors include a variety of different types from slab type to multi-panel interior doors and two-panel with glazed lights. Garage doors range from large sliders with glazed multiple lights to painted wood multi-panel and slabs and metal pivot types, and numerous pairs of large doors on side hinges. Nearly all of the sheds and garages are finished in painted wood siding (vertical, board and batten and horizontal shiplap and clapboard) or corrugated metal, although at least one is clad in stucco. These residential garages and sheds were built between

1900 and 1944, with most constructed during Era 4, between 1919 and 1938, concurrent with widespread use of the automobile. Garage and shed subtypes include: side-facing gabled roof types (single door, R-G, B-G and S-B and two-door, E-C, 0133B, L-F, J-E, H-64, M-063, M-D); and front-facing gabled roof types (single door, M-007A, 0131A, 0019A, 0029A, 0029G, M-001C, T-A and U-B, and two-door, P-D, O-F, G-B, C-J, 0017B, 0160A, M-125 and M-126).

### **C – Duplex And Multi-Family Residential**

The 27 Duplex and Multi-Family Residential buildings range from very small vernacular buildings to a distinctive Classical Revival example. Most of these residential buildings are in the middle range, neither large nor small, built to house more than one military family. The buildings in this category vary from one to three stories in height. Examples range from the pair of identical Queen Anne style Officers' Quarters to modest vernacular buildings constructed at the turn of the century, to the ten mid-century Contemporary, International-influenced duplexes (an example of which is described above). Their plans vary from completely square to irregular shapes, although the early 1940s examples are all rectangular. Roof shapes are principally medium pitched hipped roofs, but there are a few instances of front-facing and intersecting gabled roofs and some flat, hipped, and saw toothed roofs. The roofs are generally composition shingled. In part because the buildings were constructed as military housing and intended to be utilitarian, only examples from the late 1800s and early 1940s appear to be high style or architect-designed. Nearly all of the duplex and multi-family residential buildings are finished in painted wood siding (vertical, board and batten, or horizontal shiplap and clapboard), although the World War II Era buildings all have stucco bases. The duplex and multi-family residential buildings were built between 1888 and 1942, with the majority constructed during Era 5, from 1939 to 1945. Common duplex and multi-family building subtypes include: Queen Anne style duplex officers' quarters (M-003 and M-004); Contemporary, International-influenced duplex officers' quarters (Q01/2, Q03/04, Q05/06, Q07/08, Q09/10, Q11/12, Q13/14, Q16/15, Q17/18, Q19/20); and duplexes-garages (QA01/02, QA03/04, QA05/06, QA07/08, QA09/10, QA11/12, QA13/14, QA15/16, QA17/18 and QA19/20).

### **D – Barracks**

The 12 buildings within the Barracks group range from one to three and one-half stories in height and from rectangular to E- to U- and F-shaped in plan. Their architectural styles vary from vernacular and utilitarian to Spanish Eclectic and Classical Revival. Exterior finishes range from concrete to stucco over concrete to painted wood (lapped wood, tongue and groove). Roof shapes are predominantly hipped, with a few examples of intersecting side gables and nearly flat side gables. The Barracks buildings were constructed between 1920 and 1943; most were built during Era 5, between 1939 and 1945. Common barracks subtype buildings include: rectangular, two-story, low sloping side-gabled roofed

types (H083 and H084); and E-shaped, two-story, Spanish Eclectic style types (0459 and 0543).

### **E – Small Industrial Garage/ Shed/ Pumphouse/ Electrical Facility**

Because of the wide deviation of building uses within the Small Industrial Garage/ Shed/ Pumphouse/ Electrical Facility group, there are few common characteristics among the 34 resources. Buildings range from one standard or high-cube story to two stories in height. Their plans vary from rectangular and square in shape, with some variation, to one octagonal-shaped building. Finishes range from stucco and painted corrugated metal to concrete and brick. Rooflines are predominantly flat, with examples of side- and front-gabled (both low and medium pitched), hipped and polygonal (with monitor). These buildings were constructed between 1903 and 1943, with the majority constructed during Era 5, from 1939-1945. Common subtypes in the category include: rectangular with side-gabled roof (0854, 1278, H034 and 0100a); and rectangular or square with flat roof (0109, 0251, 0255, 0493, 0469, 0541, 0592, 0671, 0728, 0730, 0693, 0730, 0781, 0801, 0822, 0830, 0828, 0834, 0898, 0782, A260, A192, H066 and H075).

### **F – Bomb Shelter**

Unlike other property types on Mare Island, the bomb shelter buildings vary little among the 35 examples. Most are rectangular in plan, although at least three are L-shaped. All appear to have flat roofs with low parapets, and all are constructed of board-formed, reinforced concrete. Design deviation includes a few with chambered, 45-degree angled corners (instead of square). While most are entirely freestanding, one group of bomb shelters serves as the retaining wall for a park, and a pipe (likely for steam) is set on one side of each of their roofs. Some are set in paved areas and others are located in or nearby lawn with mature trees. The bomb shelters were constructed in 1942, during Era 5 (1939-1945). There is very little distinction between the examples.

### **G – Latrine**

All of the eight buildings within this group are essentially rectangular in plan and all are one story in height. Exterior wall finishes vary from painted corrugated metal to stucco. Rooflines are predominantly hipped, with a few examples of side-facing gables, one flat-roofed instance, and another nearly flat roof with a very low peak at the center. The latrine buildings were constructed between 1906 and 1942; most were built during Era 5, from 1930 to 1945. Subtypes within the latrine category include: flat (and nearly flat) roofed rectangular plans (0390A and 0766) and side-gable roofed rectangular plans (0603, 0742A and 0858).



## **H – Other Infrastructure**

The 14 buildings and structures within the Other Infrastructure group are very diverse, ranging from a vault extension to sentry houses and walls, a vacuum system house, an underground freshwater tank, a fire alarm tower, and bus shelters. Among these diverse types, there are few common features; however, many share certain elemental attributes. These shared characteristics include being a single (mostly high-cube) story in height. Most are constructed in masonry (reinforced concrete or brick) materials and many have flat roofs and strongly expressed bases. They range in style from utilitarian to Classical Revival and Spanish Eclectic to Streamline Moderne. These buildings and structures were built between 1918 and 1944; most were constructed during Era 5, from 1939 to 1945. Because these resources are so diverse, the only similar subtype within the category is the pair of bus shelters (BS2 and BS3).

## **I – Landscape**

The 10 resources in the landscape category are each unique and range from City Beautiful Movement-inspired plantings, to palm trees along Azuar Drive (formerly Cedar Avenue), to the well-ordered Parade Grounds, and to Officer's Row Landscape, which has "no identifiable theme" (as described in the National Register Registration form). For ease of reference, these individually designated landscapes are noted as follows: (1) Alden Park and Bandshell, (2) Farragut Plaza, (3) Chapel Park, (4) Officers Row, (5) Palms along Azuar Drive (formerly Cedar Avenue), (6) Clubhouse Drive Park, (7) Parade Ground, (8) M-1 Landscape, (9) Hospital Grounds H-1, and (10) Hospital Grounds H-72. Although each is a "designed landscape," the various plans of the resources share a studied balance between measured, generally axial formality and relaxed, natural arrangement of plantings and other elements. Nearly all of the landscape contributors contain lawn, mature trees and plantings, and most possess walkways, walls, and comparatively exotic plantings. Most of the landscapes date from Eras 2 and 3 (1866-1897 and 1898-1917), although many are not associated with a specific year of construction.

## **J – Masonry Industrial/ Ordnance Storage/ Warehouse**

The 27 buildings within the Masonry Industrial/Ordnance Storage/Warehouse group range from small, simple, single-story utilitarian buildings to distinctive, two-story brick buildings with front-facing gabled roofs. The buildings range in style from utilitarian to Classical Revival and Streamline Moderne. Exterior wall materials vary from brick to concrete and concrete block. While most are rectangular in plan, some have irregular rectangular shapes. Roofs are predominantly side-facing, medium pitched gables, with a few examples of flat roofs (one variant has a monitor). Most of the buildings are either brick or reinforced concrete. Nearly all of the buildings have large industrial doors (sliding and hinged), usually on the end walls. The buildings were constructed between 1858 and 1942, with most built in Era 3, from 1898 to 1918. Subtypes

include: very low pitched (nearly flat) roofed types; side-facing gable roofed types (0071 and 0207); flat roofed, multi-story types (0215, 0225, 0229 and 0483); and side-facing gable roofed types (0098, A031, A049, A054, A065, A130, A131, A220, A221, A222, A223, A224 and A225). The front-facing, gable roofed, brick examples (0069, 0077, 0088 and 0114) while of the same subtype, retain individual significance and are classified as Landmarks and Notable Resources.

### **K – Wooden Industrial/ Ordnance Storage/ Warehouse**

The 21 buildings in the Wooden Industrial/Ordnance Storage/Warehouse group are predominantly one story in height (some are high-cube), and all are utilitarian in style. The buildings range in size from very small (1,800 square feet) to very large (over 24,000 square feet). Most are rectangular in plan. Roof forms vary from medium pitched, front-facing, gabled roofs to numerous gambrel roofs. Most of the buildings are wood framed with painted corrugated metal sheathing, but a few have wood siding (both painted and unpainted). Nearly all of the buildings have large industrial doors (sliding and hinged), usually on the end walls. The buildings were constructed between 1901 and 1945, with most built between 1898 to 1918 (Era 3). The nine gambrel-roofed coal shed examples, while of the same property type, each retain individual significance and are designated as Landmarks.

### **L – Metal-Clad Industrial/ Ordnance Storage/ Warehouse**

The 23 buildings in the Metal-Clad Industrial/Ordnance Storage/Warehouse group are all utilitarian in style. They vary from narrow to wide rectangular and irregular rectangular shapes and include some configured in L plans. Roofs are predominantly front-facing, medium pitched and gabled, although there are some nearly flat roofs. Many of this property type feature distinctive monitor roofs. All of the buildings are wood framed with painted corrugated metal sheathing. Nearly all of the buildings have large industrial doors (sliding and hinged), usually on the end walls. The buildings were constructed between 1899 and 1943, with most built during Era 3, from 1898 to 1918. Subtypes include: front-facing, gable roofed types (0113, 0455, 0507, A072, A076 and A256); front-facing gable roofed types, with shed extension (A069, A080 and 0702); multi-front-facing gable roofed types (0257, A258); front-facing gable roofed with monitor (0213, 0221, 0223, 0237 and 0253); and flat roofed with monitor (0373 and 0527).

### **M – Masonry Industrial Shops**

The 23 buildings in the Masonry Industrial Shops category range from Classical Revival to utilitarian in style. Their plans vary from narrow to wide rectangular and irregular rectangular shapes. Most of the buildings are massed in large, uninterrupted blocks. Exterior materials include brick and reinforced concrete. Nearly all of the brick buildings were built before the turn of the 20<sup>th</sup> century and

most are Classical Revival in style. The brick buildings generally have wood sash windows; the concrete buildings have steel sash windows. Both window types are large multi-light, although the steel sash examples are larger. Roof forms also vary from the many side-facing gable roofed examples to nearly flat and flat roofs and hipped roofs. Nearly all of the buildings have large industrial doors (sliding and hinged), usually on the end walls. The buildings were constructed between 1856 and 1945, with most built during Era 5, from 1939 to 1945. Subtypes include flat roofed, curtain wall types (0386, 0388). The Classical Revival style, brick, side-facing gable roofed examples, while of the same subtype, retain individual significance and are classified as Landmarks (0046, 0087, 0085, 0089 and 0091) and Notable Resources (0101, 0165, 0052, 0050, 0106 and 0118).

#### **N – Wooden Industrial Shops**

There are no examples of wooden industrial shops on the Island; this category is therefore not applicable.

#### **O – Metal-Clad Industrial Shops**

The 26 buildings in the Metal-Clad Industrial Shops category are from one to two stories in height and range from very large (over 100,000 square feet) to very small (approximately 1,000 square feet). Most of these shops are finished in painted corrugated metal. Their plans vary from narrow to wide rectangular shapes; and some buildings have additions, which make them irregular rectangles in plan. Roof forms also vary among the many front-facing gable roofed examples, from nearly flat, to flat and monitor roofs. Nearly all of the buildings have large industrial doors (sliding and hinged), usually on the end walls. Although some of these buildings have no windows, the earlier examples (built before roughly 1930) have multi-light, wood frame windows, and later examples (constructed in the 1930s and 1940s) have steel sash, multi-light windows. A few examples have continuous glass curtain walls. The buildings were constructed between 1901 and 1943, with most built during Era 5, between 1939 and 1942. Subtypes include: front-facing gable roof types (0115, 0531, 0810, 0855 and A159); front-facing gable roof, with monitor types (0116, 0164 and 0804); and very low pitched (nearly flat) gable roof with monitor types (0559, 0599, 0637, 0689, 0738 and A215).

#### **P – Masonry Administrative, Institutional Or Commercial**

The 23 buildings in the Masonry Administrative, Institutional, or Commercial category range from one to five stories in height. Most are brick construction, stucco-clad, or stucco over concrete. They range in style from Classical Revival to Spanish Eclectic and Streamline Moderne, and there are numerous examples of simple utilitarian and vernacular buildings. Their plans vary from simple rectangular forms to irregular and L- shaped plans. While some of the examples have flat roofs, many have side and front gables or gables with monitors or hipped roofs. Because of the range of uses included in the category, examples vary from

large, architect-designed institutional buildings to very small, entirely utilitarian storage buildings. Some of the industrial and institutional buildings in this category have large hinged or sliding doors. Buildings in this category were constructed between 1864 and 1941, with the most built during Era 5, 1919 to 1938.

#### **Q – Wooden Administrative, Institutional Or Commercial**

The 7 buildings in the Wooden Administrative, Institutional, or Commercial category range from one to two stories in height. All are wood framed with painted wood siding. Siding varies from wood shingles to horizontal shiplap and dropped board siding. They range in styles from Classical Revival and Shingle style to simple utilitarian buildings. Because of the diverse range of uses included in this category, buildings and structures range from a bandshell and church to a disbursing office, police station, and post office. Buildings in this category were constructed between 1895 and 1944, with the most built during the period 1939 to 1945 (Era 5). Their shapes vary widely from the raised, octagonal bandshell, to simple rectangular and irregular rectangle plans. Because of the wide range of uses and few resources in this category, roof forms follow no set pattern. There are only two resources of the same subtypes in this category, (0749 and 0761), both of which are flat roofed, utilitarian style buildings.

#### **R – Metal-Clad Administrative, Institutional, Or Commercial**

The 6 buildings in the Metal-Clad Administrative, Institutional, or Commercial category range from one high-bay to two stories in height. All examples are wood framed with painted metal siding and are rectangular in plan. Because of the simple, functional uses of the examples, all are utilitarian in style. Roof shapes range from hipped to front-facing gables and nearly flat roofs. Some buildings in this category have large sliding or hinged doors. Buildings in this category were constructed between 1911 and 1941, with the most built during Era 3, from 1898 to 1918.

#### **S- Berths/ Quays/ Causeways**

The 13 structures, objects and sites range in use from a causeway to drydocks, slips and berths, quay walls and ways. These resources vary in materials from wood to concrete and granite. Because of the practical functions of the resources, most are utilitarian in style. Resources in this category were constructed between 1891 and 1942, with the most built during Era 4, from 1919 to 1938. Subtypes in this category include: the two 20<sup>th</sup> century drydocks (Drydocks 2 and 3); ways (Ways 1 and 2); and quay walls (Quay Wall/Berths 2-6, 7-10 and 13-19).

### 3.3.2 REPETITIVE RESOURCE TYPES

Repetitive resources are defined as property types or subtypes containing five or more examples. Repetitive resources are largely ancillary structures, or similar property types or subtypes, consisting primarily of Component Resources that are not individually significant. Ten of the property types described above contain repetitive resources. Of the 392 resources included in the area being developed by the master developer, 219 or 56 percent are repetitive resources, as detailed below.

Although most of the repetitive resources are Component Resources, there is an additional consideration in their evaluation. Some repetitive resources may be more significant as a group, such as the bomb shelters, than as individual structures. Another example of a grouping is a garage or shed that are functionally related to a mansion. Other repetitive resources such as electrical enclosures, are simply repetitive ancillary structures that do not communicate substantial additional sense of time or place as a group, nor are they visually cohesive.

Photographs of a representative example of each of the repetitive resource types are provided on **Plate 5**.

**Plate 5: Repetitive Resource Types**



**B – Residential Garage / Shed (Building G-B)**



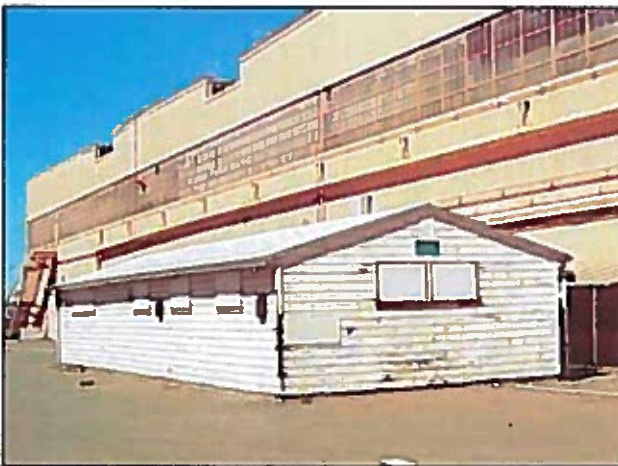
**C – Duplex And Multi-Family Residential (Building QA 07/08)**



**E – Small Industrial Garage/ Shed/ Pumphouse/ Electrical Facility (Building 0592)**



**F – Bomb Shelter (Building FA-04)**



**G – Latrine (Building 0742A)**



**J – Masonry Industrial/ Ordinance Storage Or Warehouse (Building 0239)**



**Plate 5: Repetitive Resource Types**



**K – Wooden Industrial/ Ordinance Storage Or Warehouse (Building 0529)**



**L – Metal-Clad Industrial/ Ordinance Storage Or Warehouse (Building 0213)**



**M – Masonry Industrial Shops (Building 0461)**



**O – Metal-Clad Industrial Shops (Building 0115)**



### **A- Residential Garage / Shed**

Of the 42 Residential Garage/Shed resources, 40 are considered repetitive resources and two (0928 and A-J) are not. One of these is a distinctive Spanish Eclectic garage and the other is a greenhouse. Repetitive garage and shed subtypes include two basic types: side-facing gabled roof types (single door, R-G, B-G and S-B and two-door, E-C, 0133B, L-F, J-E, H-64, M-063, M-D); and front-facing gabled roof types (single door, M-007A, 0131A, 0019A, 0029A, 0029G, M-001C, T-A and U-B, and two-door, P-D, O-F, G-B, C-J, 0017B, 0160A, M-125 and M-126).

### **B – Duplex And Multi-Family Residential**

Of the 27 resources in this property type, the 10 duplex-garages are considered repetitive resources (QA01/02, QA03/04, QA05/06, QA07/08, QA09/10, QA11/12, QA13/14, QA15/16, QA17/18 and QA19/20).

### **C – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility**

All of the 34 resources in this property type are considered repetitive resources. Common subtypes in the category include: rectangular with side-gabled roof types (0854, 1278, H034 and 0100a); and rectangular or square with flat roof types (0109, 0251, 0255, 0493, 0469, 0541, 0592, 0671, 0728, 0730, 0693, 0730, 0781, 0801, 0822, 0830, 0828, 0834, 0898, 0782, A260, A192, H066 and H075).

