Attachment D

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PHASE TWO HISTORIC ASSESSMENT

for:

The Porter-Vallejo Mansion

29 Bishop Street

Pajaro, CA.

APN: 117-323-013-000

Applicant:
County of Monterey
Public Works, Facilities, & Parks
1441 Schilling Place
Salinas, CA 93901

Tenant:
Pajaro Library
29 Bishop Street
Pajaro, CA. 95076

Architect:
RIM Architects
One California Street, Suite 1450
San Francisco, CA 94111

Historical Consultant:
Meg Clovis
14024 Reservation Rd.
Salinas, CA. 93908

November 20, 2023

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INTRODUCTION

Property Owner & Applicant:
County of Monterey
Public Works, Facilities & Parks
1441 Schilling Place
Salinas, CA. 93901

Address & Parcel Number:
29 Bishop Street
Pajaro, CA. 95076
APN: 117-323-013-000

Project Description & Current Use:
In March 2023 levees along the Pajaro River failed and the town of Pajaro was flooded. The town is located in a FEMA AO flood zone which is defined as an area with a high risk of flooding. The situation was exacerbated by a series of pineapple express storms. The Porter-Vallejo Mansion is located in the flood zone and the basement was inundated by flood waters. Pounding rains further damaged the exterior walls of the structure, which has weathered multiple storms and flood events since its initial construction in the 1850s. After the flood, all mechanical equipment and ducting in the basement were removed, along with mud and debris.

Figure 1: View of Porter-Vallejo Mansion after March 2023 flood. Courtesy Getty Images.

Project Goal:

To repair damage to the Porter-Vallejo Mansion due to recent and past flooding events and to adapt the building to be more resilient to flooding risk in a manner that will preserve the building's historic character.

Repairs and remediation will focus on mechanical systems, the building's exterior walls, the roof, the front porch, windows, the basement, and site improvements.

Figure 2: View of tower on the east elevation.

Remediation

Deteriorated siding and the lack of flashing around the windows has contributed to the majority of water infiltrating the building. In order to protect the building envelope a vapor barrier will be installed under the siding and flashing will be added to the windows.

Mechanical Systems:

Three heat pumps will be installed on 24" concrete pads around the perimeter of the building (see Plan Sheet 3 for locations). If landscaping is insufficient to screen the heat pumps a lattice screen will be used to conceal the units.

Exterior Walls

A. North and East Elevations: The horizontal redwood shiplap siding will be removed, numbered, cataloged, and stored in a dry place. After the vapor barrier is installed the shiplap siding will be cleaned using the gentlest means possible, painted on all six sides, and reinstalled. If any of the siding is too deteriorated to repair and reuse, the shiplap siding from the 1924 addition's south elevation will be used to replace the original siding.
B. West and portion of South Elevation: The horizontal redwood shiplap siding will be removed, numbered, cataloged, and stored in a dry place. It is estimated that 75% of the siding on this elevation will be able to be cleaned, painted on all six sides, and reinstalled. The remaining 25% will be salvaged from the 1924 addition's south elevation for reuse.
C. South Elevation (1924 Addition only): The project proposes to replace this siding with a thermally modified wood product.

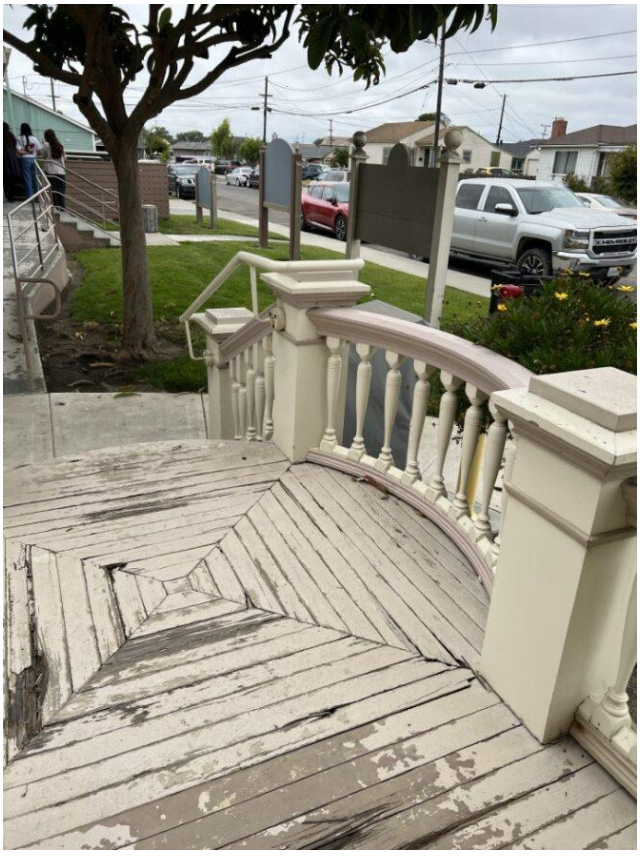
D. The siding located on the north elevation that dates to 1874 and is scored to imitate masonry is in good condition. This siding will be cleaned and repainted. Due to its location under the front porch, it is not subject to water infiltration so a vapor barrier will not be installed in this location.

