

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name City Hall
other names/site number Old City Hall

2. Location

street & number 715 Marin Street N/A not for publication
city or town Vallejo vicinity
state California code CA county Solano code 095 zip code 94590

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local

Signature of certifying official/Title _____ Date _____
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____
Signature of the Keeper _____ Date of Action _____

Old City Hall
Name of Property

Solano County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
0		sites
0		structures
0		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

GOVERNMENT/ city hall

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN/ Italianate

Materials
(Enter categories from instructions.)

foundation: BRICK
walls: STUCCO
roof: COMPOSITION
other: _____

Old City Hall
Name of Property

Solano County, CA
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Old City Hall is an Italianate two-story building with a rectangular plan and a flat roof. The building is adjacent to the Old Masonic Temple building on its south side. As such, only its east, west, and north elevations are exposed. The building is constructed of brick, which is clad with smooth stucco. Old City Hall underwent a certified rehabilitation in 2012. It is in good condition and retains all seven aspects of integrity.

Narrative Description

The main façade of the Old City Hall faces east onto Marin Street. It is symmetrical in design and composition. The first floor originally had three arched storefront bays, each with double doors and fanlights. The arches were made of rusticated stone. The storefronts were altered over time to accommodate commercial tenants. The current first story, which was rehabilitated in 2012, consists of three rectangular, rather than arched, bays. The rusticated stonework still exists on the pilasters at the corners of the building, while the two center pilasters are clad with smooth stucco. The storefronts within each bay consist of anodized aluminum and glass. The area immediately above the three bays is also clad with smooth stucco. Above the stucco, a molding wraps along the east façade and onto the north elevation, dividing the first and second stories. Above the molding, the north façade's second story has three pedimented windows, two double windows at either end and one single window in the center. All are four-over-four, double-hung wood sash windows with segmented arch top sashes. At each end of the façade, fluted pilasters stretch from the molding between the first and second stories to another molding above the windows. The top molding consists of a plain frieze and an overhanging cornice with small corbels. The molding, including the frieze, cornice and corbels, continues onto the north elevation.

The north elevation faces onto an alley and is asymmetrically organized. It consists of two parts – the Old City Hall portion and the original jail portion. On the first floor of the City Hall portion, there are three rusticated arches toward the west end. Two of the arches surround four-over-four arched wood windows. The third arch surrounds a metal slab door. The door is topped with a small vent that has been fitted with vertical bars. To the east of the arches, near the center of the elevation, there is a pair of non-original one-over-one wood windows in a simple wood frame; these were added in 2012 to serve a new apartment unit. The second story contains seven pedimented windows with segmented arch top sashes and one smaller window with no pediment or segmented arch, which appears to be non-original. The pedimented windows are four-over-four, double-hung wood sash. Midway along the elevation one of the windows has been altered. While it once contained a single window like the others, it has been replaced with a pair of windows similar in style to the originals. The original pediment over this window remains, illustrating its original similarity to the others.

The original jail portion is adjacent to the west end of the City Hall portion. It is a simple concrete box with a lower roof line than the adjacent City Hall. It is clad with smooth stucco and has one opening on the north elevation, a small one-over-one wood window. The building's west elevation is nearly solid, as it functions as the wall of a jail cell on the interior. It has three openings covered with metal grates at clerestory level and one window and one single door on the second story. The door leads to a metal fire escape. Utility pipes and meters are located around the elevation's openings.

The interior of the building has been remodeled numerous times to satisfy commercial tenants. As a result, original spaces, finishes, and features exist only in limited areas. In 2012, Old City Hall was adapted into a mixed-use building with commercial and residential spaces. The space that was occupied by the jail has been preserved and is still accessible from the alley.

(See continuation sheet.)

Old City Hall
Name of Property

Solano County, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Politics/Government

Period of Significance

1872 – 1927

Significant Dates

1872, date constructed

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

Old City Hall was constructed in 1872 and continued to be used in that capacity until 1927 when the municipal government moved across the street to a newly constructed City Hall. Although the building does not appear on a Sanborn map until 1889, the 1872 date is found in many sources including the city landmark designation.