### **D – Bomb Shelter**

The 35 bomb shelters that make up this property type are considered repetitive resources.

### **E – Latrine**

All 8 of the buildings that make up this property type are considered repetitive resources. There are no important distinctions between latrine subtypes, all of which are essentially rectangular in plan and one story in height.

### **F – Masonry Industrial/ Ordnance Storage/ Warehouse**

The 27 buildings within the Masonry Industrial/Ordnance Storage/Warehouse group range from small, simple, single story utilitarian buildings to distinctive two story brick buildings with front-facing gabled roofs. Of the 27 buildings in this property type, 21 are considered repetitive resources. The front-facing, gable roofed brick examples (0069, 0077, 0088 and 0114) retain individual significance and are classified as Landmarks and Individually Significant Contributing Resources. They are therefore not considered repetitive resources.

The 23 repetitive resources in this property type include examples of the following roof types: very low pitched (nearly flat), side-facing gable roofed types (0071 and 0207); flat roofed, multi-story types (0215, 0225, 0229, 0239 and 0483); side-facing gable roofed types (0098, A031, A049, A054, A065, A130, A131, A220, A221, A222, A223, A224 and A225); and central monitor with side shed roofs (0757).

### **G – Wooden Industrial/ Ordnance Storage/ Warehouse**

The 21 buildings in the Wooden Industrial/Ordnance Storage/Warehouse group are predominantly one story in height (some are high-cube), and all are utilitarian in style. Of the 21 buildings in this property type, 12 are considered repetitive resources. These include: 0027, 0027A, 0049, 0100, 0102, 0111, 0180, 0259, 0529, 0728A, 0788 and 0803. The nine gambrel-roofed coal sheds each retain individual significance and are classified as Landmarks. They are therefore not considered repetitive resources.

### **H – Metal-Clad Industrial/ Ordnance Storage/ Warehouse**

The 23 buildings in the Metal-Clad Industrial/Ordnance Storage/Warehouse group are all utilitarian in style. Subtypes include: front-facing gable roofed types (0113, 0455, 0507, A072, A076 and A256); front-facing gable roofed typed with shed extension (A069, A080 and 0702); multi-front-facing gable roofed types (0257, A258); front-facing gable roofed with monitor types (0213, 0221, 0223, 0237 and 0253); and flat roofed with monitor types (0373 and 0527). All 23 buildings are considered repetitive resources.

### **I – Masonry Industrial Shops**

The 23 buildings in the Masonry Industrial Shops category range from Classical Revival to utilitarian in style. Of the 23 buildings in this property type, 11 are considered repetitive resources. The Classical Revival style, brick, side-facing, gable roofed examples retain individual significance and are classified as Landmarks (0046, 0087, 0085, 0089 and 0091) and Individually Significant Contributing Resources (0101, 0165, 0052, 0050, 0106 and 0118). They are therefore not considered repetitive resources.

The 11 repetitive resources in this property type include examples of the following subtype: flat roofed, curtain wall types (0271, 0386, 0388, 0390, 0680, 0688 and A266) and flat roofed, punched window types (0273, 0461, 0676, 0742).

### **J – Metal-Clad Industrial Shops**

The 26 buildings in the Metal-Clad Industrial Shops category are from one to two stories in height and range from very large (over 100,000 square feet) to very small (approximately 1,000 square feet).

All 26 buildings in this property type are considered repetitive resources. Subtypes include: front-facing gable roof types (0115, 0531, 0810, 0855 and A159); front-facing gable roof with monitor types (0116, 0164 and 0804); and very low pitched (nearly flat) gable roof with monitor types (0559, 0599, 0637, 0689, 0738 and A215).

### **3.4 PERIOD OF SIGNIFICANCE AND ERAS**

The Historic District includes buildings, sites and structures from five Eras: 1854-1865 (Founding of the Shipyard through Civil War), 1866-1897 (Civil War to the Spanish American War), 1898-1918 (Spanish-American War through World War I), 1919-1938 (the Interwar Years), and 1939-1945 (World War II). The defined period of significance for the National Register listing covers 91 years, from 1854-1945.

The majority of contributing resources in the National Register Registration Form were constructed in Eras 3 and 5, with more than 40 percent of the total number built immediately before or during World War II. Interestingly, the individually designated Landmarks were primarily constructed during Era 3, from 1898 through 1918. In all, Landmarks within the Specific Plan Area date from four of the five Eras, with seven from the first Era (1854-1865), five from the second Era (1866-1897), 28 from the third Era (1898-1918), and one, the hospital, from the fourth Era (1919-1938).

The National Register Nomination Form contains an extensive evaluation of whether post-1945 buildings, structures and sites should have been included in the period of significance.<sup>4</sup> Ultimately, post-1945 buildings and areas of the base dominated by post-1945 construction were not included in the Historic District because a case for exceptional significance could not be established and linked firmly to individual buildings, structures, or sites built after 1945.

Mare Island's most important role during the post World War II period was its role in nuclear submarine repair and construction. This work largely took place within pre-1945 buildings, often with little modification to their exteriors. As noted on page 8-59 of the Registration Form, "(n)ew construction predominantly took the form of temporary buildings, scattered throughout the area." "Beyond the shipyard, the trend at Mare Island was toward the abandonment of historic functions and only partial reuse of historic buildings." Thus, post-1945 buildings were not included as part of the District when it was listed in 1997.

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<sup>4</sup> Pages 8-56 through 8-60 of the National Register of Historic Places Registration Form for Mare Island Historic District, Vallejo, California, January, 1996.

**Table 3** shows the number of structures from each Era identified as Contributing Resources in the National Register Registration Form, by Reuse Area.<sup>5</sup>

REUSE AREA	ERA 1 1854-1865	ERA 2 1866-1897	ERA 3 1898-1918	ERA 4 1919-1938	ERA 5 1939-1945	TOTAL
1A				1		1
2A				1	8	9
2B				3	1	4
3A				6	9	15
3B	6	1	37	9	11	64
4	2	6	32	19	27	86
5	1		9	6	38	54
6		2	14	27	38	81
8		6	7	5	6	24
9			2	8	8	18
10A			8	3	18	29
10B					2	2
TOTAL	9	15	109	88	166	387

<sup>5</sup> One building in area 3B (buildings 0125) and 4 landscape features (1 in sub area 4, 1 in 8, and 2 in sub area 9) do not have construction dates.

Table 4 provides a breakdown of major property types by Era.

TABLE 4 CONTRIBUTING RESOURCES BY PROPERTY TYPE AND ERA							
TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	NON E	TOTAL
A – Single-Family Residential	0	5	24	10	2	0	41
B- Residential Garage / Shed	0	0	6	28	8	0	42
C – Duplex And Multi-Family Residential	0	2	2	1	22	0	27
D – Barracks	0	0	1	4	7	0	12
E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility	0	0	4	10	20	0	34
F – Bomb Shelter	0	0	0	0	35	0	35
G – Latrine	0	0	2	1	5	0	8
H – Other Infrastructure	0	0	1	3	9	1	14
I – Landscape	0	3	2	1	0	4	10
J – Masonry Industrial/ Ordnance Storage Or Warehouse	3	1	12	2	9	0	27
K – Wooden Industrial/ Ordnance Storage Or Warehouse	0	0	15	1	5	0	21
L – Metal-Clad Industrial/ Ordnance Storage Or Warehouse	0	0	12	5	6	0	23
M – Masonry Industrial Shops	5	2	5	5	6	0	23
N – Wooden Industrial Shops	N/A	N/A	N/A	N/A	N/A	N/A	N/A
O – Metal-Clad Industrial Shops	0	0	6	3	17	0	26
P – Masonry Administrative, Institutional Or Commercial	1	1	6	8	7	0	23
Q – Wooden Administrative, Institutional Or Commercial	0	0	3	0	4	0	7
R – Metal-Clad Administrative, Institutional Or Commercial	0	0	4	1	1	0	6
S- Berths/ Quays/ Causeways	0	1	4	5	3	0	13
<b>TOTAL</b>	<b>9</b>	<b>15</b>	<b>109</b>	<b>88</b>	<b>166</b>	<b>5</b>	<b>392</b>

### 3.5 SUB-AREA SENSITIVITY

The following sub-area characteristics or development patterns are important in defining the Mare Island Historic District:

- The basic relationships among contributing resources were *ad hoc* and functional, reflecting the operational needs of the military at both the conclusion of World War II and in 1996 when the Shipyard closed. Historic structures which did not continue to meet military needs during the Cold War were altered, moved or demolished between 1945 and 1996, leaving only those pre-1945 structures which remained useful to the military.
- The Historic District also contains a number of repetitive resources, either in groupings or as individual outbuildings to larger, more significant structures.
- The Historic District is strongly characterized by a mix of periods, materials and architectural styles. Due to the unusually long period of significance, and the temporary nature of many of the buildings, the Historic District is not visually cohesive in the manner of historic areas constructed over a shorter period of time or pursuant to a single plan.
- The Historic District is also strongly characterized by a mix of uses, including clearly identifiable industrial, administrative (*i.e.* office) and residential uses. Often, these original uses can be easily distinguished by their architecture.
- The Historic District as a whole is strongly characterized by a mix of eras, although the mix varies depending on the development patterns within the various planning sub-Areas. Reuse Area 4, for instance contains buildings from all 5 eras, including 32 from 1898-1918, 19 from 1919-1948 and 27 from 1939-1945. In contrast, sub-Areas 2A, 2B, 3A, and 10B do not contain any buildings constructed before 1919.
- Residential uses are often located in close visual proximity to non-residential uses, including industrial buildings. Although residential areas are clearly identifiable, separation of uses is much weaker than in typical civilian developments.
- Setbacks for industrial and administrative buildings largely appear to be random, while many buildings are not oriented toward the street, all of which contributes to the *ad hoc*, unplanned character of the Historic District.

- Differences between uses are often highlighted by landscaping. For instance, industrial areas have limited landscaping while mature trees and grass characterize residential areas.
- Outside of the Historic Core, industrial buildings are often widely spaced with paved areas between the structures.
- Structures along the waterfront are often strongly oriented toward the water, underscoring their Shipyard function, with a strong visual present from the mainland.
- In Reuse Areas 3B and 4, major building clusters and siting patterns form a streetwall that is essential to the establishment of historic character.
- The Historic District boundaries or edges are not strongly defined, and the casual visitor may not be conscious of entering an historic environment.

### **3.6 AREA RESOURCES AND CHARACTER-DEFINING FEATURES**

Contributing resources, including Landmarks, are not evenly distributed across the Historic District. Instead, they are concentrated within Reuse Areas 3B, 4 and 5, all of which access the Waterfront. Landmark structures are primarily located within Reuse Area 4, in the area referred to as the “Historic Core,” which includes the dramatic row of Officers’ Quarters along Walnut Avenue. The Reuse Areas with the heaviest concentration of contributing resources are primarily intended for retail/commercial and industrial use, which take advantage of the character of the Navy’s use along the Waterfront.

Historic District resources are described by Planning Reuse Area below. The Reuse Area boundaries are provided in **Figure B.1-1**, page 3 of this document, and detailed descriptions of the contributing resources are contained in the Historic Resources Catalogue, **Appendix B.3**.

#### **Reuse Area 1A**

The North Island Industrial Park (Reuse Area 1A) contains 152 acres situated in the northern portion of Mare Island. It has direct access to the Highway 37 interchange. Highway 37 and the North Gate form the northern boundary; G Street and the Causeway form the southern boundary. To the west are Reuse Area 1B and wetland areas, and to the east are wetlands and Mare Island Strait. A large pier extends from Reuse Area 1A into Mare Island Strait.

Almost all of Reuse Area 1A is located outside the Historic District. This area contains one Contributing Resource, the Sentry House and Wall (491) constructed in 1936, during the period between the two World Wars. This resource is part of the entry sequence to Mare Island that begins across Mare Island Strait and

includes Administration (485) and Motion Picture Exchange (487), located in Reuse Area 3A. Railroad Avenue on the western boundary of the area is an important north-south artery. This area is characterized by industrial use.

Reuse Area 1A features mainly utilitarian buildings, the majority of which are of recent construction with a few from the World War II period, which underscore the area's industrial nature. Vast expanses of paved open space further emphasize this functional character. The southern border of the Reuse Area is delineated by G Street, the principal access to the Island from the mainland. A grouping of three simple Spanish Eclectic buildings (two of which are located in Reuse Area 3A), and including the sentry house (0491) which is included in Reuse Area 1A, embrace G Street to create an understated entrance to the Island.



**Reuse Area 2A**

The 48-acre area 2A is located at the junction of major access roadways and is bounded by G Street on the north, Railroad Avenue on the east, A Street on the south, and Azuar Drive (formerly Cedar Avenue) on the west.

Reuse Area 2A contains nine contributing resources. Table 5 provides a breakdown of the resources by type, classification, and Era.

TABLE 5 CONTRIBUTING RESOURCES BY PROPERTY TYPE AND ERA REUSE AREA 2A						
TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
D – Barracks						
Notables				1	1	2
E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility						
Components					1	1
L – Metal-Clad Industrial/ Ordnance Storage / Warehouse						
Notables					1	1
O – Metal-Clad Industrial Shops						
Components					1	1
P – Masonry Administrative, Institutional/, or Commercial						
Notables					1	1
Components					1	1
Q – Wooden Administrative, Institutional , or Commercial						
Components					2	2
<b>TOTAL</b>				1	8	9

Reuse Area 2A includes a variety of buildings of various sizes and architectural styles, generally constructed from World War II to the present, that reflect the “community” character of the area. Large barracks and recreational facilities adjoin the tree-lined main thoroughfare, Walnut Avenue. Between C and G streets, these buildings have common setbacks. Tennis courts and ball fields in the northeast portion of the area further emphasize the recreational environment. Beyond Walnut Avenue to the east and west, randomly distributed utilitarian buildings are encircled by paved open space, mostly used for parking.

**Reuse Area 2B**

Reuse Area 2B is bounded by permanent open space on the south and west, Rodman Center on the north, and Walnut and Azuar Drive (formerly Cedar Avenue) on the east. The southerly edge of the Reuse Area divides Building 535 (Public Works Shops) and extends westerly to the railroad tracks near the

westerly façade of Building 455 (Storage). At that point, the boundary extends further south approximately 300 feet and then makes a 90-degree turn to the westerly edge of the wetlands area.

Reuse Area 2B contains four contributing resources. Table 6 provides a breakdown of the resources by type, classification, and Era.

TABLE 6 CONTRIBUTING RESOURCES BY PROPERTY TYPE AND ERA REUSE AREA 2B						
TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
K – Wooden Industrial/ Ordnance Storage/Warehouse						
Components				1		1
L – Metal-Clad Industrial/ Ordnance Storage/ Warehouse						
Notables				1		1
Components				1		1
O – Metal-Clad Industrial Shops						
Notables					1	1
<b>TOTAL</b>				3	1	4

Utilitarian buildings of random sizes are scattered throughout the east portion of Reuse Area 2B, with mostly asphalt paving covering the open space between buildings. A few mature street trees line Walnut Avenue to the east. The western portion of the area is relatively undeveloped and retains much of the natural landscape setting.

### **Reuse Area 3A**

The 35-acre Area is bounded by Railroad Avenue to the west, G Street to the north, and Mare Island Strait to the east, and A Street to the south.

This Reuse Area contains 17 contributing resources. Table 7 provides a breakdown of these resources by type, classification, and Era.

**TABLE 7  
CONTRIBUTING RESOURCES BY PROPERTY TYPE AND ERA  
REUSE AREA 3A**

TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
<b>E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility</b>						
Components					3	3
<b>F – Bomb Shelter</b>						
Components					2	2
<b>J – Masonry Industrial/ Ordnance Storage Or Warehouse</b>						
Components					1	1
<b>M – Masonry Industrial Shops</b>						
Components				1		1
<b>O – Metal-Clad Industrial Shops</b>						
Notables					1	1
Components					2	2
<b>P – Masonry Administrative, Institutional Or Commercial</b>						
Notables				2		2
Components				1		1
<b>S- Berths/ Quays/ Causeways</b>						
Notables				2		2
<b>TOTAL</b>				6	9	15

Reuse Area 3A served as the core of the Navy’s submarine repair center during World War II. The physical translation of this role is utilitarian, industrial buildings of various sizes, which are loosely laid out on a grid of streets in this flat waterfront area. G Street, the principal entrance to Mare Island, forms the north border of the area. A cluster of three small Spanish Eclectic buildings (one of which is located in Reuse Area 1A) line G Street and create a subtle entry sequence to the Island. Further emphasizing the industrial character of the area, asphalt paving covers much of the open space and the area lacks any planned landscaping.

**Reuse Area 3B**

The 72-acre area is bounded by Walnut Avenue to the west, A Street to the north, Mare Island Strait to the east, and the Historic Core and 7<sup>th</sup> Street to the south. The VA Medical Center is located in the southwest portion.

This Reuse Area includes 65 contributing resources, one of which the Era of construction is unknown. Table 8 provides a breakdown of these resources by type, classification and Era.

**TABLE 8  
CONTRIBUTING RESOURCES BY PROPERTY TYPE AND ERA  
REUSE AREA 3B**

TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
<b>E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility</b>						
Components			1	2	2	5
<b>F – Bomb Shelter</b>						
Components					1	1
<b>G – Latrine</b>						
Components			2		1	3
<b>H – Other Infrastructure</b>						
Notables			1			1
Components *					1	2
<b>J – Masonry Industrial/ Ordnance Storage Or Warehouse</b>						
Landmarks	1					1
Notables	1	1	4		1	7
Components			3			3
<b>K – Wooden Industrial/ Ordnance Storage Or Warehouse</b>						
Landmarks			9			9
Notables			3		1	4
Components			2			2
<b>L – Metal-Clad Industrial/ Ordnance Storage Or Warehouse</b>						
Notables			5			5
Components			1	3	1	5
<b>M – Masonry Industrial Shops</b>						
Landmarks	4					4
Notables			3	1		4
<b>O – Metal-Clad Industrial Shops</b>						
Components			1	1		2
<b>P – Masonry Administrative, Institutional Or Commercial</b>						
Notables					1	1
Components				1		1
<b>Q – Wooden Administrative, Institutional Or Commercial</b>						
Notables			1		1	2
Components					1	1
<b>R – Metal-Clad Administrative, Institutional Or Commercial</b>						
Notables				1		1
<b>S- Berths/ Quays/ Causeways</b>						
Notables			1			1
<b>TOTAL</b>	<b>6</b>	<b>1</b>	<b>37</b>	<b>9</b>	<b>11</b>	<b>65</b>
*Includes one resource for which the Era is not known						

Set along the low flatlands at the water's edge, the industrial character of Reuse Area 3B can be seen in the numerous examples of utilitarian manufacturing, service, and storage buildings, arranged along a grid of streets. A few exceptional examples of brick Classical Revival buildings from the 19<sup>th</sup> century are sprinkled throughout the area. A series of adjacent utilitarian coal sheds from the turn of the 20<sup>th</sup> century feature common setbacks bordering the waterfront. The area is almost devoid of any landscape, with asphalt paving covering most open spaces between buildings.

#### **Reuse Area 4**

The 52-acre Historic Core is somewhat irregular in shape in order to include specific historic resources. The area is generally bounded by Azuar Drive (formerly Cedar Avenue) and Oak Street to the west, 7<sup>th</sup> Street and Reuse Area 3B to the north, Mare Island Strait to the east, and Reuse Area 5 (Dry Dock 2, 9<sup>th</sup> Street, and Walnut Avenue) to the south. At the south edge of the waterfront, the open area including and to the east of Railroad Avenue, which are planned for the public plaza and waterfront promenade end at a fence that separates these areas from the adjacent heavy industrial uses.