Architectural Details

A. All decorative shingles, trim and cornices will be cleaned using the gentlest means possible and repainted. If any shingles, trim or cornices cannot be repaired they will be replaced in kind to match existing.

Roof

A. The existing asphalt shingle roof was installed in 1993 and will be replaced with new asphalt shingles, including new plywood substrate as needed and a new waterproofing membrane to insure proper drainage to the existing gutters. Gutters will be evaluated for flow capacity and potentially enlarged to insure proper drainage and code compliance. The existing extruded shape will be matched.
B. The low slope roofing over the front porch and over smaller roof areas will be replaced with roofing with a slightly increased slope and rigid insulation to provide proper drainage.



Front Porch and East Porch Decks

The non-original decking on the front and east porches[1] is extremely deteriorated and a safety concern. The project proposes to replace the decking with a thermally modified wood product that matches the existing decking's dimensions and pattern. The non-historic lattice at the base of the front deck will be replaced.

The handrails, balustrade, bases, and columns will be cleaned using the gentlest means possible and painted.[2]

Figure 3: View of existing deck and unique pattern.

[1] The current decking was installed in 2013 and matched the original decking pattern and board dimensions.
[2] Some of the spindles were replaced during the 2013 rehabilitation project.

Windows

A. Windows throughout the building have been evaluated and categorized as in good, fair, and poor condition (see Plan Sheets 7-10). There are 34 windows in the Good category, 34 windows in the Fair category, and 10 in the Poor category.
B. Windows in the Good category will be cleaned using the gentlest means possible, repaired if needed, and painted.
C. Windows in the Fair category will be cleaned using the gentlest means possible, repaired where needed, and painted.
D. Windows in the Poor category are deteriorated beyond repair. These windows will be replaced with custom milled sash to match the historic windows.

NOTE: All window glazing was replaced in 1989 and some windows were replaced and/or repaired in 1993. In 2013 all window trim was removed so flashing could be installed. The trim was either cleaned, repaired, or replaced. Nine out of seventy-one windows required replacement sash which was custom milled.

Basement

A. A non-structural "rat slab"[3] will be poured in the entire basement area to reduce moisture, protect the grade from further deterioration, and provide for structural stability.

Site Improvements

A. The wood trellis, play structure, and chain link fence on the southeast corner of the building will be removed. This area will become a community gathering space with hardscape and limited landscaping (see Plan Sheet 4).
B. A three-foot-high white picket fence will be constructed to separate the parking area from the community gathering space.
C. The tank house (c. 1874) will be mothballed per the guidelines provided in Preservation Brief #31[4]. This will include the following steps:
    1. The structure will be stabilized, and pests will be controlled.
    2. Siding will be replaced in- kind as needed.
    3. New corner boards will be installed to stabilize the siding.
    4. The exterior wood siding will be sealed with a clear sealer.
    5. Ventilation will be provided.
    6. An on-going maintenance plan will be developed.
D. Constructing a perimeter picket fence or floodwall around the property.

Current Use

The Porter Vallejo Mansion was acquired by the County of Monterey in 1987. It has been used for County offices and a Sheriff's field office. Currently the Pajaro Library is housed in the building.

[3] A rat slab is a thin layer of non-structural concrete.

[4] Preservation Brief 31. *Mothballing Historic Buildings*. National Park Service. September 1993.