Criteria Considerations (explanation, if necessary)

N/A

Old City Hall
Name of Property

Solano County, CA
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Old City Hall is eligible for listing on the National Register under Criterion A for its association with the growth and development of the city of Vallejo, as well as its early political development. The building is significant in local history in the context of politics and government. The city of Vallejo was incorporated in 1867, and much of its growth was tied to the railroad and shipping industries. Vallejo's first City Hall reflects the establishment and growth of the city. It was built at a time when the city was expanding and becoming a key player in the transportation and shipping networks of northern California in the last decades of the 19th century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Old City Hall is significant as the center of politics and government in the growing city of Vallejo between 1872 and 1927 and as a reflection of the growth and development of Vallejo during this period. The building served as the city hall and jail for fifty-five years, during a crucial period in Vallejo's development.

Vallejo is a coastal city located northeast of San Francisco on San Pablo Bay. The land upon which Vallejo was later located was owned by General Mariano Guadalupe Vallejo. In the early 1850s, he offered the state of California a portion of his land holdings for the construction of a capitol building; his goal was to make the town of Vallejo (which he referred to as Eureka) the location of the state capitol. The legislature accepted the proffered land in 1851, and a capitol building was constructed the next year.¹ From the beginning, there was disagreement over the move to the new location. Some legislators wanted the capitol to move to San Jose, where it had been previously located, or to Sacramento. Newspapers in San Francisco published articles opposing the move, fanning the discontent. Adding to the legislators' frustrations was the fact that conditions in Vallejo remained relatively primitive, and accommodations were lacking, both in terms of lodging and government space.² The capitol was relocated to Benicia in 1853, as Benicia offered better accommodations and a modern, brick capitol building. Vallejo was left to decline for a brief period before the arrival of the Mare Island Shipyard, after which it began to develop and grow again. The United States Navy purchased Mare Island, in actuality the southern portion of a peninsula, for use as a navy shipyard in 1853. The town's government was established in 1866, and a president, treasurer, secretary, and two lawyers were elected.³ The City of Vallejo was incorporated in 1867.

(See continuation sheet.)

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

(See continuation sheet.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: City of Vallejo Planning Division

¹ Kristin Delaplaine, "Vallejo's Shot as State Capital is Short-lived," *Historical Articles of Solano County* (May 28, 1995): 1-2, <http://www.solanohistory.org/509> (accessed February 5, 2013).

² Lee Fountain, "The Legislature in Vallejo," *Solano Historian* (May 1987): 7 and 9, <http://www.solanohistory.org> (accessed February 5, 2013).

³ Kristin Delaplaine, "Vallejo Faces Decline, Gains Business Footing," *Historical Articles of Solano County* (June 4, 1995): 2, <http://www.solanohistory.org/510> (accessed February 1, 2011).

Old City Hall
Name of Property

Solano County, CA
County and State

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Assessor Parcel Number 0056-162-080, which corresponds to the attached map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the land area historically associated with the structure.

11. Form Prepared By

name/title Elysha Paluszek, Architectural Historian II
organization GPA Consulting date 2/28/13
street & number 231 California Street Telephone (310) 792-2690
city or town El Segundo state CA zip code 90245
e-mail elysha@gpaconsulting-us.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Old City Hall
Name of Property

Solano County, CA
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Old City Hall
City of Vicinity: Vallejo
County: Solano County
State: CA
Name of Photographer: Elysha Paluszek (applies to all photographs)
Date of Photographs: 1/25/2011 (applies to all photographs)
Location of Original Digital Files: 231 California Street, El Segundo, CA 90245 (applies to all photographs)
Number of Photographs: 4

Photo #1
East elevation (left) and north elevation (right), camera facing southwest.

Photo #2
East elevation (left) and north elevation (right) detail, camera facing southwest.

Photo #3
North elevation, camera facing southeast.