The Historic Core includes 87 contributing resources. **Table 9** provides a breakdown of these resources by type, classification, and Era.

**TABLE 9  
CONTRIBUTING RESOURCES BY PROPERTY TYPE AND ERA  
REUSE AREA 4**

<b>TYPE</b>	<b>ERA 1</b>	<b>ERA 2</b>	<b>ERA 3</b>	<b>ERA 4</b>	<b>ERA 5</b>	<b>TOTAL</b>
<b>A – Single-Family Residential</b>						
Landmarks			12	1		13
Notables			1	2		3
<b>B- Residential Garage / Shed</b>						
Notables			2	9	2	13
<b>C – Duplex And Multi-Family Residential</b>						
Notables			1			1
<b>E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility</b>						
Notables			1			1
Components			1	2	2	5
<b>F – Bomb Shelter</b>						
Components					23	23
<b>G – Latrine</b>						
Components				1		1
<b>H – Other Infrastructure</b>						
Components				1		1
<b>I – Landscape</b>						
Notables*		2		1		4
<b>L – Metal-Clad Industrial/ Ordnance Storage/ Warehouse</b>						
Notables			1			1
<b>M – Masonry Industrial Shops</b>						
Landmarks	1					1
Notables		2				2
<b>O – Metal-Clad Industrial Shops</b>						
Notables			3			3
<b>P – Masonry Administrative, Institutional Or Commercial</b>						
Landmarks		1				1
Notables	1		4			5
<b>Q – Wooden Administrative, Institutional Or Commercial</b>						
Landmarks			1			1
Notables			1			1
<b>R – Metal-Clad Administrative, Institutional Or Commercial</b>						
Components			1			1
<b>S- Berths/ Quays/ Causeways</b>						
Landmarks		1				1
Notables			3	2		5
<b>TOTAL</b>	<b>2</b>	<b>6</b>	<b>32</b>	<b>19</b>	<b>27</b>	<b>87</b>
* Includes one landscape for which the Era is not known.						

Distinctive examples of turn of the 20<sup>th</sup> century Classical Revival residences with common setbacks line Officer's Row on the upper western portion of Reuse Area 4. Manicured lawns encircle the residences, and mature shade trees line the street. The area slopes down to the waterfront through the planned gardens of Farragut Plaza and Alden Park, which now includes World War II additions of bomb shelters. The flatlands along the waterfront feature a collection of unique brick Classical Revival industrial buildings and Dry Dock 1, the first dry dock on the Pacific Ocean. Asphalt paving covers the much of the open space between these shop and service buildings.

### **Reuse Area 5**

This 143-acre area is bounded by Azuar Drive (formerly Cedar Avenue) to the west, Walnut Avenue and 9<sup>th</sup> Street to the north, Mare Island Strait to the east, and Piers 21/22 and the Army Reserve Parcel to the south. It contains the largest structures on the Island, which include three dry docks and several rolling and fixed cranes.

Reuse Area 5 includes 54 contributing resources. **Table 10** provides a breakdown of these resources by type, classification, and Era.

**TABLE 10  
CONTRIBUTING RESOURCES BY PROPERTY TYPE AND ERA  
REUSE AREA 5**

TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
<b>E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility</b>						
Notables				1		1
Components				1	7	8
<b>F – Bomb Shelter</b>						
Notables					1	1
Components					6	6
<b>G – Latrine</b>						
Notables					1	1
Components					3	3
<b>H – Other Infrastructure</b>						
Notables					1	1
Components					1	1
<b>J – Masonry Industrial/ Ordnance Storage/Warehouse</b>						
Landmarks	1					1
Notables			1			1
<b>K – Wooden Industrial/ Ordnance Storage/ Warehouse</b>						
Components			1		2	3
<b>L – Metal-Clad Industrial/ Ordnance Storage/ Warehouse</b>						
Notables			1			1
Components					1	1
<b>M – Masonry Industrial Shops</b>						
Notables			2	3	4	9
<b>O – Metal-Clad Industrial Shops</b>						
Notables			1		5	6
Components					3	3
<b>R – Metal-Clad Administrative, Institutional, or Commercial</b>						
Notables			2			2
Components			1		1	2
<b>S- Berths/ Quays/ Causeways</b>						
Notables				1	2	3
<b>TOTAL</b>	1		9	6	38	54

Reuse Area 5 is located on the flatland that lines the waterfront on the eastern side of the Island. Immense utilitarian shop buildings, most of which were constructed between the two World Wars, reflect the almost exclusively industrial use of the area. The buildings are carefully laid out with consistent setbacks along major north-south streets. The area's manufacturing character can also be seen in the ubiquitous railroad tracks connecting the dry docks to the rest of the Island and in the practical use of paved asphalt for lay down areas, which cover most of the open space between buildings.



## Reuse Area 6

Former dredge ponds bound the 123-acre North Residential Village to the west, 1<sup>st</sup> Street to the north, Walnut Avenue and Oak Avenue to the east, and 12<sup>th</sup> Street to the south.

Reuse Area 6 includes 81 contributing resources. Table 11 provides a breakdown of these resources by type, classification, and Era.

TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
<b>A – Single-Family Residential</b>						
Landmarks		1	3			4
Notables		1	6	4	1	12
Components				2	1	3
<b>B- Residential Garage / Shed</b>						
Notables			1	7		8
Components			2	9	3	14
<b>C – Duplex And Multi-Family Residential</b>						
Notables			1	1	10	12
Components					12	12
<b>D – Barracks</b>						
Components				2	2	4
<b>E – Small Industrial Garage/Shed/Pumphouse/ Electrical Facility</b>						
Components					2	2
<b>F – Bomb Shelter</b>						
Components					1	1
<b>H – Other Infrastructure</b>						
Components					1	1
<b>K – Wooden Industrial/ Ordnance Storage/Warehouse</b>						
Components					2	2
<b>O – Metal-Clad Industrial Shops</b>						
Notables			1		1	2
Components				1	2	3
<b>P – Masonry Administrative, Institutional, or Commercial</b>						
Notables				1		1
<b>TOTAL</b>		2	14	27	38	81

Carefully planned vernacular residences, mostly from World War II or later periods, are arranged neatly with common setbacks along linear and curvilinear streets in Reuse Area 6. The residences are accompanied by groomed lawns and prolific large trees, which impart a quaint small town atmosphere. To the north, the area transitions from residential to industrial use, with maintenance shops and infrastructure facilities replacing the meticulously arranged homes.

**Reuse Area 8**

The South Residential Village is 105 acres in size and is bounded by former dredge ponds areas and baylands to the west, 12<sup>th</sup> Street to the north, Azuar Drive (formerly Cedar Avenue) to the east, and the golf course and University Campus Area (Reuse Area 9) to the south.

Reuse Area 8 includes 25 contributing resources. Table 12 provides a breakdown of these resources by type, classification, and Era.

TYPE	ER A 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
<b>A – Single-Family Residential</b>						
Landmarks		3				3
Notables			2			2
Components				1		1
<b>B- Residential Garage / Shed</b>						
Notables				2		2
Components			1	1	2	4
<b>C – Duplex And Multi-Family Residential</b>						
Landmarks		2				2
<b>D – Barracks</b>						
Notables			1			1
<b>E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility</b>						
Components				1		1
<b>F – Bomb Shelter</b>						
Components					1	1
<b>I – Landscape</b>						
Notable Resources		1	2			4
<b>J – Masonry Industrial/ Ordnance Storage/Warehouse</b>						
Notables					1	1
<b>P – Masonry Administrative, Institutional, or Commercial</b>						
Notables			1			1
Components					2	2
<b>TOTAL</b>		6	7	5	6	25
* Includes one landscape for which the Era is not known						

Located at the crest of the low sloping hill that bisects the Island north-south, Reuse Area 8 features a variety of planned and natural landscapes. At the center of the area is the Parade Ground, a large open lawn bordered on the east by a massive 1917 Classical Revival barrack, and on the south by particularly exquisite examples of Queen Anne residences from 1888. Other commonplace examples of vernacular and utilitarian residential buildings, many from the World War II period and later, are scattered throughout the lush landscape.

### Reuse Area 9

This 51-acre area is bounded on the west by the golf course, on the north by Club Drive and Azuar Drive (formerly Cedar Avenue), on the east by Railroad Avenue, and on the south by the golf course, regional park, and Army Reserve.

Reuse Area 9 includes 20 contributing resources. Table 13 provides a breakdown of these resources by type, classification, and Era.

TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
<b>B- Residential Garage / Shed</b>						
Notables					1	1
<b>D – Barracks</b>						
Notables				1	4	5
<b>E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility</b>						
Components			1	3		4
<b>H – Other Infrastructure</b>						
Notables				1		1
Components					1	1
<b>I – Landscape</b>						
Notables						2
<b>P – Masonry Administrative, Institutional, or Commercial</b>						
Landmarks			1			1
Notables				3	2	5
<b>TOTAL</b>			2	8	8	20
*Includes two landscape for which the Era is not known.						

Reuse Area 9 is dominated by the 1899 Classical Revival hospital, the linear configuration of which is further accented by later additions to the north and south of the original building. The hospital is set in a hillside and surrounded by manicured landscaped grounds. Other buildings in the Reuse Area, which include engaging examples of Spanish Eclectic and utilitarian style architecture, were constructed in the 1920s and 1930s to augment medical facilities. Natural and

groomed landscapes complement the informal arrangement of buildings and create a picturesque setting.

**Reuse Area 10A**

The South Industrial Park (Reuse Area 10A) is bounded to the west by Railroad Avenue, to the north by Berth 24 and Reuse Area 10B Army Reserve, to the east by Mare Island Strait, and to the south by the Regional Park (Reuse Area 12). It is a 69-acre waterfront area, 8.7 acres of which are in a conservation easement.

Reuse Area 10A includes 29 contributing resources. **Table 14** provides a breakdown of these resources by type, classification, and Era.

TABLE 14 CONTRIBUTING RESOURCES BY PROPERTY TYPE AND ERA REUSE AREA 10A						
TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
E – Small Industrial Garage/ Shed/ Pumphouse /Electrical Facility						
Components					3	3
H – Other Infrastructure						
Components					2	2
J – Masonry Industrial/ Ordnance Storage Or Warehouse						
Notables			2			2
Components			2	2	6	10
L – Metal-Clad Industrial/ Ordnance Storage/ Warehouse						
Components			4		3	7
M – Masonry Industrial Shops						
Notables					1	1
Components					1	1
O – Metal-Clad Industrial Shops						
Components				1	1	2
S- Berths/ Quays/ Causeways						
Notables					1	1
<b>TOTAL</b>			<b>8</b>	<b>3</b>	<b>18</b>	<b>29</b>

Reuse Area 10A, located on the flatlands along the eastern waterfront, historically served as an ammunition depot, where munitions were processed and stored. Utilitarian buildings of various sizes, most of which were constructed during the boom of World War II, are densely arranged around Blake Avenue, the central thoroughfare for the area. Many of the buildings have common setbacks. The Area features a naturally landscaped setting, with some expanses of asphalt paving.

**Reuse Area 10B**

The 24-acre area 10B is bounded to the west by Reuse Area 12, which also extends along a portion of the south boundary, and to the north by Berth 22 and by Reuse Areas 9 and 5, to the east by Mare Island Strait, and to the south by Reuse Area 10A. Reuse Area 10B is a federal-to-federal transfer property occupied by the U.S. Army Reserve.

Within the Specific Plan area, Reuse Area 10B includes five contributing resources. **Table 15** provides a breakdown of these resources by type, classification and Era.

TYPE	ERA 1	ERA 2	ERA 3	ERA 4	ERA 5	TOTAL
H – Other Infrastructure						
Components					5	5
TOTAL					5	5

Reuse Area 10B is located under Army Reserve control. Many of the area’s buildings are densely grouped around Railroad Avenue, which bisects the area north-south. Two small, utilitarian sentry houses from World War II straddle this main thoroughfare, with the intent to limit access to and from the adjacent ammunition depot in Reuse Area 10A. The eastern portion of the area lies along the water’s edge and includes several finger piers.

## **4.0 DEVELOPMENT PLAN AND REVIEW PROCESS**

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Underlying the plan to redevelop Mare Island is a basic assumption that maintenance of the Historic District into the future will require that its reuse be economically viable. Buildings or structures that cannot be economically reused, or that prevent the reuse of other contributing resources, may need to be replaced over time. The Specific Plan and these Historic Project Guidelines establish criteria that permit adaptive reuse of contributing resources and new construction while protecting the basic historic integrity of the Historic District.

### **4.1 HISTORIC DISTRICT BOUNDARIES**

**Figure B.1-1** shows the boundaries of the City of Vallejo Mare Island Historic District, as designated by the City and reflecting the National Register listing.

As shown in **Figure B.1-1**, portions of the Specific Plan areas are outside the Historic District. The entire NHL District is located within the Historic District boundaries and Specific Plan Area. It includes: Area A, the Historic Core; Area B, the U.S. Naval Weapons Annex, Area C, the Hospital Complex and Area D, the Relocated Officers' quarters. The four, non-contiguous NHL areas have a combined size of approximately 150 acres and, with one exception (a portion of Area D), are within the boundary of the Historic District. The Specific Plan area contains 392 existing resources described as "contributing" in the Registration Form, although only those located in the NHL were designated as Landmarks by the City. Eight of the resources identified in the National Register Registration Form, which were within the Specific Plan area, were demolished by the Navy prior to the transfer of the property to the City.<sup>6</sup>

Two planning areas within the Historic District are not addressed in these Historic Project Guidelines, although they are within the Specific Plan area: Reuse Area 12, which is not under City control, and Reuse Area 11, which was reviewed by the Navy under Section 106 before it was transferred to the City for use as a golf course. In addition, the Historic Project Guidelines do not address Reuse Areas 1B, 7 and 13, all of which are outside of the Historic District. Reuse Area 7 does contain archeological resources, but it is under Navy, not City control. Only a very small portion of Reuse Area 1A is within the Historic District; this Reuse Area contains one contributing resource which is addressed in the Historic Project Guidelines. The City does not have authority to impose preservation requirements on Reuse Areas under federal or state control.

### **4.2 MARE ISLAND DEVELOPMENT PLAN**

The Preliminary Master Development Plan, (Development Plan) as provided in Appendix E of the Specific Plan, includes the disposition of the contributing

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<sup>6</sup> The following resources were demolished prior to the transfer: A187, A197, A265, 0463, 0463A, 0686, 0814, and 0874

resources within Reuse Areas 2A, 2B, 3A, 3B, 4, 5, 6, 8, and portions of 9, 10A and 10B. The Development Plan for contributing resources within the Historic District is provided as Attachment 1 to these Historic Project Guidelines. The Development Plan also identifies how new infill construction is to be accommodated, as well as demolitions that may be necessitated by a number of considerations, including Specific Plan goals for housing and open space and requirements for infrastructure improvements, especially new streets and parking. All development projects, including proposed demolitions, must be consistent with the Development Plan.

### **4.3 HISTORIC DISTRICT PROJECT SITES**

A “Project Site” is a legal parcel on which a project or contributing resource, as defined herein, is located. In the absence of a legal parcel, a project site may be determined by the Planning Manager. The function of the project site is to define the area in which physical changes to the environment can reasonably be expected to have an impact on the individual resource in a manner that could adversely affect its historic character.

Similarly, the definition of project site is intended to allow consideration, where appropriate, of the site features described in the *Secretary’s Standards*, including “circulation systems such as walks, paths, roads, or parking, vegetation such as trees, shrubs, fields or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools or lakes” which are important in defining the overall historic character of the property.

For all of these reasons, the City has established the Project Site for each contributing resource as “that area containing structures or other features which were *functionally related* to the individual resource during the period of significance for the National Register Historic District, *i.e.* between 1854 and 1945.” Additional information about functional relationships among structures is provided in the Design Guidelines for the Historic District (Appendix B.4).

#### **4.3.1 CRITERIA FOR ESTABLISHING A PROJECT SITE OR LEGAL PARCEL**

To establish a project site or legal parcel within the Historic District, the following criteria shall apply:

1. The site shall retain enough land and historic features to maintain a sense of the historic setting.

2. The site shall minimize adverse impacts of new construction on a contributing resource.
3. The site shall retain natural features, such as trees and vegetation, which contribute to the preservation of a historic resource or provide a buffer between the historic resource and new construction.

In cases where no legal parcel exists, a project site may be determined by the Planning Manager or the AHLC. The AHLC shall review a proposal to establish a legal parcel; however, the final determination of a legal parcel shall be subject to Chapter 15, Subdivisions of the Vallejo Municipal Code.

#### **4.4 DEVELOPMENT REVIEW PROCESS**

The review process described below is limited to permits required under the Mare Specific Plan. It does *not* affect requirements to obtain other local approvals issued for other purposes, including but not limited to site plan and design review approval as part of a Unit Plan application and building permits.

New construction, rehabilitation, relocation of resources, and demolition of resources within the Historic District will be subject to review by the City of Vallejo, unless a tax credit application (Certified Project) has been submitted for the affected resource, as defined Non-certified historic projects are those not applicable for tax credits. A process diagram for non-certified projects is provided in Figure B.1-2. If a tax credit application has been submitted, the National Park Service (NPS), as defined in Chapter 6.0, will conduct review of any actions affecting the resource.

##### **4.4.1 LOCAL REVIEW**

###### **A. CERTIFICATE OF APPROPRIATENESS (COA)**

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



- (d) Interior alterations of a Landmark;
  - (e) Relocation of a contributing resource; and
  - (f) Demolition of a building, structure or significant site feature within the Mare Island Historic District.
2. The following actions will be considered by the AHLC:
- (a) All new construction and significant rehabilitation projects within the Mare Island Historic District;
  - (b) Relocation of a contributing resource;
  - (c) Alteration or new construction affecting a Landmark or Notable Resource and its Project Site including a cultural landscape, projects within an NHL District;
  - (d) Demolition of a Landmark or Notable Resource in accordance with Section 5.3.2 of this document;
  - (e) Appeals of an administrative decision; and
  - (f) Referrals from the Planning Manager.
3. All other projects will be acted on administratively by the Planning Manager, including the following:
- (a) Alterations and demolition of a Component Resource; and
  - (b) Alterations within any of the 10 landscapes identified as “contributing resources”. Project proponents shall also retain a qualified consultant to prepare a cultural landscape and shall submit the evaluation to the Planning Manager for review and approval.
4. The Secretary of the AHLC shall notify members of an administrative decision by the Planning Manager within five working days of the decision. A project may be referred to the AHLC when a Commissioner makes such a request within five working days of notification.
5. The Secretary of the AHLC shall present all findings made by staff for the demolition of a Component Resource, as specified in Chapter 5.0, to the AHLC in written form at the next regularly scheduled meeting of the AHLC.

## B. APPEALS

1. Any person adversely affected by an administrative decision made by the Planning Manager may appeal the decision to the AHLC by filing a written request with the Secretary of the AHLC within ten calendar days of the administrative decision.
2. Any person adversely affected by a decision made by the AHLC may appeal the decision to the City Council by filing a written request with the City Clerk within ten calendar days of the AHLC decision.