Historic Consultant:

Meg Clovis' qualifications and experience as a historian span the past 43 years. After graduating from Boston University with a M.A. in Historic Preservation in 1979, Ms. Clovis joined the architectural firm of Charles Hall Page and Associates in San Francisco as an Architectural Historian. During that time, she consulted on projects throughout the western United States. In 1981 Monterey County hired Ms. Clovis as County Historian and she served in that capacity for 36 years. She staffed the Monterey County Historic Resources Review Board and Historical Advisory Commission. She was responsible for the adequacy of historical reports for the purposes of CEQA and she is well-versed in the criteria of the California and National Registers. In 2019 Ms. Clovis was employed by the National Trust for Historic Preservation as Historian for the Cooper-Molera Adobe in Monterey. Ms. Clovis currently serves as consulting historian for the City of Carmel-by-the-Sea and the City of San Juan Bautista. Meg Clovis is a certified Historian and Architectural Historian with the County of Monterey, and she meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History (36 CFR Part 61).

Figure 4: View of east elevation and scored siding c. 1874. Courtesy of the Pajaro Valley Historical Association.

Research Design:
During November 2023, Meg Clovis performed background research for this report including:

- Met with County staff and Project Architects
- Reviewed proposed rehabilitation plans
- Reviewed all pertinent National Park Service publications related to the Secretary of the Interior's Standards and Guidelines for Rehabilitation including:
    a) Preservation Briefs
    b) Interpreting the Standards Bulletins
    c) Preservation Tech Notes
    d) Guidelines on Flood Adaptation for the Rehabilitation of Historic Buildings
- On-line research portals regarding the history of flooding in Pajaro

Current Listing Status:
The Porter Vallejo Mansion was listed in the National Register on January 4, 1990. The building was found eligible for listing under Criterion B, "a property associated with the lives of persons significant in our past." The Porter Vallejo Mansion is significant for its association with Pajaro financier, industrialist, farmer, and business leader John T. Porter. The Porter Vallejo Mansion was also found eligible under Criterion C, as a property that "embodies the distinctive characteristics of a type, period, or artistic values." The third remodel of the Mansion, which included enlarging the house to 23 rooms, was undertaken by California master architect William H. Weeks and represents one of his most notable projects in Monterey County.

HISTORICAL BACKGROUND

Location Map

Historic Context:
Juan Antonio Vallejo, whose family owned Rancho Bolsa de San Cayetano, built a 6-room, saltbox style house on the banks of the Pajaro River about 1855. The John T. Porter family acquired the property in 1864 and moved the house to higher ground (its current location) to protect the house from flooding. The Porters remodeled the house twice. Their first remodel was in 1874 and they transformed the saltbox building into a Gothic Revival style home. In 1895 they started a major remodel with architect William H. Weeks. The house was substantially enlarged to 23 rooms and was remodeled into a Queen Anne style mansion (for a complete history of the Porter-Vallejo Mansion see the National Register nomination).