Photo #4
North elevation second floor window detail, camera facing south.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Temple Art Loft Associates, LP
street & number 9 Cushing, Suite 200 telephone (949) 923 – 7800
city or town Irvine state CA zip code 92618

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Old City Hall
Name of Property Solano County, CA
County and State N/A
Name of multiple listing (if applicable)

DESCRIPTION

Narrative Description (continued)

The building's first floor includes a commercial space at the east end, an apartment unit in the center, and the original jail at the west end. A stair and corridor is located along the south wall. The stair is original and retains its plaster walls. The only other original finishes on the first floor are located in the jail. The jail is divided into two spaces – an entry vestibule and a cell. The entry vestibule has been modified over time with various partition walls, but the original wood wainscoting remains on the original perimeter walls. The jail cell retains its exposed concrete walls and floor, as well as its metal-paneled ceiling.

The building's second floor retains its original circulation pattern, consisting of a single-loaded corridor along the south wall. The original aspects of the corridor include plaster walls, wood wainscoting, and wood panel doors with transoms and wood frames. The spaces off of the corridor were originally offices, but they now function as apartment units. The original plaster perimeter walls, floor and ceiling moldings, and window moldings were preserved in the new units as part of the 2012 rehabilitation.

Old City Hall retains integrity of design, materials, location, feeling, association, setting, and workmanship. The surrounding area remains populated by buildings constructed at the end of the 19th and beginning of the 20th century. Exterior alterations consist of changes to the first floor storefronts on the east façade and alterations to the windows on the north elevation. The storefront alterations were conducted as part of the certified rehabilitation in 2012; they respect the façade's original three-bay composition and comply with the Secretary of the Interior's Standards for Rehabilitation. The changes to the windows on the north elevation are all minor. While the interior had experienced several insensitive alterations in the past, the 2012 rehabilitation project preserved original spaces, finishes, and features wherever possible, most notably in the second floor corridor and the historic jail, and returned numerous altered ceiling heights to their original levels. The building remains fully able to convey its historical significance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Old City Hall
Name of Property Solano County, CA
County and State N/A
Name of multiple listing (if applicable)

STATEMENT OF SIGNIFICANCE

Narrative Statement of Significance (continued)

Vallejo's continued growth was due in large part to the coming of the railroad. The route of the California Pacific Railroad between Vallejo and Sacramento was completed in 1870. The new railroad route allowed passengers on the transcontinental railroad to travel from Sacramento to Vallejo by rail and thence by boat to San Francisco in about four hours, down from about nine or seventeen hours by the previously used routes. The construction of the tracks to Vallejo faced opposition in San Francisco, as their construction made Vallejo a potential competitor as a shipping center. The Central Pacific Railroad was also heavily opposed to the completion of the tracks, going so far as to refuse permission for the California Pacific to cross its tracks, which was necessary to enter Sacramento and complete its line. The California Supreme Court ruled in favor of the California Pacific and the tracks were completed in 1870.

Once finished, the route served as the fastest means of travel between Sacramento, the terminus of the transcontinental railroad, and San Francisco.⁴ The completion of the railroad brought about a boom in Vallejo's development. The city became a hub for railroad maintenance and construction. Freight was transported to the city to be loaded onto ships in the harbor for transport all over the world. The city became a center of grain export for the area's agricultural crops, as well as a center of flour milling. In 1869, Starr's Mills and Docks were opened in Vallejo. The flour mill company eventually processed grain from all over California and shipped the product all over the world. By the mid-1870s, flour mills and lumber yards were taking over grain shipping as the primary businesses in the city.

The prosperity enjoyed by Vallejo due to the influx of business fueled development. Town lots were subdivided for residential development. Hotels, stores, and houses were built. Schools, including the high school, and the Orphans' Home were established. The Good Templars' Home for Orphans was established in 1869, and an orphanage was constructed just outside the city.⁵ The orphanage later became a golf course.

In 1870, the Central Pacific bought out the California Pacific. The former company sought to interfere with the success of the route to Vallejo. By 1879, the Central Pacific constructed rival tracks from Suisan to Benicia, connecting to Port Costa by ferry. The new route, as well as the business and freight it brought, bypassed Vallejo completely.⁶ Port Costa became the area's central grain shipping harbor. Though this change resulted in tough economic times for Vallejo, it continued to grow slowly but steadily, and confidence remained in the future of the city. The population in the early 1870s was approximately 8,000 people.