## C. EXCEPTIONS

1. The following actions do not require a COA:
  - (a) Painting, routine maintenance or minor repair (as defined in the rules of the AHLC);
  - (b) Interior alterations of contributing resources that are not City Landmarks;
  - (c) Emergency measures of construction or alteration which are deemed necessary to correct unsafe or dangerous condition of any structure, other feature or part thereof, where such condition has been declared unsafe or dangerous by the Chief Building Official or the Fire Chief and where measures have been declared necessary by such officials to correct the conditions and where only such measures as are reasonably necessary to correct unsafe or dangerous conditions shall be performed;
  - (d) Memorandum of Agreement Appendix A (1992 Programmatic Agreement, Appendix B, Actions Not Requiring Further Consultation); and
  - (e) National Park Service approved Certified Historic Preservation Projects. The AHLC shall be notified of such projects by the Planning Manager and given the opportunity to comment on the project.

## D. APPLICATIONS

An application for a COA shall be on a form prescribed by the AHLC and accompanied by plans appropriate to the scope of and/or stage of work and historic and existing photographs.

## E. PUBLIC HEARING PROCEDURES AND NOTICING

1. The AHLC shall make a decision at a public hearing within forty-five calendar days following receipt of a completed application unless the applicant agrees to an extension of time.
2. A public notice shall be sent to owners of property within 500 feet of the project site and to any neighborhood association registered with the City Planning Division within 1,000 feet of the project site at least seven days prior to the AHLC public hearing.

### 4.5 DEVELOPMENT REVIEW STANDARDS AND CRITERIA

COAs for the above types of projects will be reviewed for consistency with these Historic Project Guidelines, including the *Secretary's Standards*, and the Design Guidelines for the Historic District (**Appendix B.4**). As discussed more fully below, all of these reuse proposals will be required to meet the *Secretary's Standards* for the particular action. The *Standards* address on the extent of permitted alteration and the manner of handling the existing historic fabric in a redevelopment project. In general, different levels of alteration are referred to as different "treatments" in the *Secretary's Standards*.

For the most part, decisions with respect to individual retained resources will not affect the integrity of the Historic District. However, in some cases, new construction, relocation, or reconstruction may have the potential for affecting the visual qualities of the Historic District. To the extent that the *Secretary's Standards* do not contain adequate guidance, the Design Guidelines for the Historic District (**Appendix B.4**) are intended to provide greater clarity.

The following development review criteria for reuse of the Historic District is intended to accomplish the following:

- Ensure that retained resources are not impacted by reuse by requiring that they be treated in a manner that is consistent with the *Secretary's Standards*.
- Ensure that new construction is compatible with the historic nature of the Historic District by requiring that new construction be consistent with the *Secretary's Standards* as provided in the Design Guidelines (**Appendix B.4**) The Design Guidelines address conservation of the Historic District's feeling, setting, and association.

- Ensure that any relocation of resources be accomplished in a manner that is consistent with the *Secretary's Standards* (36 CFR part 68) and applicable guidelines or technical advisories, where appropriate;<sup>7</sup>
- Ensure that those physical characteristics that convey the historical significance of the Historic District and justify its eligibility for inclusion in the National and California Registers are not lost through demolition and new construction.

#### 4.5.1 STANDARD TREATMENTS FOR CONTRIBUTING RESOURCES TO BE RETAINED

##### SECRETARY OF INTERIOR STANDARDS

*The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards for Treatment, 1995, Weeks and Grimmer), were prepared by the National Park Service to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project managers when changes or alterations are proposed for historic resources. While "neither technical nor prescriptive," the Secretary's Standards are "intended to promote responsible preservation practices... [and] provide philosophical consistency" (Weeks and Grimmer 1). The Secretary's Standards are used as basic guidelines for alterations to historic resources in communities throughout the United States.*

California law applies the *Secretary's Standards* to judge whether a project would have a significant impact on the environment. Under CEQA, a project that follows the *Secretary's Standards* "shall be considered as mitigated to a level of less than a significant impact on the historical resource" (CEQA Guidelines §15064.5(b) (3)). Under federal law, rehabilitation projects affecting Certified Historic Structures must follow the *Secretary's Standards* to qualify for tax credits.

##### A. APPLICATION OF SECRETARY'S STANDARDS TO RETAINED RESOURCES

All redevelopment proposals for contributing resources, including Landmarks, that are retained on site, both structural and non-structural, must comply with the *Secretary's Standards*. The *Standards* describe four different treatments for historic resources, depending on a variety of factors. Retained resources will be required to meet the *Secretary's*

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<sup>7</sup> John Obed Curtis, *Moving Historic Buildings*.

*Standards* for the treatment determined applicable through the appropriate administrative review process.

Due to the historic character of most of the buildings and the need to allow economically viable private reuse, most of the retained structures will be rehabilitated or restored, rather than preserved. With the possible exception of some landscape features, reconstruction is unlikely to be used on Mare Island.

#### B. PRESERVATION

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials /features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Preservation may be considered as a treatment when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations.

#### C. REHABILITATION

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

Rehabilitation may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate.

#### D. RESTORATION

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and

plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Restoration may be considered as a treatment when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for restoration should be developed.

#### E. RECONSTRUCTION

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

#### 4.5.2 STANDARD TREATMENTS FOR CONTRIBUTING RESOURCES TO BE RELOCATED

All relocated resources will be treated in a manner that is consistent with the *Secretary's Standards* and applicable guidelines or technical advisories, where appropriate. Unless superseded by higher-level guidance, the technical preservation report entitled "*Moving Historic Buildings*," by John Obed Curtis (1978), will be used to evaluate the technical aspects of relocation proposals.

With respect to the initial decision to relocate contributing resources, a relocation proposal is consistent with the historic character of both the Historic District and the individual structure if it:

- (a) Involves the type of building which would have been relocated during the Navy's tenure; and
- (b) The relocation project will result in relocation to a site which might have received relocated structures during the Navy's tenure.

**Findings:** The AHLC shall approve other buildings or structures and receiving sites for relocation, provided that all of the following findings are met:

- (a) The relocation project has been evaluated and consistent with the preservation report entitled "*Moving Historic Buildings*"; and

- (b) The relocation project is consistent with the Secretary's Standards; and
- (c) The relocation project shall not affect the eligibility of the Historic District for the National and State Registers.

#### 4.5.3 STANDARDS FOR NEW CONSTRUCTION

All new construction within the Historic District must comply with the *Secretary's Standards*, the Design Guidelines for the Historic District (**Appendix B.4**) and the Urban Design Guidelines in Section 4.0 of the Specific Plan.

The *Secretary's Standards* for new construction include the following:

- A. "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."<sup>8</sup>
- B. "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."<sup>9</sup>
- C. Recommended: "Designing a new addition in a manner that makes clear what is historic and what is new."<sup>10</sup>
- D. Not Recommended: "Duplicating the exact form, materials, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building."<sup>11</sup>
- E. Not Recommended: "Imitating a historic style or period of architecture in a new addition."<sup>12</sup>

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<sup>8</sup> The Secretary of the Interior's Standards for the Treatment of Historic Properties, With Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings, page 62.

<sup>9</sup> The Secretary of the Interior's Standards for the Treatment of Historic Properties, With Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings, page 62.

<sup>10</sup> The Secretary of the Interior's Standards for the Treatment of Historic Properties, With Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings, page 112.

<sup>11</sup> The Secretary of the Interior's Standards for the Treatment of Historic Properties, With Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings, page 112.



**Findings:** The AHLC shall approve new buildings or structures within the Historic District, provided that all of the following findings are met:

- (a) The new construction is consistent with the Secretary's Standards; and
- (b) The new construction is consistent with Design Guidelines for the Historic Appendix B.4 and Section 4.0 of the Specific Plan; and
- (b) The new construction is compatible with its location while clearly reflecting its own time; and
- (c) The new construction does not affect the eligibility of the Historic District for the National and State Registers.

#### **4.6 CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Designated properties can benefit from the streamlined environmental review requirements triggered by compliance with the *Secretary's Standards*. According to Section 15126.4(b)(1) of the CEQA Guidelines, activities conducted in a manner consistent with the *Secretary's Standards* typically result in less than significant impacts to historic resources. These Historic Project Guidelines require compliance with the *Secretary's Standards* for all structures which are retained or relocated and for all new construction. In addition, since all projects approved by NPS for historic credits must comply with the *Secretary's Standards*, any certified tax credit project within the Historic District should result in less than significant impacts to historic resources. These Project Guidelines have thus been developed with the intent of insuring that, with few if any exceptions, the Specific Plan will result in less than significant impacts to historic resources under CEQA.

All of the relocation and demolition proposals in the current Development Plan have received environmental review through the SEIR conducted for the Specific Plan, and will not require additional environmental review unless changes in the conditions specified in Section 15162 of the CEQA Guidelines are demonstrated. If in the future, the relocation and demolition proposals or any other changes in the current Development Plan are modified, additional environmental review may be required, depending on the significance of the resulting impacts.

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<sup>12</sup> The Secretary of the Interior's Standards for the Treatment of Historic Properties, With Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings, page 112.

#### 4.7 CALIFORNIA STATE HISTORICAL BUILDING CODE

Buildings and structures designated as historic under federal, state or local authority may use the alternative building regulations contained in the State Historical Buildings Code (SHBC). The Code provides special preservation-based standards for the rehabilitation, preservation, restoration, or relocation of historic buildings. The SHBC applies to all qualified historic structures, districts and sites, and allows for alternative site development design regarding open space, landscaping, pedestrian and vehicular access, sidewalks, driveways, parking spaces, service delivery access, grading, erosion control, and public utilities. The intent of the SHBC is to protect California's architectural heritage by recognizing the unique construction problems inherent in historic buildings and offering an alternative code to deal with these problems. The SHBC is contained in Part 8, Title 24 of the California Code of Regulations.

Other related documents that may apply include:

- A. Seismic Hazard Identification and Mitigation Program for Un-reinforced Masonry Buildings (Chapter 12.07, Vallejo Municipal Code.)
- B. Mare Island Building and Fire Code Compliance (Chapter 12.50, Vallejo Municipal Code (Ord. 1410 N.C. (2d) § 2 (part), 1999.)

#### 4.8 MAINTENANCE OF CONTRIBUTING RESOURCES

Impacts to contributing resources as a result of physical alteration to the building or structure within the project site must be evaluated as they affect the Historic District or sub-areas of high sensitivity. Owners are required to keep in good repair all exterior portions of such resource, all interior portions of City landmarks, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature.

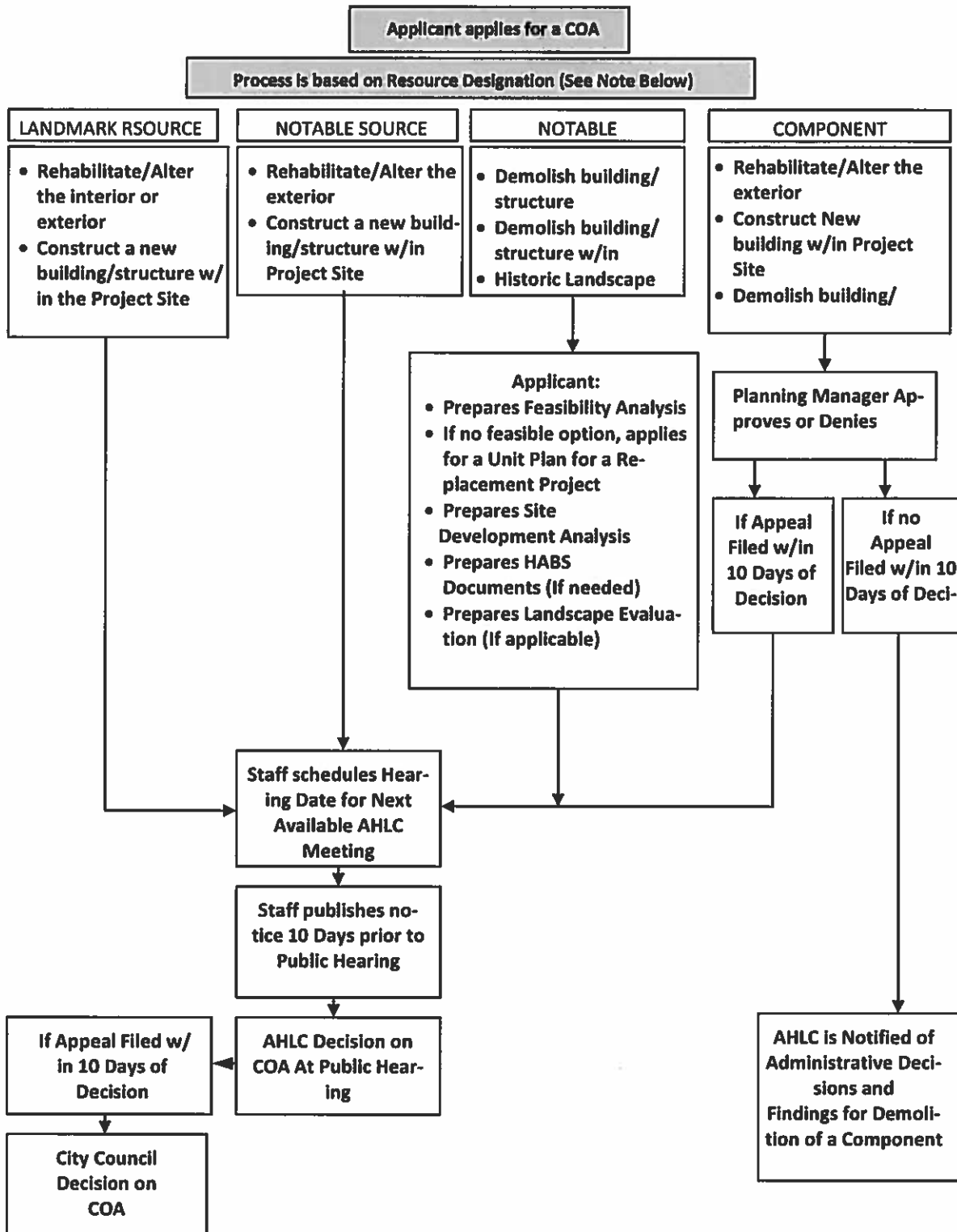
Nothing in these Historic Project Guidelines shall be construed to prevent ordinary maintenance or repair of any exterior architectural feature of a contributing resource not involving a change in design, material or external appearance thereof.

Buildings shall be maintained in accordance with the following requirements appropriate to the treatment authorized under the Historic Project Guidelines, as discussed in the Design Guidelines for the Historic District (**Appendix B.4**):

- Property remaining in continuous use: Operational facilities, systems and equipment will be maintained at normal operational levels. All existing services including, but not limited to, installed utilities and mechanical systems shall continue in operation.

- Vacant Property available for reuse with environmental clearance: Maintenance shall be performed to maintain the structures integrity, weather tightness and utility systems of the facility to limit deterioration. If metered, water shall be periodically turned on to faucets, toilets, urinals, etc. to keep drain traps “wet.” Appliances shall be winterized and unnecessary electrical circuits shall be de-energized. Heating/air conditioning will be turned off except where heating/air conditioning is required to maintain the mechanical systems in working order, for humidity control and to prevent freezing. Historic properties previously heated/air conditioned will be inspected on a regular basis for mildew, mold and other evidence of deterioration. Where deterioration is observed appropriate measures will be taken to arrest the deterioration and prevent its reoccurrence.
- Vacant Property expected to be out of use for minimum of 24 months of occupancy: Maintenance shall be performed to maintain the structural integrity and weather tightness to limit deterioration. No heat or air conditioning will be provided and all utilities will be turned off. Water lines and fire suppression systems will be drained. Sewer traps shall be routinely filled with a non-toxic substance or other methane gas suppression system. Passive ventilation shall be used to control humidity. Scheduled inspections will be made to detect damage from mold or mildew. Where damage is observed appropriate measures will be taken to arrest the deterioration and prevent its reoccurrence.
- Vacant Property proposed to be demolished within 24 months of occupancy: No maintenance is required other than securing the structure from vandalism, transient occupancy or other condition dangerous to the public.

### DEVELOPMENT REVIEW PROCESS



**Notes**

Projects Must be Consistent w/2007 Mare Island Specific Plan (Including Building Demolitions)

AHLC: Architectural Heritage and Landmarks Commission

COA: Certificate of Appropriateness

Alterations: May also include fencing, landscaping, signage, paving, etc.

## **5.0 DEMOLITION**

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It is understood that in order to achieve the goals of the Mare Island Specific Plan, various buildings must be removed. However, in order to maintain the historic fabric of the area, specific standards and criteria have been developed before removal or demolition can take place. The standards for issuance of a demolition permit differ depending on the historic significance of the affected historic resource. In general, demolitions based on the willful neglect of the property owner are prohibited.

Issuance of a demolition permit for any of the following referenced historic resources for which there is an approved COA for the retention of a contributing resource shall be subject to an amendment to the applicable COA. The amended COA must be approved by the AHLC: Resources 0259, 0766, BS3, S32-06, L-F, M-D, N-H, O-B, 6D, T-A, U-B, U-D, H-64, M-001A, and M-001C.

### **5.1 DISTRICT LEVEL CRITERIA**

To protect the Historic District from significant adverse impacts, the City has adopted the following criteria for evaluating impacts to the Historic District from proposed demolitions:

- A. The Historic District must retain a mix of building Eras, materials and architectural styles which reflects the existing multi-layered historic environment; and
- B. All retained contributing resources must be retained in a manner that protects their integrity through conformance with the *Secretary's Standards*.

It is intended that application of the above criteria will avoid impacts to the Historic District which could adversely affect its eligibility for the National and California Registers, as required by the Specific Plan.

### **5.2 AREA-LEVEL DEMOLITION CRITERIA**

The Reuse Area boundaries were selected on the basis of reuse planning rather than historic preservation concerns. Although their boundaries do not reflect historic considerations, the areas were determined to be a convenient vehicle for refining the Historic District impact analysis. The following summary review of contributing resources by Reuse Area is intended to provide a brief overview of the Historic District Resources.

### **Reuse Area 1A:**

Only a small part of Reuse Area 1A, otherwise known as the North Island Industrial Park, is located within the Historic District. It contains only one Notable Resource, the Sentry House and Wall, constructed in 1936, which is part of the entry sequence to Mare Island. Demolition proposals within the Project Site of the Sentry House and Wall will be evaluated to ensure that impacts to the Sentry House and Wall will be avoided or minimized.

### **Reuse Area 2A:**

Reuse Area 2A contains four Notable Resources and five Component Resources, eight from Era 5 and one from Era 4. Although it contains a variety of non-residential buildings, the sub-area is primarily defined by the cluster of large structures and recreational facilities lining Walnut Avenue. The corner of Walnut Avenue and G Street is prominently located on a main transportation corridor. The sub-area does not contain waterfront resources and is not part of the Historic Core. Demolition proposals in Reuse Area 2A should be evaluated to ensure protection of the “street wall” along Walnut Avenue near its intersection with G Street, either by retaining existing resources or through appropriately-designed new construction that respects historic setbacks.

### **Reuse Area 2B:**

Reuse Area 2B contains two Notable Resources and two Component Resources, primarily from Era 4. The structures are scattered across the eastern portion of the sub-area, while the western portion is relatively undeveloped. Large expanses of asphalt paving cover open spaces between buildings. Although the sub-area is adjacent to permanent open space to the south and west, it is primarily characterized by undistinguished structures with no central focus. Demolition proposals in Reuse Area 2B should be evaluated to ensure protection of the “corridor” along Walnut Avenue.