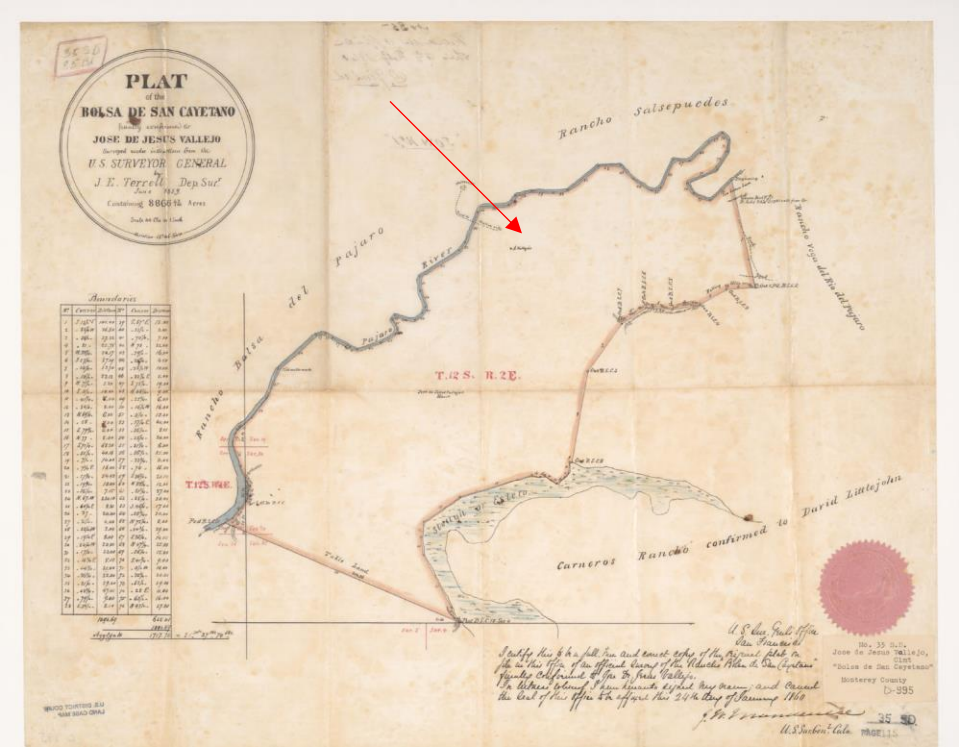


Figure 5: Plat map of the Bolsa de San Cayetano Rancho. Vallejo house is indicated by the arrow. Courtesy of the Bancroft Library.

Although the Porters moved the original Vallejo home away from the banks of the Pajaro River, the house and entire area was not free from flooding. In 1890 an article in the *Register Pajaronian* noted that, "Over the river in Chinatown the water flooded houses and poured through Porter's Grove near the John T. Porter House." Chinatown residents learned to move their possessions to the second floor of their homes. Between 1890 and 1949 Pajaro was flooded thirteen times.[5]

In 1949 the Army Corps of Engineers built a levee to withstand 100-year floods, but the levee was breached in 1955, 1958, and 1963. In 1989 the levee was damaged and broke again during the floods of 1995. In 1998 and 2023 Pajaro was evacuated due to flooding. Although

[5] Mulvaney, Dustin, A Brief History of the Pajaro River. Https://californialocal.com.

construction of a new levee is planned Pajaro will always be susceptible to flooding events. The National Park Service has developed specific guidelines to adapt buildings in flood-prone areas so they will be more resilient during flooding events.

In addition to floods, the Porter-Vallejo Mansion has weathered two significant earthquakes in 1906 and in 1989. In 1995 seismic upgrades were completed along with the installation of sprinklers (BP# 93-0912). Edward Porter Pfingst, grandson of John T. Porter, lived in the mansion until 1972. Monterey County acquired the property in 1988 for use as a community center.

Figure 6: View of Pajaro during the 1938 flood. Courtesy of the Bancroft Library.

DESCRIPTION OF THE PORTER-VALLEJO MANSION

The Porter-Vallejo Mansion is a three story, 23 room Victorian Mansion located at 29 Bishop Street in Pajaro. The house has undergone three distinct construction phases. The original 1855 building was a six room, one-and-a-half story saltbox style structure. John T. Porter moved the house to its current location in 1864 and started to remodel the house in 1874 with Gothic Revival elements. The house was enlarged to a two-story structure and an ell was added to the rear elevation. Porches ran the length of the east and west sides of the ell. The roofline was modified to include two steeply pitched gables topped by finials on both the northern and eastern elevations. A two-story, front-gabled addition was constructed next to the front entrance with a one-story slanted bay window. A porch was built across the front elevation. A one-story slanted bay window was added to the north elevation along with a half-width porch.

Figure 7: View of 1906 earthquake damage in Pajaro. Courtesy of the Pajaro Valley Historical Association.

In 1895 the Porters started another major remodel which included the addition of a third story. Working with architect Willam H. Weeks, they focused their design vocabulary on the Queen Anne style. A circular tower was added to the east elevation and an octagonal tower was added to the south elevation. The porch that ran along the east side of the ell was removed. The north porch was lengthened and reconfigured into a shallow curve. A spindle balustrade defined the porch edge, and the 1874 porch columns were replaced with paired columns supported by bases. The front parlor was enlarged by pushing out the west elevation walls. Decorative shingles and a variety of window types, including Palladian, stained glass, leaded glass, and oriel, were other Queen Anne decorative motifs. Per McAlester, the Porter-Vallejo Mansion's decorative detailing falls within the Free Classic subtype of the style which includes grouped porch support columns raised on pedestal, Palladian windows, denticular cornices, swag and garland friezes, and other classical detailing. This subtype was common after 1890.[6]

In 1924 a two-story storage area was built on the southwest corner of the building. The porch which ran along the west side of the ell was removed. Some of the 1874 windows on the front elevation were removed and replaced (see Plan Sheets 11 and 12 for a depiction of the construction phases).

[6] McAlester, Virginia. *A Field Guide to American Houses*. New York, 2019.