As the city continued to grow, the city's government was confident enough in its future to erect new government offices and beautify Vallejo. In 1872, the city raised \$50,000 for city improvements including the maintenance of the fire department, the establishment of a city park, and the construction of a city hall and jail. When completed, City Hall housed the fire department, police station, and jail on the first floor and city offices on the second floor.

In 1873, a campaign began to move the Solano County seat from Fairfield to Vallejo. Supporters argued that Vallejo was larger and more developed and therefore a better county seat than Fairfield. The county seat was moved to Vallejo in 1874, and the County Board of Supervisors met in City Hall in March of that year to discuss obtaining accommodations for the county government, some of which would be located in City Hall.⁷ The move to Vallejo was met with opposition, however, and those who opposed the move formed a group called the Divisionites. As retaliation for the capitol move to Vallejo, the Divisionities pushed for the separation of Vallejo from Solano County. They advocated for the formation of a new Vallejo County, which would cut the city off from the rest of Solano County. A bill passed in the state senate and

⁴ Thomas Lucy, "A History of the City of Vallejo," Vallejo Naval and Historical Museum, no publication date, 20.

⁵ Lucy, "A History of the City of Vallejo," 28; Delaplane, "Vallejo Faces Decline," 1.

⁶ Lucy, "A History of the City of Vallejo," 24.

⁷ Thomas Lucy, "Vallejo – The County Seat and The City and County of Vallejo," *Solano Historian* (December 1986): 14 – 15, <http://www.solanohistory.org> (accessed January 30, 2013).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Old City Hall
Name of Property Solano County, CA
County and State N/A
Name of multiple listing (if applicable)

assembly; however, a mistake was found in the bill that rendered it unconstitutional.⁸ The Divisionites lost momentum after this setback and refocused their attention on moving the county seat back to Fairfield, which succeeded. City Hall served as the political center of the city and county during this brief but tumultuous period.

An economic depression beginning in 1873 affected Vallejo, exacerbating the decline that had set in when it was bypassed by the railroad in favor of Benicia. Growth slowed but continued. Brick works began opening in 1890 and proved to be a financial boon for the city, which continued to grow and develop in the late 19th and early 20th centuries.

City Hall served as the headquarters for Vallejo's government until 1927, when the city moved its offices across the street to a new location (now the Vallejo Naval and Historical Museum). Old City Hall was vacated, and the property was purchased by the Masonic organization that occupied the building directly to the south and joined to the Masonic Temple.

Old City Hall is significant under Criterion A for its association with Vallejo's beginnings as a city and the political events that shaped its early years. It housed the city government from 1872 to 1927, containing the county government offices for a brief time as well. It was the headquarters of city government during its formative years. The building reflects the residents' and government's growing confidence in the developing community, and it reflects the city's growth and increasing prosperity as it grew in the last decades of the 19th century. Old City Hall is designated a local landmark.

⁸ Lucy, "Vallejo – The County Seat," 15.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 11

Old City Hall
Name of Property Solano County, CA
County and State N/A
Name of multiple listing (if applicable)

Bibliography

Boghosian, Paula. State of California Historic Resources Inventory form, March 1979.

City of Vallejo Architectural Heritage Commission. Original City Hall City Landmark Designation, July 1982.

Delaplane, Kristin. "Railroad brings Solano on track in 1860s." Historical Articles of Solano County, January 7, 1996. <http://www.solanohistory.org/542> (accessed February 1, 2011).

Delaplane, Kristin. "Vallejo faces decline, gains business footing." Historical Articles of Solano County, June 4, 1995. <http://www.solanohistory.org/510> (accessed February 1, 2011).

Delaplane, Kristin. "Vallejo's Shot as State Capital is Short-lived," Historical Articles of Solano County (May 28, 1995): 1-2, <http://www.solanohistory.org/509> (accessed February 5, 2013).

Fountain, Lee. "The Legislature in Vallejo." *Solano Historian* (May 1987): 7 and 9. <http://www.solanohistory.org> (accessed February 5, 2013).

Lucy, Thomas. "A History of the City of Vallejo," Vallejo Historical and Naval Museum, no publication date.

Lucy, Thomas. "Vallejo – The County Seat and The City and County of Vallejo." *Solano Historian* (December 1986): 14 – 15. <http://www.solanohistory.org> (accessed January 30, 2013).