### **Reuse Area 3A:**

Reuse Area 3A contains five Notable Resources and ten Component Resources, primarily from Era 5. Reuse Area 3A is located adjacent to the Historic District and contains few individually significant resources. The primary historic character of the sub-area is drawn from a cluster of three small Spanish Eclectic buildings which line G Street and create an entry sequence to the Island, in combination with the Sentry House and Wall in Reuse Area 1A. These masonry buildings highlight the contrast between the industrial causeway, the relatively serene entrance on G Street and the large utilitarian industrial buildings through the interior of Reuse Area 3A. Demolition proposals in Reuse Area 3A should be evaluated to ensure protection of the existing historic entryway along G Street.

### **Reuse Area 3B:**

Reuse Area 3B contains 14 Landmarks, 26 Notable Resources and 25 Component Resources. This relatively large sub-area contains resources from all 5 Eras, but is particularly rich in structures from Era 3. The sub-area draws its primary historic character from two sources: (a) a series of Era 3 coal sheds which face the waterfront, share a common setback and roofline and are prominently visible from the mainland; and (b) an almost complete lack of landscaping, with asphalt paving conveying most open spaces. In addition, Reuse Area 3B is home to a few exceptional Classical Revival brick buildings from Era 1. Reuse Area 3B is relatively densely developed in comparison to Reuse Area 1A through 3A and was clearly developed for pedestrian access. Demolition proposals in Reuse Area 3B should be evaluated to ensure protection of the Landmark structures, the strong visual presence of the Era 3 coal sheds, the waterfront orientation, and the individually significant Era 1 buildings, as well as to maintain the comparatively higher density of development and pedestrian orientation which characterize Reuse Area 3B.

#### **Reuse Area 4:**

Reuse Area 4, known as the Historic Core, contains 17 Landmarks, 40 Notable Resources, and 30 Component Resources from all 5 Eras, as well as four of the ten designated landscapes. Together with Reuse Area 3B, Reuse Area 4 contains some of the oldest buildings on Mare Island. The pace of construction in Reuse Area 4 increased dramatically in after the Spanish-American War, with 32 structures from Era 3, 19 from Era 4 and 27 from Era 5. Reuse Area 4 is the most evocative of all of the sub-areas, containing a mix of distinction residences, bomb shelters, landscaped parks, waterfront uses and unique Classical Revival industrial buildings. The residential neighborhoods are characterized by extensive landscaping, while the industrial areas are distinguished by asphalt paving. Impressive officers' quarters line the north side of Walnut Avenue, providing a strong visual connection with each other and the landscaped parks to the south. The industrial areas are developed at a relatively higher density, similar to Reuse Area 3B, and were clearly planned for pedestrian access. Reuse Area 4 also contains Dry Dock 1, the first dry dock on the Pacific Ocean. Unlike many other sub-areas, Reuse Area 4 contains relatively few post-1945 intrusions. Demolition proposals in Reuse Area 4 should be evaluated to ensure retention of the exciting mix of architectural styles and Eras, as well as the strong visual rhythm and pattern of the officers' quarters, including the landscaped open space, along the Walnut Avenue frontage. Demolition proposals, coupled with new construction, should also retain the comparatively higher density of development and pedestrian orientation which characterize both Reuse Areas 3B and 4.

#### **Reuse Area 5:**

Reuse Area 5 contains one Landmark, 25 Notable Resources and 27 Component Resources. More than two-thirds of the buildings, including almost all of the Components, date from Era 5. This sub-area is wholly industrial and contains the largest buildings on the Island, plus three dry docks and several rolling and fixed



cranes from the World War II Era. Reuse Area 5 is less densely developed than Reuse Areas 3B and 4, contains no landscaping and appears to have been designed for vehicular access. The scale of the structures is dramatically larger than in the adjacent sub-areas. It contains waterfront historic resources visible from the mainland, but is not in the Historic Core. Demolition proposals in Reuse Area 5 should be evaluated to ensure retention of views of historic resources from the mainland

#### **Reuse Area 6:**

Reuse Area 6, known as the North Residential Village, is primarily located outside of the Historic District, but nonetheless contains four Landmarks, 35 Notable Resources and 42 Components. Almost half of the Contributing Resources are from Era 5, with another third from Era 4. Reuse Area 6 contains a high percentage of repetitive resources, including 20 World War II-Era officers' quarters and another 22 garages and storage sheds. Reuse Area 6 is primarily residential, although it transitions to industrial use to the north. Demolition proposals in Reuse Area 6 should respect the existing residential structures along Azuar Drive.

#### **Reuse Area 8:**

Reuse Area 8, known as the South Residential Village, contains five Landmarks, 13 Notable Resources and seven Component Resources, as well as four of the ten designated landscapes. It is located at the crest of a low sloping hill and features a variety of landscapes, including the prominent, centrally located Parade Ground which serves as the focal point for the sub-area. Reuse Area 8 is primarily, but not exclusively, residential. It contains three fine Queen Anne residences designed as an NHL grouping, which were relocated from their original sites circa 1953. The eastern edge of the Parade Ground is dominated by a massive Classical Revival Barracks from Era 3. The majority of the remaining Contributing Resources are utilitarian residential buildings from Era 5 and later. Demolition proposals in Reuse Area 8 should be evaluated to protect the visual prominence of the Parade Ground and the existing landscapes.

#### **Reuse Area 9:**

Reuse Area 9 contains one Landmark, 14 Notable Resources and five Component Resources, as well as two of the ten designated landscapes. The hilly, landscaped site is dominated by an 1899 Classical Revival Hospital, with a linear configuration accentuated by later additions. Related medical facilities were constructed during Era 4, primarily in Spanish Eclectic or utilitarian style. The entire grouping, including the landscaping, is picturesque, and quite unusual for the Historic District. Demolition proposals in Reuse Area 9 should respect the existing relationships between the Hospital structure and the related facilities.

### **Reuse Area 10A:**

Reuse Area 10A, known as the South Industrial Park, contains four Notable Resources and 25 Components. Reuse Area 10A is located on flatlands along the eastern waterfront at the far eastern edge of the Historic District, visually and physically separated from the remainder of the District. Most buildings were constructed during Era 5. Many of the densely grouped buildings are uniformly set back from Blake Avenue. Reuse Area 10A contains historic waterfront resources but, as a whole, the sub-area is not oriented toward the water. Reuse Area 10A is owned by the State of California. Demolition proposals in Reuse Area 10A should respect the grouping, scale and massing of the existing buildings.

### **Reuse Area 10B:**

Reuse Area 10B contains two Components, both of which are Era 5 sentry houses constructed in a utilitarian style. Reuse Area 10B lies between Reuse Areas 9 and 10A, but its Component Resources are isolated and not visually connected to the remainder of the Historic District. This sub-area contains waterfront historic Resources visible from the mainland. It is currently owned by the federal government and occupied by the U.S. Army Resource. Demolition proposals in Reuse Area 10B will not be subject to these Historic Project Guidelines while it is owned by the federal government. In the event that these resources are transferred to the City or a private entity, demolition proposals will avoid the two sentry houses, although they may be relocated as appropriate.

## **5.3 INDIVIDUAL RESOURCE-LEVEL DEMOLITION CRITERIA**

In addition to impacts on the Historic District and Reuse Areas, demolition proposals obviously affect individual historic resources, both directly and indirectly. The level of review and the stringency of the review criteria depend on the historic significance of the affected historic resources. Apart from area impacts, demolitions which affect individually significant Landmarks or Notable Resources are of more serious concern, and therefore subject to more stringent review, than those which affect Component Resources of no individual significance. The following provides the demolition criteria for Landmarks, Notables and Component resources within the Historic District.

### **5.3.1 LANDMARKS**

Demolition of any individually designated City Landmark is prohibited, unless the City makes a finding that the resource is in such condition that it is not "feasible" to preserve or restore it. Although not currently proposed, demolition of a Landmark may be authorized upon a finding that reuse is not feasible. For the purposes of a determination that issuance of a demolition permit is authorized for a Landmark, the following will apply:

1. **Criteria:** For Landmarks, the City will utilize the hardship test applied to constitutional violations under the Fifth Amendment, which requires a showing that denial of demolition permit would leave the property owner with no beneficial economic use of the Landmark property. The property owner may meet this test by showing that there are no economically feasible alternatives to demolition of the Landmark.
2. **Findings:** The AHLC shall issue a demolition permit for a Landmark if it finds both of the following:
  - (a) The resource is not feasible to preserve or reuse under the hardship test set forth immediately above; and
  - (b) Demolition of the resource will not cause a substantial adverse change in the eligibility of the Historic District for the National and California Registers.

### 5.3.2 NOTABLE RESOURCES

Demolition of any Notable Resource is prohibited. However, it is anticipated that occasionally limited demolition of Notable Resources may occur on Mare Island due to the need to upgrade infrastructure to civilian standards and/or the functional obsolescence of a limited number of buildings and structures. In those instances, a project proponent shall initiate and complete the following process prior to the demolition of any Notable Resource. The City shall review and approve the demolition based on the findings listed below. This standard is intended to be less exacting than the “hardship test” applicable to Landmarks, but more rigorous than the “Reasonable Necessity Finding” applicable to Components.

1. **Criteria:** For Notables, the City will utilize the following process:

#### A. Feasibility Analysis

A Feasibility Analysis that includes an evaluation of alternatives to full demolition, such as use of the alternative standards of the State Historic Building Code, relocation in a manner that is consistent with “Moving Historic Buildings”, or additions, interior renovations, and partial demolition/new construction that may not strictly conform with the Standards, shall be prepared by a qualified consultant approved by the City. The following actions shall take place based on the outcome of the analysis:

1. Should the analysis show feasible alternatives to demolition, a project proponent shall proceed with the Development Review process identified in Section 4.0 of this document.

2. Should the evaluation not identify feasible alternatives to full demolition, the project proponent shall comply with the following additional requirements, all of which shall be submitted to the AHLC for consideration.

**B. Planned Development Unit Plan (Unit Plan) for a Replacement Project**

A Unit Plan pursuant to Vallejo Municipal Code 16.116.075 for a Replacement Project for each Notable Resource proposed for demolition shall be submitted for approval by the Planning Manager. The Unit Plan shall:

1. Meet one of the following conditions:
  - (a) Includes new construction within the footprint of the Notable Resource proposed for demolition; or
  - (b) Involves the rehabilitation of a nearby Landmark or Notable Resource that will necessitate removing one or more Notable Resources of lesser reuse potential to create adequate parking, circulation, or lay down area for the rehabilitated Landmark or Notable Resource; or
  - (c) Be part of a public works project.
2. Include a financial feasibility analysis to demonstrate that commercially reasonable financial resources are available to complete the proposed Replacement Project.
3. Include a schedule to demonstrate that commencement of the Replacement Project will take place within six (6) months of receipt of all necessary City approvals.

**C. Site Development Analysis (Previously Entitled “Deterrence Analysis”)**

A Site Development Analysis for each Notable Resource proposed for demolition shall be prepared. The Site Development Analysis shall include information to support the one of the following findings:

1. The resource is located such that it substantially hinders reuse of a Landmark; or
2. The resource is located such that:
  - (a) It affects the ability of the owner to meet one or more other goals of the Specific Plan, such as the provision of

circulation, access, parking, laydown area, park space, housing or infrastructure, or hazardous materials remediation; and

- (b) The costs required to modify the Development Plan in order to retain the resource is unreasonable in relation to the significance of the resource; or

- 3. The cost of reusing or rehabilitating the resource is unreasonably high when compared to the estimated value of the resource after rehabilitation. In accordance with the Secretary's Standards, Relocation of Notable Resources should be required as an alternative to demolition.

**D. Historic American Building Survey (HABS) Documentation**

The appropriate level of HABS documentation, including photographs, measured plan drawings and a written description to the extent that such documentation has not already been completed, shall be prepared for each Notable Resource proposed for demolition. The HABS documentation shall be made available to the Mare Island Historic Park Foundation and the Solano County, John F. Kennedy Library prior to the issuance of a final demolition permit.

**E. Historic Landscape**

A demolition project within any of the ten designated Historic Landscape, all ten of which are classified as a Notable Resource, shall also require a Cultural Landscape evaluation. All Cultural Landscape evaluations shall become part of the Interpretive Program for the Historic District.

2. Exceptions:

- (a) For Reuse Areas 2A, 2B and 3A, and Buildings 206, 208, 237 and 257, demolitions consistent with the Master Development Plan (Appendix E) are exempt from the above Unit Plan and HABS documentation requirements, but shall require a Feasibility Analysis, Site Development Analysis and Landscape Evaluation. (Section 6 and 11 of the Settlement Agreement.)<sup>13</sup>
- (b) For Reuse Areas 2A, 2B and 3A, the Feasibility Analysis, Site Development Analysis and Landscape Evaluation are exempt from AHLC review and approval and shall be subject to review and

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<sup>2</sup> Settlement Agreement between the City of Vallejo, Lennar Mare Island, LLC, National Trust for Historic Preservation and Vallejo Architectural Heritage Foundation, executed April 11, 2006.

approval by the Planning Manager, and a notice of decision shall be provided to the AHLC. (Section 6 of the Settlement Agreement)

3. **Findings:** The AHLC may issue a discretionary demolition permit for a Notable Resource, if it finds all of the following:
  - (a) A Feasibility Analysis has been prepared that shows no feasible options for reuse have been identified; and
  - (b) A Unit Plan for a Replacement Project has been approved by the Planning Manager; and
  - (c) A Site Development Analysis has been prepared that shows the project meets one of the required findings and is consistent with the Mare Island Specific Plan; and
  - (d) Demolition of the resource will not cause a substantial adverse change in eligibility of the Historic District for the National and California Registers; and
  - (e) All pre-conditions to demolition of a Notable Resource have been met, as set forth in Section 5.3.2.

### 5.3.3 COMPONENT RESOURCES

Demolition of a Component Resource is prohibited unless the City makes a finding that the proposed demolition is reasonably necessary to implement the proposed Preliminary Master Development Plan, including the provision of housing, park space, new infrastructure, additional surface parking, and roadways. This less rigorous standard is appropriate because demolition of Components will not result in the loss of any individually significant historic resources.

#### 1. Criteria for Reasonable Necessity Finding:

City Staff may make an administrative determination that the proposed demolitions reasonably necessary to implement the proposed Development Plan, including but not limited to the provision of circulation, access, parking, laydown area, park space, housing or infrastructure, or hazardous materials remediation;

#### 2. Findings:

City Staff may issue an administrative permit for demolition of a Component Resource if it finds both of the following:

- (a) Demolition of the Component Resource is reasonably necessary to implement the proposed Development Plan; and

- (b) Demolition of the resource will not cause a substantial adverse change in eligibility of the Historic District for the National and California Registers.

The AHLC shall be notified of such findings before demolition is allowed to proceed.

#### **5.3.4 DEMOLITION OF HAZARDOUS STRUCTURE**

Immediate action may be taken to protect or abate a hazardous structure that poses an imminent threat to public health or safety, as determined by the Chief Building Official, without compliance with the pre-requirements for demolition mandated by these Historic Project Guidelines. However, if the imminent threat can be averted through stabilization or other non-destructive protective measures that do not require full or partial demolition, all such measures shall be taken rather than proceeding with demolition, and the Historic Project Guidelines shall thereafter again apply. Once the imminent threat is abated, the AHLC shall be notified of any further measures proposed to be taken to stabilize or demolish any structure protected by these Historic Project Guidelines at least five working days prior to the action. Plans for the new construction on the site of the demolition shall comply with Section 4.0 of the Historic Project Guidelines.

#### **5.4 REHABILITATION FUND**

To offset the impacts of the demolition of historic resources, a funding program has been created and funded by the Master Developer, Lennar Mare Island, LLC (LMI). The City of Vallejo and Master Developer, in consultation with the State Office of Historic Preservation (SHPO), the National Parks Service (NPS), and the National Trust for Historic Preservation (Trust) have determined the specifics of the program.

A revolving loan fund of up to Two Million Dollars (\$2,000,000) by the Master Developer (Lennar Mare Island, LLC.) has been made available for the rehabilitation of certain contributing resources within the Mare Island Historic District. All loans will be subject to the following conditions:

- (a) Loan monies will be available solely for hard costs associated with necessary seismic improvements, exterior façade restoration, window restoration or replacement and foundation repairs.
- (b) All work must comply with the Historic Design Guidelines (Appendix B.4), Chapter 16.38 of the Vallejo Municipal Code and the Secretary of the Interior's Standards for Historic Building Rehabilitation (the "Secretary's Standards).
- (c) No single loan may exceed Two Hundred Fifty Thousand Dollars (\$250,000).
- (d) Loans will be for a term of no more than thirty-six (36) months.
- (e) The interest rate on the loans will be one percent (1%) less than the then prime lending rate, which rate may be adjusted from time to time.
- (f) The maximum outstanding balance of all loans will not exceed Two Million Dollars (\$2,000,000).
- (g) No one person or organization, including affiliates, may hold more than one loan from LMI under this program at any one time.

LMI may establish additional loan criteria without limitation, including commercially reasonable underwriting criteria. Once a loan is approved, LMI will fund the approved work over a twelve (12) month period as the applicant submits legitimate contractor invoices for the work, which invoices may be subject to verification by LMI. LMI or the administrator of the fund, if different, shall review the loan fund periodically and shall deduct from the available loan balance, the amount of any defaulted loans.

All loan payments, excluding interest, will be returned to the loan fund and made available for new loans under the loan program for a period of five (5) years from



the date of the first loan. LMI shall have no obligation to make any new loan following the date that is five (5) years after the date it makes the first loan.

LMI and the City acknowledge and agree that loan funds provided under the criteria outlined above shall not be considered or accounted for as Project Costs (as defined in the Acquisition Agreement) under the terms of the Acquisition Agreement. Notwithstanding the foregoing, reasonable costs of loan fund administration and defaulted amounts are considered as Project Costs.

## **6.0 PRESERVATION INCENTIVES AND FEDERAL REVIEW PROCEDURES**

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### **6.1 PRESERVATION TAX INCENTIVE PROGRAM**

The federal Historic Preservation Tax Incentives Program is available for individually designated historic buildings or structures which contribute to designated historic districts. Properties must be income-producing and must be rehabilitated according to *Secretary of the Interior's Standards for the Treatment of Historic Properties*.<sup>14</sup> (*Secretary's Standards*). One of the key incentives is an income tax credit under the Tax Reform Act of 1986 for up to 20% of the qualified costs of substantially rehabilitating historic buildings for commercial, industrial, and residential rental uses. The Program is administered by the National Park Service (NPS).

#### **6.1.1 CERTIFIED HISTORIC PROJECTS**

Certified historic projects are reviewed by the NPS through a three-part application and reporting process. Any historic resource eligible for the National Register, whether listed or not, may apply. This process is designed to establish the historic character of the affected structures, require compliance with national preservation standards and, finally, confirm that the work was completed in accordance with the approved plans. Failure to satisfy the National Park Service at any stage in the process can result in loss of the 20 percent tax credit.

#### **6.1.2 FEDERAL REVIEW**

Under these Historic Project Guidelines, tax credit projects are exempt from the requirement for a COA. However, the AHLC must be notified and given the opportunity to comment on all tax credit projects. To allow sufficient time for local review, the applicant will submit each application to the AHLC concurrently with submission to the National Park Service. The AHLC will then have a maximum of 45 days to review and comment on the application, unless the time is extended with the consent of the applicant.

#### **Part 1 – Evaluation of Significance**

The first step in the process in submission by the applicant of a Part 1 application for the purpose of determining which resources as “certified historic structures” under the Internal Revenue Code:

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<sup>14</sup> Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, (Washington, D.C.; U.S. Department of the Interior), 1995, I.