Presumably repairs have been made to the Porter-Vallejo Mansion considering the numerable floods and earthquakes in Pajaro over the years. The first permits recorded in the Monterey County Building files are as follows:

1. B20288 (6/15/1977): no project description
2. E-30859 (1/22/1985): no project description
3. D-390227 (3/31/1989): no project description
4. B-39465 (5/3/1989): window glazing replaced
5. B-41228 (1/3/1990): no project description
6. B-50810 (5/16/1995): roof replaced, seismic upgrades, sprinklers installed

In 2013 a major moisture mitigation and repair project was initiated (BP# 12CP01996) and the plans are on file at the Monterey County Building Department. Work included the following:

1. Seal and repair the existing wood gutters.
2. Northeast Entry: Install new stair walls and treads; replace column bases; install new decking.
3. North porch: Rebuild deck substructure and replace decking; replace stair columns; replace some balustrade spindles.
4. Windows: Add flashing around all windows by first removing all window trim. Clean, repair or replace. Based on the window schedule in the plans nine windows also were replaced with custom milled replacement sash.

<u>Character-Defining Features:</u>

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of the site and environment. The majority of the Porter-Vallejo Mansion's character-defining features date to the Week's remodel, however there are a few decorative details and materials from the 1874 remodel that are still important visual reminders of the building's past. The 1924 addition on the southwest corner of the building is not considered to be a contributor to the overall design of the building (see National Register nomination). Following are the character-defining features of the Porter-Vallejo Mansion:

- Compound plan and roof system with multiple roof forms, towers, bays, and dormers
- Asymmetrical façade with partial width porches on north and east elevations
- Windows including double-hung, stained glass, leaded glass, oriel, Palladian
- Siding including horizontal shiplap, scored, and decorative shingles
- Decorative elements such as denticular cornices, finials, swag and garland friezes, dagger ornaments, bandsawn parapet, brackets
- North and east porches and porch elements including paired columns on pedestals, spindle balustrades, deck pattern
- Front entrance with transom window

Figure 7: View of the southeast elevation showing many of the Queen Anne details.

EVALUATION FOR SIGNIFICANCE

The Porter-Vallejo Mansion was listed in the National Register of Historic Places on January 4, 1990. The Porter-Vallejo Mansion is considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

The following California Resource Code was assigned to the property:

- 1S: Individual property listed in the National Register by the Keeper. Listed in the California Register

IMPACTS OF THE PROPOSED PROJECT

As a historical resource, the Porter-Vallejo Mansion is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards and Guidelines for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties*[7] is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

[7] *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service, 2017.

The compliance of the proposed work on the Porter-Vallejo Mansion is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project plan's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the process of returning a building or buildings to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions of the building and its site and environment which are significant to its historic, architectural, or cultural values." (36 CFR 67.2(b)).

In 2021 the National Park Service released new *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings.*[8] These guidelines are designed to make historic buildings within flood-prone areas more resilient to flooding hazards. They differ from the traditional guidelines in that treatments are introduced that may require more change than would normally be acceptable. Adaptation treatments should reduce the risk of flood damage as much as possible, but should do so without destroying significant historic materials, features, or spaces.

Standard One
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Porter-Vallejo Mansion was constructed as a single-family residence and remained so until it was acquired by the County of Monterey in 1988. The mansion was converted to office and library use, but the conversion has created minimal change to the interior spaces or the exterior design and materials. After the proposed work is completed the building will be once again used for library purposes and office space. The proposed work is consistent with Standard One.

Standard Two
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The proposed project proposes to remove distinctive materials such as the window trim and horizontal wood siding to install flashing around the windows and wrap the building with a vapor barrier. The materials will not be permanently removed. The siding and window trim will be cleaned, painted, and reinstalled. No distinctive materials will be permanently removed. The proposed work is consistent with Standard Two.

[8] *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Flood Adaptation for Rehabilitating Historic Buildings*. National Park Service, 2021.

Figure 8: The shiplap siding is mounted directly to the studs, which are visible due to water infiltration.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.

The project plans do not include adding conjectural features or elements from other historic properties. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Porter-Vallejo Mansion was built in 1855 and moved in 1864. It has undergone two significant remodels, one in 1874 and one in 1895. These changes have acquired historic significance in their own right and elements that reflect each period of change will be retained and preserved. The proposed work is consistent with Standard Four.