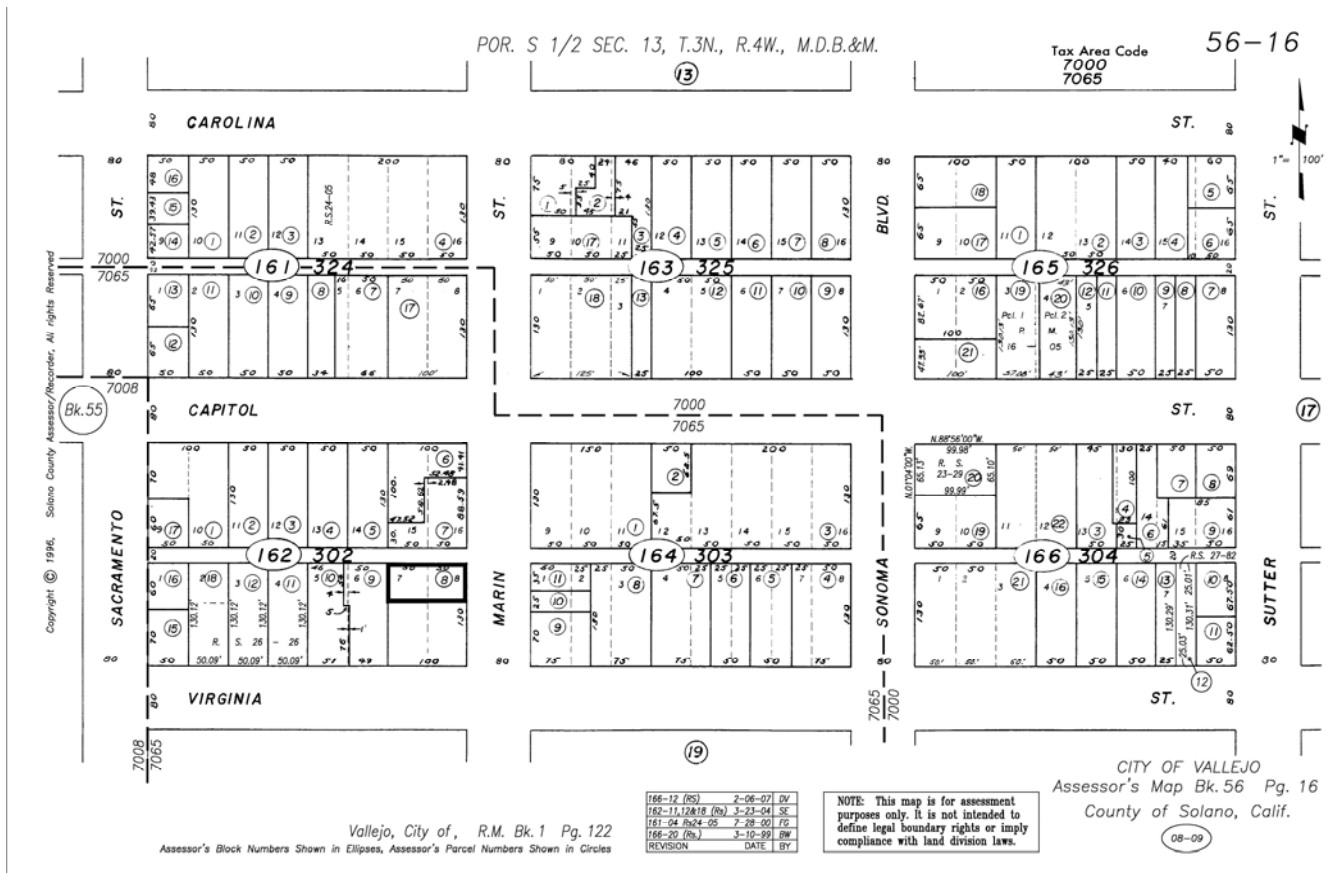
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 12

Old City Hall
Name of Property
Solano County, CA
County and State
N/A
Name of multiple listing (if applicable)

SKETCH MAP



Property boundary outlined in bold.
Source: Solano County Tax Assessor