1. **“To request certification that a depreciable building contributes to the significance of a registered historic district and therefore qualifies as a “certified historic structure” for the purpose of rehabilitation.”**<sup>15</sup> Buildings that are individually listed in the National Register are generally considered certified historic structures and no further certification is required. City-designated Landmarks are anticipated to be considered certified historic structures. Notable Resources are also anticipated to be eligible for certification since they are, by definition, those resources which: (1) contribute to the significance of the district;<sup>16</sup> (2) were individually noted as having individual historical or architectural significance in the National Register Registration Form, and (3) retain integrity.

2. **“To request certification that a building does not contribute to the significance of the registered historic district in which it is located.”**<sup>17</sup> As part of the Part 1 application, it is anticipated that the applicant will request certification that Component Resources do not contribute to the significance of the Historic District. They are by definition those resources which function as secondary components,<sup>18</sup> are not noted as having individual architectural or historic significance in the National Register Registration Form, do not add individually to the district’s sense of time and place and historical development, or lack integrity.<sup>19</sup> It is also anticipated that as part of the Part 1 application, the applicant will request certification that any non-contributors<sup>20</sup> within the Area do not contribute to the Historic District.

A separate Part 1 application will be submitted for each resource or functional grouping, where the applicant seeks to obtain tax credits. The Part 1 application will result in a certification decision being made for each structure.

## **Part 2 – Description of Rehabilitation Work**

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<sup>15</sup> United States Department of the Interior, National Park Service. “Historic Preservation Certification Application Instructions. (Page 2)

<sup>16</sup> Per 36 CFR 67.4 (f) and 36 CFR 67.5(a) (1).

<sup>17</sup> United States Department of the Interior, National Park Service. “Historic Preservation Certification Application Instructions. (Page 2)

<sup>18</sup> Per 67.6(b)(5)(iii)

<sup>19</sup> Per 36 CFR 67.5(a) (2) and 36 CFR 67.6(b) (5) (ii).

<sup>20</sup> Per 36 CFR 67.6(b) (5) (i).

Once the Part 1 application has been approved, the applicant must submit a Part 2 application outlining plans for rehabilitation, demolition of a non-certified structure or new construction.<sup>21</sup> The Part 2 application will provide a detailed description of the proposed work, including supporting architectural drawings. The NPS will review all proposed rehabilitations, relocations, demolitions and new construction for consistency with the *Secretary's Standards*.<sup>22</sup>

It may be necessary for the applicant to amend the Part 2s as the details of the rehabilitation and reuse program become defined, due to of the level of detail required by the NPS in Part 2 applications.

### **Part 3 – Request for Certification of Completed Work**

A project does not become a “certified rehabilitation” eligible for tax incentives until it is completed and given final approval by NPS. Under the tax credit program, the applicant has the option to conduct the describe work program in one phase over 24 months, or in phases over a 60-month period. Because of the size of the Historic District and the uncertainty with respect to economic conditions, the applicant may use different phasing approaches.

#### **6.1.3 NEW CONSTRUCTION**

New infill construction affecting any structure or grouping which is eligible for tax credits will be reviewed by NPS for consistency with the *Secretary's Standards*. In the interest of consistency, it is anticipated that NPS will also consider these Historic Project Guidelines and the Urban Design Guidelines in Chapter 4.0 of the Specific Plan when reviewing proposals for new construction within the Historic District.

#### **6.1.4 DEMOLITION**

Demolition proposals affecting any structures or groupings eligible for tax credits will be reviewed by NPS for consistency with the Internal Revenue Code requirements and these Historic Project Guidelines. Except in the case of Certified Non-Historic Structures, demolition of Contributing Resources may require additional documentation that retention of the structures is not technically or economically feasible in accordance with 36 CFR Section 67.6(b)(5).

Rehabilitation, relocation, new construction or demolition activities affecting a certified historic structure with a pending tax credit application are automatically subject to comprehensive review by the NPS.

Tax credit applications are anticipated to be used to the extent feasible to facilitate NPS review. Whereas structures that are “related historically to serve an overall purpose, such as a mill complex or residence and carriage house” are required to

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<sup>21</sup> 36 CFR 67.6

<sup>22</sup> 36 CFR 67.7

be treated as a single project for tax credit purposes, separate applications may be made in the case of rehabilitation projects “where there is no historical functional relationship among the structures,” “regardless of how they are grouped for ownership or development purposes.”<sup>23</sup> NPS will determine whether structures within the Historic District form “functional groupings.”

### **6.1.5 SUBSEQUENT ENVIRONMENTAL REVIEW**

Rehabilitation, relocation, new construction or demolition activities within an area with a pending tax credit application are automatically subject to review by the NPS. To the extent that issuance of permits for these activities is mandatory, no additional environmental review is required under CEQA. Furthermore, these actions, since they must be consistent with the *Secretary’s Standards*, do not have the potential for significant adverse impacts to the Historic District, beyond the impacts already reviewed by the SEIR in connection with the Specific Plan, including these Historic Project Guidelines.

Preservation, restoration, rehabilitation and new construction within an area which is subject to exclusive City review must be consistent with these Historic Project Guidelines. These actions, since they must also be consistent with the *Secretary’s Standards*, should generally be considered to be mitigated to a level of less than a significant impact under CEQA.

All of the relocation and demolition proposals in the current Development Plan have received environmental review through the SEIR conducted for the 2005 Specific Plan, and will not require additional environmental review unless the conditions specified in Section 15162 of the CEQA Guidelines are demonstrated. If in the future, the relocation and demolition proposals in the current Preliminary Master Development Plan are modified, additional environmental review may be required, depending on the significance of the resulting impacts.

## **6.2 OTHER TAX INCENTIVES**

### **6.2.1 MILLS ACT CONTRACTS**

Under the Mills Act, owners of historic buildings may qualify for potential property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least ten-years.<sup>24</sup> Owner-occupied single-family residences and income producing commercial properties may qualify for the Mills Act program. A formal agreement, generally known as a Mills Act contract or historic property contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the

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<sup>23</sup> 36 CFR 67.7(b)(4)

<sup>24</sup> See Section 439 et. seq. of the Revenue and Taxation Code (Historic Property Restriction).

property is sold. Property owners agree to protect, preserve, and maintain the property in accordance with specific historic preservation standards and conditions identified in the contract. The City of Vallejo is a participant in the Mills Act, which is available to properties within the Historic District.

#### **6.2.2 CONSERVATION EASEMENTS**

Section 815 et. seq. of the California Civil Code authorizes landowners to convey “conservation easements” to qualified non-profit organizations. In exchange, the landowner receives a tax benefit in the form of a charitable contribution deduction and adjustment in the value of the property for tax purposes to account for the effect of the easement. The easement creates a restriction on the use of the property that is binding upon successive owners. The purpose of a conservation easement is to ensure that land is retained in its natural, scenic, historical, agricultural, forested or open space condition. A conservation easement may be held by qualified tax exempt non-profit organizations whose primary purpose is the preservation, protection or enhancement of the resource in question, as well as the state or any city, county, district, or other state or local government entity. In the case of an historic resource, an easement can be created which protects only exterior historic elements, while enabling continued use of the property.

ATTACHMENT 1-Historic Project Guidelines  
Jul-07

MASTER DEVELOPER  
PRELIMINARY DEVELOPMENT PLAN  
HISTORIC RESOURCES

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	Demolition	Total	Land Use	Comments
2A	459 (Barracks)	notable	41,194	41,194			OFFICE/R&D	
2A	543 (D-Barracks)	notable	47,485	47,485			OFFICE/R&D	
2A	545 (Recreation Facility)	notable	71,379	71,379			CIVIC/EDUCATIONAL	Rodman Center
2A	527 (Warehouse)	notable	114,328	114,328	444,328		WAREHOUSE	1941; Type L (rep.); deters street network, site access, housing
2A	559 (Hobby Shop)	component	21,120		21,120			1941; Type O (rep.); deters street network, new building site, parking
2A	657 (Submarine Teaching)	component	7,165		7,165			1944; Type P (non-rep.); deters new building site, parking
2A	749 (Post Office)	component	2,706		2,706			1944; Type Q (non-rep.); deters parking
2A	761 (Stores)	component	6,025		6,025			1944; Type Q (non-rep.); deters parking
2A	789 (Electrical Distribution)	component	589		589			1942; Type E (rep.); deters parking
2B	535 (Public Works Shops)	notable	49,866	49,866	29,866		LIGHT INDUSTRIAL	1941; Type O (rep.); Partial Demolition & Relocation; deters street
2B	409 (Scrap Metal Warehouse)	component	6,000		6,000			1921; Type K (rep); deters new building site, parking
2B	455 (Storage)	component notable	31,160		31,160			1929; Type L (rep); deters new building site, site access, parking
2B	489 (Warehouse)	component	28,800		28,800			1936; Type L (rep); deters new building site, site access, parking
3A	485 (Administration)	notable	3,400	3,400			COMMERCIAL	Visitor's Center
3A	487 (Motion Picture Exchange)	notable	2,613	2,613			COMMERCIAL	Retail
3A	Causeway	notable	NA				INFRASTRUCTURE	
3A	Quay	notable	NA				INDUSTRIAL	
3A	599 (Metal Storehouse)	notable	112,500	112,500	442,600		WAREHOUSE	1942; Type O (rep); deters site access, parking
3A	461 (Battery Repair Shop)	component	39,847		39,847			1932; Type M (rep); deters street network, site access, parking
3A	471 (Diesel Fuel Storage)	component	362		362			1934; Type P (non rep); deters new building site
3A	515 (Submarine Service Bldg)	component	9,815		9,815			1941; Type O (rep); deters new building site
3A	541 (Electrical Substation)	component	1,584		1,584			1941; Type E (rep); deters new building site
3A	689 (Submarine Repair Bldg)	component	14,494		14,494			1943; Type O (rep); deters parking
3A	693 (Fuel Oil Pumphouse/Storage)	component	248		248			1943; Type E (rep); deters parking
3A	757 (Torpedo Storehouse)	component	6,375	6,375	6,375		OFFICE/R&D/LIGHT INDU	1942; Type J (rep); deters site access; parking
3A	845 (Diesel Oil Pumphouse)	component	186	186	486		OFFICE/R&D/LIGHT INDU	1944; Type E (rep); deters parking
3A	S11-01 (Bomb Shelter)	component	1,960	1,960	4,960		OFFICE/R&D/LIGHT INDU	1942; Type F (rep); deters parking
3A	S11-04 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters parking
3B	229 (US Med Supply Depot)	notable	39,800	39,800			OFFICE/R&D	
3B	497 (Dispensary)	notable	15,114	15,114			OFFICE/R&D	
3B	521 (Administrative Offices)	notable	76,342	76,342			OFFICE/R&D	
3B	Quay (Quay/Walks/Berth)	notable	NA	NA				
3B	73 (Storage)	notable	10,800	10,800			LIGHT INDUSTRIAL	
3B	101 (Shop)	notable	26,640	26,640			LIGHT INDUSTRIAL	
3B	103 (Disbursing Office)	notable	5,156	5,156			LIGHT INDUSTRIAL	
3B	111 (Storage)	notable	11,340	11,340			LIGHT INDUSTRIAL	
3B	121 (Power Plant)	notable	50,713	50,713			LIGHT INDUSTRIAL	
3B	165 (Shop)	notable	15,550	15,550			LIGHT INDUSTRIAL	
3B	207 (Storage)	notable	50,000	50,000			LIGHT INDUSTRIAL	
3B	221 (Storage)	notable	64,000	64,000			LIGHT INDUSTRIAL	
3B	223 (Storage)	notable	18,000	18,000			LIGHT INDUSTRIAL	
3B	253 (Supply Dept.)	notable	56,514	56,514			LIGHT INDUSTRIAL	



Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	Demolition	Total	Land Use	Comments
3B	273 (Storage)	notable	43,680	43,680		216,000	LIGHT INDUSTRIAL	
3B	483 (Storage)	notable	360,000	360,000			WAREHOUSE	5 floor bldg. (3 floors warehouse, 2 floors light indus.)
3B	605 (Telephone Exchange)	notable	9,700	0				Telephone Utility; retained with no identified reuse
3B	77 (Ordinance Storage)	notable	40,000	du			RESIDENTIAL	
3B	85 (Foundry)	landmark	34,370	du			RESIDENTIAL	
3B	87 (Machine Shop)	landmark	30,150	du			RESIDENTIAL	
3B	89 (Boiler Shop)	landmark	12,100	du			RESIDENTIAL	
3B	91 (Boiler Shop)	landmark	11,000	du			RESIDENTIAL	
3B	271 (Shop)	notable	63,576	du			RESIDENTIAL	
3B	69 (Supply Warehouse)	landmark	64,205	du			RESIDENTIAL	
3B	71 (Storage)	notable	66,000	du			RESIDENTIAL	
3B	141 (Coal Shed)	landmark	5,834	du			RESIDENTIAL	
3B	143 (Coal Shed)	landmark	5,900	du			RESIDENTIAL	
3B	145 (Coal Shed)	landmark	6,834	du			RESIDENTIAL	
3B	147 (Coal Shed)	landmark	7,500	du			RESIDENTIAL	
3B	149 (Coal Shed)	landmark	9,588	du			RESIDENTIAL	
3B	151 (Coal Shed)	landmark	11,348	du			RESIDENTIAL	
3B	153 (Coal Shed)	landmark	8,230	du			RESIDENTIAL	
3B	155 (Coal Shed)	landmark	6,045	du			RESIDENTIAL	
3B	163 (Coal Shed)	landmark	10,500	du			RESIDENTIAL	
3B	215 (Storage)	notable	12,669		12,669			1918; Type J (rep); deters landmark reuse, street access, parking
3B	227 (Storage)	notable	9,954		9,954			1918; Type K (rep); deters site access, parking, housing
3B	227A (Shop Stoves, Warehouse)	notable	5,145		5,145			1941; Type K (rep); deters site access, parking, housing
3B	237 (Storage)	notable	63,400		63,400			1918; Type L (rep); deters site access, parking, housing
3B	257 (Storage)	notable	36,000		36,000			1911; Type L (rep); deters site access, parking, housing
3B	417 (Med Supply Depot)	notable	23,850		23,850			1922; Type R (non-rep); deters parking
3B	569 (Police Station)	notable	13,069		13,069			1942; Type Q (non-rep); deters landmark reuse, street network, site access
3B	77A (Latrine)	component	284		284			1906; Type G (rep); deters street network, parking
3B	98 (Lumber Shed)	component	14,335		14,335			1998; Type J (rep); deters street network, parking
3B	100 (Lumber Shed)	component	18,300		18,300			1902; Type K (rep); deters parking
3B	100A (Shed)	component	1,100		1,100			1940; Type E (rep); deters parking
3B	102 (Lumber Shed)	component	18,000		18,000			1902; Type K (rep); deters parking
3B	115 (Electric Shop)	component	8,750		8,750			1901; Type O (rep); deters street network, site access, parking
3B	125 (Admin Bldg/Vault)	component	476		476			unknown date; Type E (non-rep); deters parking
3B	213 (Storage)	component	18,208		18,208			1917; Type L (rep); deters new bldg site, parking
3B	225 (Painting & Finishing)	component	14,100		14,100			1918; Type J (rep); deters site access, parking
3B	239 (Storage Supply Depot)	component	3,250		3,250			1918; Type J (rep); deters street network, parking
3B	251 (Shop)	component	1,800		1,800			1918; Type E (rep); deters parking
3B	259 (Storage)	component notable	24,200		24,200			1911; Type K (rep); deters new bldg site, parking
3B	261 (Latrine)	component	1,100		1,100			1918; Type G (rep); deters parking
3B	373 (Storage)	component	19,568		19,568			1920; Type L (rep); deters street network
3B	387 (Storage/Offices)	component	31,120		31,120			1920; Type L (rep); deters parking
3B	469 (Paint Storage)	component	124		124			1933; Type E (rep); deters parking
3B	493 (Electrical Substation)	component	150		150			1936; Type E (rep); deters parking
3B	507 (Lumber Storage)	component	27,784		27,784			1938; Type L (rep); deters street network, parking
3B	603 (Latrine)	component	1,168		1,168			1942; Type G (rep); deters new building site
3B	607 (Storage)	component	7,920		7,920			1942; Type L (rep); deters site access, parking
3B	631 (Disbursing Office)	component	6,002		6,002			1941; Type Q (non-rep); deters site access, parking



Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	Demolition	Total	Land Use	Comments
3B	801 (Electric Substation)	component	4,176		4,176			1940; Type E (rep); deters parking
3B	855 (Electric Shop)	component	2,236		2,236			1925; Type O (rep); deters parking
3B	S22-01	component	432		432			1942; Type F (rep); deters street network
4	47 (Admin Bldg)	landmark	26,940	26,940			OFFICER&D	
4	47A (Admin & Office)	notable	13,800	13,800			OFFICER&D	
4	C (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	D (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	E (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	G (Officer's Quarters)	landmark	2,680	2,680			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	H (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	J (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	K (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	L (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	M (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	N (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	O (Officer's Quarters)	landmark	7,358	7,358			OFFICER&D/RESIDENTIAL	Mansion (Captains Row)
4	A-I (Garage)	notable	610	610			PARKING	
4	A-J (Greenhouse/Shed)	notable	207	207			RES/GARDEN	
4	B-G (Garage)	notable	416	416			PARKING	
4	E-D (Storage)	notable	170	170			STORAGE	
4	H-B (Garage)	notable	400	400			PARKING	
4	K-L (Garage)	notable	593	593			PARKING	
4	A-A (Detached Quarters)	notable	672	672			RESIDENTIAL	
4	C-A (Quarters)	notable	700	700			RESIDENTIAL	
4	E-F (Quarters)	notable	985	985			RESIDENTIAL	
4	J-E (Quarters)	notable	640	640			RESIDENTIAL	
4	E-C (Quarters)	notable	1,200	1,200			RESIDENTIAL	
4	Farragut Plaza (Plaza Landscape)	notable	NA	NA			OPEN SPACE	
4	Officer's Row (Row Landscape)	notable	NA	NA			OPEN SPACE	
4	Alden Park & Bandshell (Landscape)	notable	NA	NA			OPEN SPACE	
4	116 (Shop)	notable	29,000	29,000			LIGHT INDUSTRIAL	
4	164 (Shop)	notable	7,400	7,400			LIGHT INDUSTRIAL	
4	46 (Smithery)	landmark	49,710	49,710			CMV/EDUCATIONAL	MIHPF Museum
4	104 (St. Peter's Chapel)	landmark	3,218	3,218			CMV/EDUCATIONAL	Chapel
4	Chapel Park (Park Landscape)	notable	NA	NA			OPEN/SPACE	
4	110 (Pumphouse)	notable	2,516	2,516			CMV/EDUCATIONAL	Utility - Drydock Pumphouse
4	235 (Offices/Printing Plant)	notable	7,800	7,800			CMV/EDUCATIONAL	
4	624 (Latrine)	component	1,122	0			CMV/EDUCATIONAL	Toilets (1,122 sf); retained with no development reuse
4	634 (Lunch/Locker Room)	component	743	-9,743			COMMERCIAL	1932; Utility (743 sf); retained with no development reuse
4	854 (Pumphouse)	component	795	-9,795			COMMERCIAL	1926; Utility Pumphouse (795 sf); retained with no development reuse
4	A (Officer's Quarters)	landmark	10,401	10,401			CMV/EDUCATIONAL	MIHPF Museum
4	B (Officer's Quarters)	landmark	7,358	7,358			CMV/EDUCATIONAL	MIHPF Museum
4	DD1 (Dry Dock)	landmark	NA	NA			CMV/EDUCATIONAL	
4	56 (Bandstand)	notable	304	0			CMV/EDUCATIONAL	
4	45 (School for Apprentices)	notable	8,200	8,200			COMMERCIAL	Visitor-Serving Retail on ground floor; live-work above
4	50 (Shop)	notable	8,450	8,450			COMMERCIAL	Visitor-Serving Retail
4	52 (Shop)	notable	21,000	21,000			COMMERCIAL	Visitor-Serving Retail