Standard Five
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

The project proposes to install flashing around the windows and a vapor barrier underneath the horizontal shiplap siding. The proposed work will not impact the seismic retrofit shear walls and steel frames that were installed in 1995. Therefore, the work will require the removal of the shiplap siding and window trim. These distinctive materials will be catalogued, numbered, and stored in a dry place until they can be cleaned and repainted on all six sides before reinstallation.

Preservation Brief 39[9] states that:
"Adding insulation to historic buildings, particularly in walls of wood frame structures, has been a standard modern weatherization treatment, but it can have a disastrous effect on historic buildings. The process of installing the insulation destroys historic siding or plaster, and it is very difficult to establish a tight vapor barrier. While insulation has the benefit of increasing efficiency of heating and cooling by containing temperature-controlled air, it does not eliminate surfaces on which damaging moisture can condense. For insulated residential frame structures, the most obvious sign of a moisture diffusion problem is peeling paint on wooden siding, even after careful surface preparation and repainting. Vapor impermeable barriers such as plastic sheeting, or more accurately, vapor retarder, in cold and moderate climates generally help slow vapor diffusion where it is not wanted."

Preservation Brief 39 also advises that if a vapor barrier is added to frame walls, then a ventilation channel behind the exterior cladding will help to avoid peeling and blistering paint occurrences. It is recommended that the installation specifications for the vapor barrier clearly state that a ventilation channel will be created behind the siding.

Figure 9: Scored siding near the front entrance dates to the 1874 remodel of the mansion.

[9] Preservation Brief 39. *Holding the Line: Controlling Unwanted Moisture in Historic Buildings*. National Park Service. October 1996.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The shiplap siding on the north, east, and west elevations and a portion of the south elevation will be removed for the installation of the vapor barrier. The scored siding on the front elevation will remain in place. The shiplap siding will be reinstalled after cleaning, repair, and painting. If any sections of the siding are too deteriorated to repair, the sections will be replaced with siding salvaged from the south elevation's 1924 addition.

The siding on the south side of the 1924 addition will be totally replaced with a thermally modified wood product. Preservation Brief 16[10] states that it is acceptable to use substitute materials in the treatment of secondary, less distinctive elevations that are less important in defining the historic character of the property. This is the case of the 1924 addition, which was built as a storeroom and does not exhibit the distinctive materials, features and finishes found in the other elevations. It is recommended however to state what type of product will be used based on the inventory of available products found in Preservation Brief 16. Preservation Brief 16 advises however, that "When using a substitute material for replacement it is critical that it match the historic material in all its visual and physical properties to preserve the historic character of the building and minimize the impact on its integrity."

Figure 10: Siding will be removed and replaced within the area delineated in red.

[10] Preservation Brief 16. *The Use of Substitute Materials on Historic Building Exteriors*. National Park Service. September 2023.

All architectural decorative elements will be repaired rather than replaced. If replacement is deemed necessary, the new material will match the old in design, color, texture, and if possible, materials. It is recommended that the Wood Characteristics chart found in Preservation Brief 45[11] be consulted in the event that redwood cannot be used as a replacement material.

There are a total of 78 windows in the Porter-Vallejo Mansion. Of these, ten (all double-hung) are too deteriorated to repair. The ten windows that need to be replaced will be custom milled, following the guidelines found in Preservation Brief 9.[12] Thirty-four windows will require repair and the guidelines in Preservation Brief 9 will inform this work. The remaining windows will be cleaned using the gentlest means possible (see Standard 7) and repainted.

The non-historic decking on the front and east entry porches will be replaced with a thermally modified wood decking. Per Preservation Brief 16, "when using a substitute material for replacement it is critical that it match the historic material in all its visual and physical properties to preserve the historic character of the building and minimize the impact on its integrity." The current decking was installed in 2013, and although it is replacement material it does follow the original pattern of the deck. The same deck pattern should be used. In 2013 parts of the stairs, pedestals, and balustrade were replaced or reconstructed. Although there are some new materials used in the porches, all elements of the porches will be cleaned using the gentlest means possible (see Standard 7). For guidance regarding the preservation of wood porches it is recommended to consult Preservation Brief 45.

The current asphalt roof was installed in 1995. It will be replaced with new asphalt shingles and flashing. New plywood substrate will be installed where required and a new waterproofing membrane will be installed to insure proper drainage to the gutters. The existing gutters do not have the capacity for heavy rainfall. The gutters will be evaluated for flow capacity and potentially enlarged to insure proper drainage and code compliance. The existing extruded shape will be matched along with the paint. Preservation Brief 39 recommends making gutters slope @ 1/8" to the foot. The proposed work is consistent with Standard 6.

