



## Western Office Memorandum

**To:** Dina Tasini, LNR Property Corporation/Lennar Communities  
Michelle Hightower, Senior Planner, City of Vallejo

**Copy:** Susan Brandt-Hawley, Esq.

**From:** Anthea M. Hartig, PhD, Director

**Subject:** Consolidated Preservation Comments on Mare Island Specific Plan and accompanying Historic Project Guidelines

**Date:** May 25, 2007

Thank you both for the opportunity to review the Mare Island SPA and Historic Project Guidelines and for your patience. The following comments reflect the good, collaborative work done with Susan Brandt-Hawley, Elizabeth Pidgeon, and Judy Irvin and represent our unified preservation voice. As you will note, our intent here mirrors yours, namely, to create tightly structured and meaningful processes that achieve a balance of new development and retention of Mare Island's remarkable historic built environment.

We have a few overarching comments that we think should be incorporated throughout the documents for clarity and consistency. They are here below listed in general terms, but please note that we would be happy to insert those as appropriate in a red-line of the .pdf documents, or could review edits made by the City staff if that would be preferable to you. These include:

- The word "Guidelines" is used interchangeably to mean both the Design Guidelines and the Historic Project Guidelines--perhaps they should be recognized with different, consistent titles from the outset of each document that remain consistent.
- Following up on this point about confusion between the Guidelines, it seems that at the introductory portion of the Historic Project Guidelines, at page 7 under section 1.3, the applicability and use and scope of the Design Guidelines should be referenced, perhaps even with a chart, showing applicable locations (e.g., NHL area 12).
- The HP Guidelines should be referenced as applicable to eligible as well as listed historic resources (e.g., section 2.4.2.).

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- There is also a document-wide confusion about the use of the words “structures” and “buildings” and those should be defined and used appropriately.
- The applicability of the California State Historic Building Code to all projects affecting historic resources on Mare Island should be referenced throughout the documents in appropriate sections. (Again, we are willing to provide a red-lined document that includes suggested reference points. The section discussing the SHBC should refer to the California Building Code definitions, which may change over time. The section should reference structures, sites, and buildings rather than just structures. (Page 17, 2.4.2.) Thus, the first sentence should read “Structures, sites, and buildings...”.
- There are also confusing references to a single “Historic District” when in fact there are three districts: a National Historic Landmark District, a National Register of Historic Places District, and a City District. While the latter two districts share boundaries, the NHL is smaller. At page 21, this should be discussed in section 3.3. (which title should be plural Districts). It would be helpful if each district should be listed and explained, and then referenced with the appropriate title throughout.
- The demolition criteria need an additional section explaining that the NHL “features” (trees, sidewalks, roads, structures [cranes, fences, cultural landscape features) require oversight pursuant to the MOA which transferred authority to the Landmarks Commission from the Keeper of the Register. Our understanding is that City staff reviews proposed alterations to see how important the issue is, whether landscape designated, etc. As provided in the Design Guidelines, a proposed minor change of a character-defining feature within the NHL can be approved over the counter, with notice to the Commission; other proposed changes go to the Commission for approval. This should be explained in the HP Guidelines.
- As an addition to the HP Guidelines, we propose that they provide that notice of any proposed COA for Mare Island shall be posted on the City website and emailed to the VAHF and members of the Landmark Commission within two days of filing.

More substantively, we suggest that the chapter 6 demolition criteria be altered as shown in the attached document (as reflected in red-line/strike-out). Please do not hesitate to call me with any questions or concerns on either the office or cell phone number or via email.

With gratitude and hopes for a merry holiday season.

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Attachment as noted

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