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	Demolition	Total	Land Use	Comments
4	65 (School for Apprentices)	notable	16,600	16,600			COMMERCIAL	Visitor-Serving Retail on ground floor, live-work above
4	99 (Fire House)	notable	1,900	1,900			COMMERCIAL	Visitor-Serving Retail on ground floor, live-work above
4	99A (Fire House Garage)	notable	1,840	1,840			COMMERCIAL	Visitor-Serving Retail on ground floor, live-work above
4	255 (Transformer)	component	144				FEATURE	Interpretative Program
4	S33-10 (Bomb Shelter)	component	988				FEATURE	Interpretative Program
4	S33-13 (Bomb Shelter)	component	1,960				FEATURE	Interpretative Program
4	S33-15 (Bomb Shelter)	component	1,310				FEATURE	Interpretative Program
4	S33-17 (Bomb Shelter)	component	1,960				FEATURE	Interpretative Program
4	S33-20 (Bomb Shelter)	component	1,960				FEATURE	Interpretative Program
4	Ways 1 (Ways)	notable	NA				FEATURE	Interpretative Program
4	Ways 2 (Ways)	notable	NA				FEATURE	Interpretative Program
4	Quay (Quay)	notable	NA				FEATURE	Interpretative Program
4	FS2 (Ferry Slip)	notable	NA				INFRASTRUCTURE	Transportation Service
4	65 (School for Apprentices)	notable	16,600				RESIDENTIAL	Visitor-Serving Retail on ground floor, live-work above
4	99 (Fire House)	notable	1,900				RESIDENTIAL	Visitor-Serving Retail on ground floor, live-work above
4	99A (Fire House Garage)	notable	1,840				RESIDENTIAL	Visitor-Serving Retail on ground floor, live-work above
4	108 (Storage)	notable	21,600		21,600			1911; Type R (non-rep); deters landmark reuse, laydown area; hazardous materials require demolition
4	116 (Shop)	notable	5,000		5,000			1905; Type O (rep); deters pedestrian access; demo limited to south lean-to
4	334 (Offices)	notable	22,586		22,586			1918; Type P (non-rep); deters landmark reuse, site access, laydown area
4	C-J (Garage)	notable	460		460			1930; Type B (rep); deters landmark reuse, housing
4	D-G (Garage)	notable	800		800			1943; Type B (rep); deters landmark reuse, housing
4	G-B (Garage)	notable	760		760			1934; Type B (rep); deters landmark reuse, housing
4	H-C (Garage)	notable	216		216			1944; Type B (rep); deters landmark reuse, housing
4	H-D (Garage)	notable	168		168			1919; Type B (rep); deters landmark reuse, housing
4	J-E (Garage)	notable	640		640			1900; Type B (rep); deters landmark reuse, housing
4	516 (Electrical Substation)	component	3,784		3,784			1943; Type E (rep); deters laydown area, hazardous materials require demolition
4	632 (Welding Material Issue Sta)	component	812	812	812		COMMERCIAL	1933; Type E (rep); deters public plaza
4	834 (Electrical Distribution)	component	400		400			1942; Type E (rep); deters laydown area, parking
4	S23-01 (Bomb Shelter)	component	988	988	988		COMMERCIAL	1942; Type F (rep); deters street network, park open space
4	S23-02 (Bomb Shelter)	component	648		648			1942; Type F (rep); deters street network, park open space
4	S33-11 (Bomb Shelter)	component	665		665			1942; Type F (rep); deters street network, park open space
4	S33-12 (Bomb Shelter)	component	1,635		1,635			1942; Type F (rep); deters street network, park open space
4	S33-14 (Bomb Shelter)	component	1,310		1,310			1942; Type F (rep); deters street network, park open space
4	S33-16 (Bomb Shelter)	component	1,310		1,310			1942; Type F (rep); deters street network, parking
4	S33-18 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters street network, parking
4	S33-19 (Bomb Shelter)	component	988		988			1942; Type F (rep); deters street network, park open space
4	S33-21 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters park open space
4	S33-22 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters park open space
4	S33-23 (Bomb Shelter)	component	988		988			1942; Type F (rep); deters street network, park open space
4	S33-24 (Bomb Shelter)	component	2,064		2,064			1942; Type F (rep); deters street network, park open space
4	S33-25 (Bomb Shelter)	component	988		988			1942; Type F (rep); deters park open space
4	S33-26 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters park open space
4	S33-27 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters park open space



Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	Demolition	Total	Land Use	Comments
4	S33-28 (Bomb Shelter)	component	1,310		1,310			1942; Type F (rep); deters street network, park open space
4	S33-29 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters park open space
4	S33-30 (Bomb Shelter)	component	1,635		1,635			1942; Type F (rep); deters park open space
5	88 (Stable)	landmark	14,210	14,210			COMMERCIAL	
5	106 (Shop)	notable	37,400	37,400			LIGHT INDUSTRIAL	
5	106A (Shop)	notable	12,294	12,294			LIGHT INDUSTRIAL	
5	114 (Mill)	notable	38,877	38,877			LIGHT INDUSTRIAL	
5	542 (Saw Dust Storage)	notable	361	361			LIGHT INDUSTRIAL	
5	670 (Production Shop)	notable	8,601	8,601			LIGHT INDUSTRIAL	
5	672 (Production Shop)	notable	9,400	9,400			LIGHT INDUSTRIAL	
5	674 (Production Shop)	notable	8,804	8,804			LIGHT INDUSTRIAL	
5	676 (Pattern Production)	notable	126,852	126,852			LIGHT INDUSTRIAL	
5	688 (Valve Testing)	notable	15,284	15,284			LIGHT INDUSTRIAL	
5	DD3 (Drydock)	notable	N/A	N/A			N/A	
5	DD4 (Drydock)	notable	N/A	N/A			N/A	
5	Quay (Quay)	notable	N/A	N/A			N/A	Barge serving
5	BS-2 (Bus Shelter)	component	1,128	0			N/A	Transportation serving
5	118 (Shop)	notable	45,000	45,000			HEAVY INDUSTRIAL	sq. footage per arch. Study
5	382 (Subassembly)	notable	30,600	30,600			HEAVY INDUSTRIAL	
5	386 (Forge Shop)	notable	84,135	84,135			HEAVY INDUSTRIAL	
5	388 (Structural Shop)	notable	69,800	69,800			HEAVY INDUSTRIAL	
5	390 (Shipfitting Shop)	notable	183,535	183,535			HEAVY INDUSTRIAL	
5	678 (Foundry)	notable	107,599	107,599			HEAVY INDUSTRIAL	
5	680 (Machine and Optical Shop)	notable	257,750	257,750			HEAVY INDUSTRIAL	
5	742 (Ordnance Machine Shop)	component	142,524	84,000			HEAVY INDUSTRIAL	Demo to small lean-to (3,000 sf) along eastern edge; remaining 55,524 sf retained but not used?
5	113 (Storage)	notable	21,130		21,130			1899; Type L (rep); deters site access, parking
5	206 (Rodman Annex Rec Center)	notable	17,900		17,900			1917; Type R (non-rep); deters landmark reuse, street access, parking
5	208 (School for Apprentices)	notable	24,846		24,846			1917; Type R (non-rep); deters landmark reuse, street access, parking
5	109 (Pumphouse #2)	component	2,000		2,000			1940; Type E (rep); deters laydown area
5	180 (Scrap Brass Bins)	component	1,881		1,881			1916; Type K (rep); deters laydown area, parking
5	302 (Offices)	component	2,650		2,650			1917; Type R (non-rep); deters saydown area, parking
5	390A (Women's Latrine)	component	521		521			1942; Type G (rep); deters laydown area; parking
5	592 (Transformer House)	component	144		144			1927; Type E (rep); deters laydown area, site access, parking
5	702 (Pig Metal Storage)	component	7,500		7,500			1941; Type L (rep); deters parking
5	720 (Finger Pliers Service Bldg)	component	6,147		6,147			1941; Type R (non-rep); deters laydown area; parking
5	728 (Electrical Distribution)	component	780		780			1941; Type E (rep); deters laydown area, parking
5	728A (Storage)	component	1,802		1,802			1943; Type K (rep); deters laydown area, parking
5	730 (Electrical Distribution)	component	1,620		1,620			1941; Type E (rep); deters laydown area, parking
5	732 (Electric Distribution Center)	component	3,094		3,094			1941; Type E (rep); deters laydown area, parking
5	738 (Propeller Shop)	component	20,395		20,395			1942; Type O (rep); deters new building site
5	742A (Ordnance Machine Shop)	component	1,452		1,452			1942; Type G (rep); deters street network
5	766 (Office/Latrine)	component notable	4,200		4,200			1942; Type G (rep); deters laydown area; parking
5	788 (Storage)	component	8,000		8,000			1942; Type K (rep); deters laydown area, parking
5	804 (Wire and Fuel Testing)	component	1,386		1,386			1943; Type O (rep); deters landmark reuse, parking

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	Demolition	Total	Land Use	Comments
5	810 (Paint/Rubber Factory)	component	3,525		3,525			1943; Type O (rep); deters landmark reuse, parking
5	822 (Power Station)	component	2,340		2,340			1942; Type E (rep); deters laydown area, parking
5	828 (Power Station)	component	2,706		2,706			1942; Type E (rep); deters laydown area, parking
5	830 (Electrical Substation)	component	1,155		1,155			1942; Type E (rep); deters site access, laydown area, parking
5	858 (Lairline)	component	462		462			1942; Type G (rep); deters street network
5	BS3 (Bus Shelter)	esmpment notable	1,128		1,128			1942; Type H (non-rep); deters street network; condition precludes relocation
5	FA-04 (First Aid Station)	component	1,947		1,947			1942; Type F (rep); deters parking
5	S32-05 (Bomb Shelter)	component	665		665			1942; Type F (rep); deters site access, parking
5	S32-06 (Bomb Shelter)	esmpment notable	1,310		1,310			1942; Type F (rep); deters street network
5	S33-05 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters site access, laydown area, parking
5	S33-06 (Bomb Shelter)	component	1,960		1,960			1942; Type F (rep); deters site access, laydown area, parking
5	S33-07 (Bomb Shelter)	component	1,635		1,635			1942; Type F (rep); deters site access, laydown area, parking
5	S-34-02 (Bomb Shelter)	component	1,635		1,635			1942; Type F (rep); deters landmark reuse, parking
6	433 (Radio Station)	notable	3,203	3,203			CIV/EDUCATIONAL	
6	733 (WAVES Officer's Quarters)	notable	11,128	11,128			CIV/EDUCATIONAL	Lord's Fellowship
6	737 (WAVES Subsistence Bldg)	notable	10,704	10,704			CIV/EDUCATIONAL	Lord's Fellowship
6	6 (Quarters)	notable	1,583	du			RESIDENTIAL	Existing single family home
6	17 (Quarters)	landmark	1,268	du			RESIDENTIAL	Existing single family home
6	19 (Quarters)	landmark	1,400	du			RESIDENTIAL	Existing single family home, relocated to accommodate new street
6	21 (Quarters)	landmark	1,855	du			RESIDENTIAL	Existing single family home
6	29 (Quarters)	landmark	1,383	du			RESIDENTIAL	Existing single family home
6	133 (Civilian Quarters)	notable	2,253	du			RESIDENTIAL	Existing single family home
6	411 (Quarters)	notable	2,276	du			RESIDENTIAL	Existing single family home
6	420 (Quarters)	notable	1,918	du			RESIDENTIAL	Existing single family home
6	429 (Quarters)	notable	1,218	du			RESIDENTIAL	Existing single family home
6	F (Officer's Quarters)	notable	3,390	du			RESIDENTIAL	Existing single family home
6	I-T (Officer's Quarters)	notable	9,162	du			RESIDENTIAL	Existing single family home
6	M-7 (Quarters)	notable	1,682	du			RESIDENTIAL	Existing single family home, relocated to accommodate new street
6	P (Boatswain's House)	notable	2,534	du			RESIDENTIAL	Existing single family home
6	Q12 - Q19/20 (Quarters/duplexes)	10 notables	39,300	du			RESIDENTIAL	Existing duplexes (10 duplexes with 20 units)
6	S (Officer's Quarters)	notable	2,881	du			RESIDENTIAL	Existing single family home
6	U (Officer's Quarters)	notable	4,140	du			RESIDENTIAL	Existing single family home
6	131 (Civilian Quarters)	notable	1,473		1,473			1899; Type A (non-rep); deters park space
6	231 (Train Maintenance Shed)	notable	11,085		11,085			1918; Type O (rep); deters street network, site access, housing
6	431 (Quarters)	notable	1,218		1,218			1921; Type A (non-rep); deters higher density housing type
6	637 (Transportation Repair Facility)	notable	61,229		61,229			1943; Type O (rep); deters street network, site access, housing
6	6D (Garage)	esmpment notable	765		765			1915; Type B (rep); deters housing
6	6E (Garage)	component	70		70			1938; Type B (rep); deters housing
6	17B (Garage)	component	340		340			1935; Type B (rep); deters housing
6	17C (Garage)	component	340		340			1930; Type B (rep); deters housing
6	19A (Garage)	component	440		440			1930; Type B (rep); deters housing
6	29A (Garage)	component	288		288			1933; Type B (rep); deters housing
6	29G (Garage)	component	320		320			1932; Type B (rep); deters housing
6	131A (Garage)	component	280		280			1920; Type B (rep); deters park open space
6	133B (Garage)	component	600		600			1930; Type B (rep); deters street network
6	160 (Quarters)	component	1,675		1,675			1941; Type A (non-rep); deters street network



Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	Demolition	Total	Land Use	Comments
6	160A (Garage)	component	576		576			1941: Type B (rep); delers street network
6	376 (Dispens/ Radio Sta Barracks)	component	3,000		3,000			1920: Type D (non-rep); delers street network, housing
6	376A (Enlisted Quarters)	component	3,094		3,094			1941: Type C (non-rep); delers street network, housing
6	429A (Garage)	component	488		488			1940: Type B (rep); delers housing
6	435 (Garage/Storage)	component	2,055		2,055			1922: Type B (rep); delers street network
6	475 (Concrete Mixing Plant)	component	2,267		2,267			1934: Type O (rep); delers street network
6	511 (Garage)	component	6,182		6,182			1939: Type B (rep); delers housing
6	529 (Motor Vehicle Storage)	component	14,400		14,400			1942: Type K (rep); delers housing
6	531 (Vehicle Repair)	component	15,400		15,400			1942: Type O (rep); delers street network, housing
6	563 (Radio Sta, Support Quarters)	component	9,679		9,679			1941: Type C (non-rep); delers street network
6	645 (Undergrd Fresh Water Tank)	component	NA		NA			1943: Type H (non-rep); delers housing
6	671 (Electrical Substation)	component	960		960			1942: Type E (rep); delers housing
6	781 (Transformer Station)	component	4,498		4,498			1943: Type E (rep); delers street network
6	803 (Storage)	component	1,840		1,840			1945: Type K (rep); delers housing
6	811 (Locomotive Maintenance)	component	1,050		1,050			1944: Type O (rep); delers street network
6	L-F (Garage)	equipment notable	420		420			1920: Type B (rep); delers housing
6	M-7A (Garage)	component	228	228	228			1915: Type B (rep); delers housing
6	M-D (Garage)	equipment notable	546		546			1920: Type B (rep); delers housing
6	N-H (Garage/Quarters)	equipment notable	1,092		1,092			1920: Type D-A (non-rep); delers housing (incompatible type)
6	O-B (Servant's Quarters)	equipment notable	721		721			1935: Type A (non-rep); delers housing (incompatible type)
6	O-F (Garage)	notable	286		286			1900: Type B (rep); delers street network
6	P-D (Garage)	notable	910		910			1944: Type B (rep); delers housing
6	OA 1/2 - OA 19/20 (Garage/duplex)	10 components	16,100		16,100			1942: Type C (rep); delers housing (incompatible type); 10 pairs (20 du)
6	R (Officer's Quarters)	notable	1,507		1,507			1898: Type A (non-rep); delers housing (incompatible type)
6	R-G (Garage)	component	940		940			1873: Type A (non-rep); delers housing (incompatible type)
6	S24-04 (Bomb Shelter)	component	432		432			1942: Type F (rep); delers park open space
6	S-B (Garage)	component	600		600			1935: Type B (rep); delers street network
6	T-A (Garage)	equipment notable	458		458			1934: Type B (rep); delers housing
6	U-B (Garage)	equipment notable	572		572			1924: Type B (rep); delers housing
6	U-D (Garage)	equipment notable	565		565			1920: Type B (rep); delers housing
8	84/84A (Prison/Warehouse)	2 notables	36,378	du			RESIDENTIAL	22 du in Brig
8	M-2 (Officer's QuartersP)	landmark	5,238	du			RESIDENTIAL	Existing single family home, relocated
8	M-3/M-4 (Officer's Quarters, duplex)	2 landmarks	9,000	du			RESIDENTIAL	Existing single family home, relocated
8	M-5 (Officer's Quarters)	landmark	5,713	du			RESIDENTIAL	Existing single family home, relocated
8	M-37 (Barracks)	notable	75,000	du			RESIDENTIAL	30 du in Marine Barracks
8	H-4 (Med Officer's Quarters)	notable	1,750	du			RESIDENTIAL	Existing single family home
8	H-5 (Med Officer's Quarters)	notable	1,750	du			RESIDENTIAL	Existing single family home
8	H-64 (Garage)	notable	651	651	651		RESIDENTIAL GARAGE	1926: Type B (Rep); COA approved for Retention
8	M-1 (Maine Officer's Quarters)	landmark	8,772	du			RESIDENTIAL	Existing single family home
8	M-1 (Landscape (Landscape))	notable	NA	NA			OPEN SPACE	
8	Palms along Cedar (Landscape)	notable	NA	NA			OPEN SPACE	
8	Parade Ground (Landscape)	notable	NA	NA			OPEN SPACE	
8	Clubhouse Drive Park (Landscape)	notable	NA	NA			OPEN SPACE	
8	764 (Dental Clinic)	component	10,792		10,792			1942: Type P (non-rep); delers street network
8	FA-3 (First Aid Station)	component	1,572		1,572			1942: Type F (rep); delers housing
8	M-1A (Servant's Quarters)	equipment notable	694		694			1938: Type A (non-rep); delers housing (incompatible type)