In summary, to be consistent with Standard 6, it is recommended that the project plans reference:

1. Preservation Brief 16 regarding appropriate replacement materials.
2. Preservation Brief 45 regarding appropriate wood for any decorative elements that need to be replaced and for basic guidance on the preservation of wood porches.
3. Preservation 9 regarding the repair of wood windows.

[11] Preservation Brief 45. *Preserving Historic Wood Porches*. National Park Service. October 2006.
[12] Preservation Brief 9. *The Repair of Historic Wooden Windows*. National Park Service. 1981.

Standard Seven
Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Several character-defining features will be cleaned using the gentlest means possible. These include the siding, decorative shingles, ornamental trim, window sash and trim, and deck components (handrails, spindle balustrade, columns, bases). The "gentlest means possible" is defined in Preservation Brief 6[13] as follows:

"The "gentlest means possible" of removing dirt from a building surface can be achieved by using a low-pressure water wash, scrubbing areas of more persistent grime with a natural bristle (never metal) brush. Steam cleaning can also be used effectively to clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause the deposits to rise to the surface, where they can be washed away."

It is recommended that project plans and specifications include the definition of the gentlest means possible and reference Preservation Brief Six. The proposed work is consistent with Standard Seven.

Standard Eight
Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archaeological resources have been located on the site and this project does not include ground disturbance. This Standard is not applicable.

Standard Nine
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.

The Porter-Vallejo Mansion project focuses on repair and remediation. No new additions, exterior alterations or related new construction is planned as part of this project. This Standard is not applicable.

Standard Ten
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.

[13] Preservation Brief 6. *Dangers of Abrasive Cleaning to Historic Buildings*. June 1979.

The Tank House on the property will be mothballed per the guidelines in Preservation Brief 31. This will include the stabilization of the structure, establishing interior ventilation, exterminating pests, protecting the exterior from moisture penetration, and developing and implementing a maintenance and monitoring plan. The proposed work is consistent with Standard Ten.

The Porter-Vallejo Mansion originally had a picket fence at the front property line (see Figure 12). The *Secretary of the Interior's Guidelines for Flood Adaptation for Rehabilitating Historic Buildings* suggests constructing a floodwall around historic properties as a further preventive measure against flood events. Flood walls are generally low concrete walls that can be sealed with a floodgate. Although not a requirement, a flood wall is another protective measure that can be considered in lieu of a picket fence. Whatever barrier is constructed around the building, if removed in the future, the essential form and integrity of the Porter-Vallejo Manion will not be impaired. The proposed work is consistent with Standard Ten.

Three heat pumps will be installed on 24" pads around the building (see Plan Sheet 3 for locations). The *Secretary of the Interior's Guidelines for Flood Adaptation for Rehabilitating Historic Buildings* makes the following recommendations:

1. Exterior utilities and mechanical systems should be elevated to protect them from flooding and placed in locations that minimize as much as possible their visibility and impact on the historic character and appearance of the building.
2. Use fencing or landscaping to screen exterior mechanical equipment to reduce its visibility.

The proposed plans are consistent with the Guidelines and Standard 10.

RECOMMENDATIONS SUMMARY

1. Create a ventilation channel between the siding and the vapor barrier (see Preservation Brief 39).
2. Refer to Preservation Brief 16 regarding appropriate replacement materials.
3. Refer to Preservation Brief 45 regarding appropriate replacement wood and the preservation of wood porches.
4. Refer to Preservation Brief 9 regarding the repair of wood windows.
5. Define the "gentlest means possible" (see Preservation Brief 6) on project plans and specification.
6. Project Plans should refer to Preservation Brief 31 regarding the mothballing procedures for the tank house.

Figure 12: East elevation of Porter-Vallejo Mansion, c. 1900. Picket fence is visible to the right. Courtesy of the Pajaro Valley Historical Association.

CONCLUSION

The proposed work meets Standards One, Two, Four, and Ten. Standards Three, Eight and Nine are not applicable. The project will meet Standards Five, Six, and Seven if the recommendations are included in the project plans and specifications.

Respectively Submitted,

Margaret E. Clovis

Margaret (Meg) Clovis

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