Area	Building Number & Function	Bldg. Classification	Historic	Existing (Sq Ft)	Reuse Sq Ft Subtotal	Demolition	Total	Land Use	Comments
8	M-1C (Garage)	component notable		680		680			1938; Type B (rep); deters housing
8	898 (Electrical Distribution)	component		63		63			1938; Type E (rep); deters parking
8	M-31 (Bakery)	component		1,976		1,976			1941; Type P (non-rep); deters housing
8	M-50 (Bakery)	component		2,745		2,745			1941; Type B (rep); deters housing
8	M-53 (Garage)	component		7,701		7,701			1910; Type B (rep); deters housing
8	M-125 (Garage)	component		543		543			1942; Type B (rep); deters housing
8	M-126 (Garage)	component		543		543			1942; Type B (rep); deters housing
9	Touro University	(landmark) (14 notables) (2 components)							
9	H-21 (Paint Locker)	component		575		575			1942; Type H (non-rep); deters parking, recreational open space
9	H-66 (Auxiliary Pump House)	component		624		624			1922; Type E (rep); deters parking, recreational open space
9	H-75 (Electrical Distribution)	component		121		121			1929; Type E (rep); deters parking, recreational open space
10A	782 (Electrical Distribution)	component		1,296	1,286				
10A	A31 (Magazine)	notable		2,400	2,400				LIGHT INDUSTRIAL
10A	A49 & A65 (Ordinance Warehouse)	notable (2)		13,650	13,650				LIGHT INDUSTRIAL
10A	A54 (Ammunition Storage)	notable		5,304	5,304				LIGHT INDUSTRIAL
10A	A69 (Warehouse)	notable		6,700	6,700				LIGHT INDUSTRIAL
10A	A72 (Warehouse)	notable		7,350	7,350				LIGHT INDUSTRIAL
10A	A75 (Ammunition Storage)	notable		31,683	31,683				LIGHT INDUSTRIAL
10A	A76 (Ammunition Storage)	notable		15,686	15,686				LIGHT INDUSTRIAL
10A	A80 (Ammunition Storage)	component		7,836	7,836				LIGHT INDUSTRIAL
10A	A130 (Warehouse)	component		19,000	19,000				LIGHT INDUSTRIAL
10A	A131 (Warehouse)	component		18,411	18,411				LIGHT INDUSTRIAL
10A	A159 (Bag Change and Filling Hse)	component		9,876	9,876				LIGHT INDUSTRIAL
10A	A215 (Projectile Processing Plt)	notable		22,500	22,500				LIGHT INDUSTRIAL
10A	A220 (Ordinance Storage)	component		10,251	10,251				LIGHT INDUSTRIAL
10A	A221 (Ordinance Storage)	component		10,251	10,251				LIGHT INDUSTRIAL
10A	A222 (Ordinance Storage)	component		10,251	10,251				LIGHT INDUSTRIAL
10A	A223 (Ordinance Storage)	component		10,251	10,251				LIGHT INDUSTRIAL
10A	A224 (Ordinance Storage)	component		10,251	10,251				LIGHT INDUSTRIAL
10A	A225 (Ordinance Storage)	component		10,251	10,251				LIGHT INDUSTRIAL
10A	A248 (20 mm Filling House)	notable		14,673	14,673				LIGHT INDUSTRIAL
10A	A256 (Ordinance Storage)	notable		1,280	1,280				LIGHT INDUSTRIAL
10A	A258 (Inert Material Storage)	notable		60,000	60,000				LIGHT INDUSTRIAL
10A	A260 (Electrical Distribution Centr)	component		208	208				LIGHT INDUSTRIAL
10A	A266 (Joiner & Machine Shop)	notable		71,515	71,515				LIGHT INDUSTRIAL
10A	A271 (Vacuum System House)	notable		731	731				LIGHT INDUSTRIAL
10A	276 (Fire Alarm Tower)	component		N/A	N/A				N/A
10A	Finger Piers (Berth 24)	notable		N/A	N/A				N/A
10A	A192 (Electrical Distribution Bldg)	component		135		135			1940; Type E (rep); deters street network
<b>Notes:</b>									
				4,836,405	3,127,742	1,259,555	0		
				<b>AREA TOTAL</b>					
BUILDINGS THAT HAVE BEEN RELOCATED OR REMOVED PRIOR TO 2005 SP									
BUILDING RECLASSIFIED OR RETAINED BASED ON 2006 SETTLEMENT AGREEMENT OR CORRECTED AS PART OF SP41									



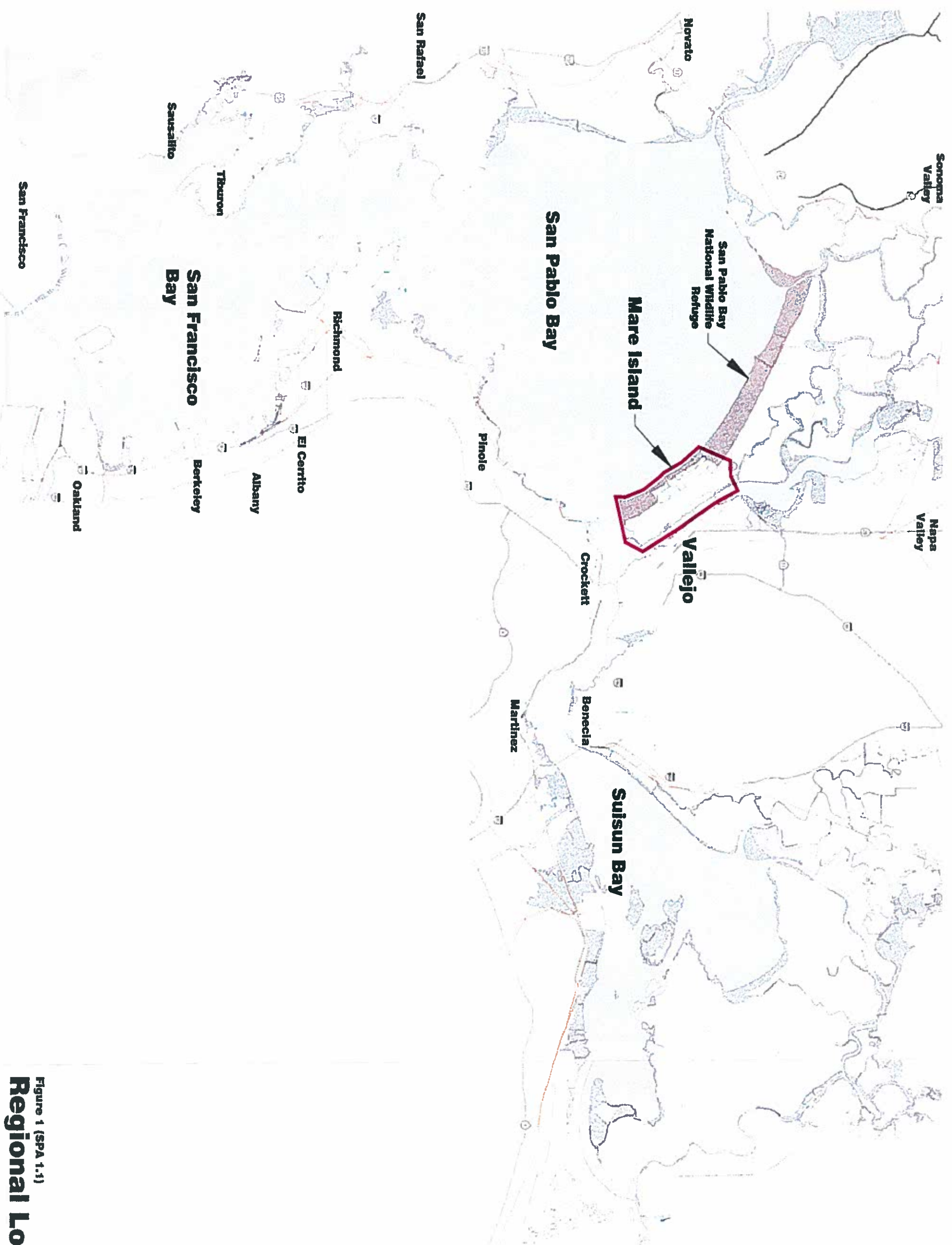


Figure 1 (SPA 1.1)  
**Regional Location**





- CLASS 1 HISTORIC RESOURCES
- CLASS 2 HISTORIC RESOURCES
- CLASS 3 HISTORIC RESOURCES
- CLASS 2 HISTORIC LANDSCAPES
- UNCLASSIFIED HISTORIC RESOURCES
- HISTORIC DISTRICT BOUNDARY
- REUSE AREA BOUNDARY
- KEY HISTORIC BUILDING CLUSTER

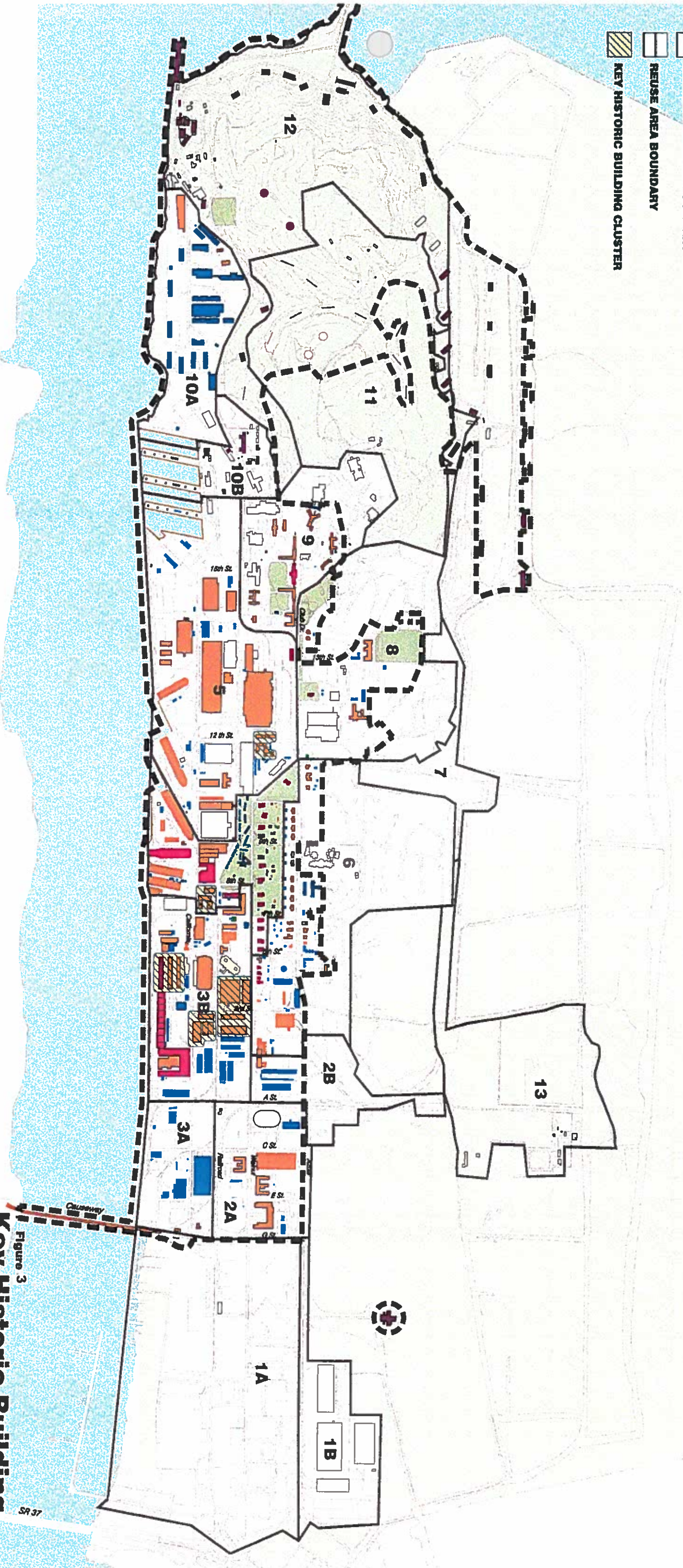










Figure 3  
**Key Historic Building Clusters**

Mare Island Specific Plan, 2003



SR 37



-  HISTORIC DISTRICT BOUNDARY
-  REUSE AREA BOUNDARY
-  HIGH PREHISTORIC ARCHEOLOGICAL SENSITIVITY
-  MEDIUM PREHISTORIC ARCHEOLOGICAL SENSITIVITY
-  1854-1865 HISTORIC ARCHEOLOGICAL FEATURE
-  1866-1897 HISTORIC ARCHEOLOGICAL FEATURE
-  1898-1918 HISTORIC ARCHEOLOGICAL FEATURE
-  1919-1938 HISTORIC ARCHEOLOGICAL FEATURE

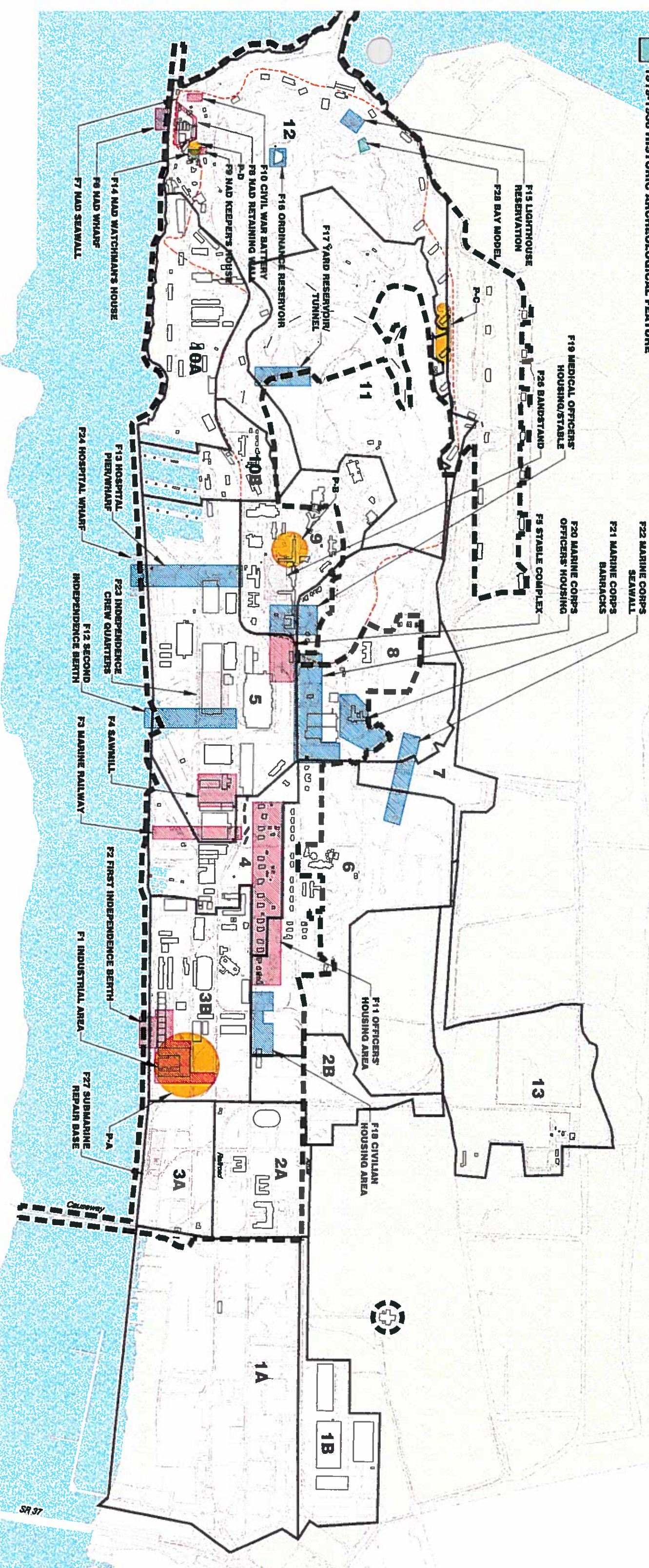


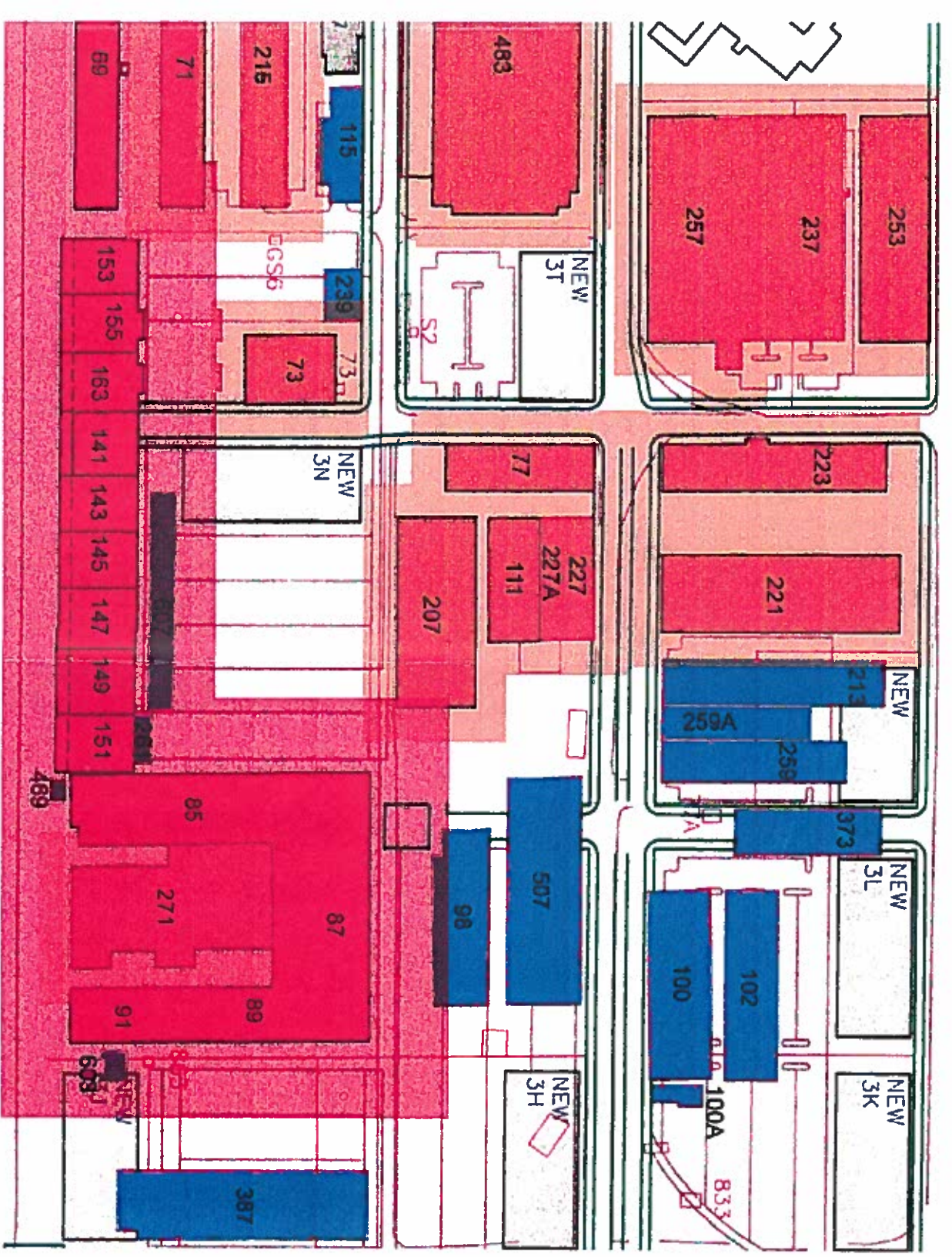
Figure 4(SPA 2.2)  
**Archaeological Resources**

Mare Island Specific Plan, 2003





- CLASS 1 HISTORIC RESOURCES
- CLASS 1 PROJECT SITE (AREA WITHIN 100' OF EXTERIOR WALLS OF A CLASS 1 RESOURCE)
- CLASS 2 HISTORIC RESOURCES
- CLASS 2 PROJECT SITE (AREA WITHIN 50' OF EXTERIOR WALLS OF A CLASS 2 RESOURCE)
- CLASS 3 HISTORIC RESOURCES (PROJECT SITE IS LIMITED TO BUILDING FOOTPRINT)



**Figure 5**  
**Project Sites for**  
**Class 1,2,&3 Resources**

Mare Island Specific Plan, 2003

