



**CITY OF BENICIA  
HISTORIC CONTEXT COMMITTEE  
AD HOC COMMITTEE OF THE HISTORIC PRESERVATION REVIEW COMMISSION  
CITY HALL CONFERENCE ROOM 1  
REGULAR MEETING AGENDA**

**Tuesday, March 9, 2010  
1:00 P.M.**

**I. OPENING OF MEETING**

- A. **Pledge of Allegiance**
- B. **Roll Call**
- C. **Reference to Fundamental Rights of Public** - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

**II. PRESENTATIONS**

**III. COMMUNICATIONS**

- A. **WRITTEN**
- B. **PUBLIC COMMENT** (limited to items not on agenda. A 5 minute time limit per individual will be imposed)

**IV. OLD BUSINESS**

- A. **Approval of Action Minutes of January 26, 2010**
- B. **TIMESHEETS**  
Reminder that committee members need to submit timesheets to staff. All time spent performing research, attending meetings, and doing public outreach should be captured on the timesheets. These are submitted to the State Office of Historic Preservation for reimbursement.

**C. PREVIOUS TASK ASSIGNMENTS**

Staff and the committee will discuss and review the status of the following:

1. Historic Context Statement Outline – review updated draft
2. Ethnic Communities
3. Mid-Century/Post WWII
4. Early 20<sup>th</sup> Century
5. Outreach efforts

**Recommendation:** Staff and committee members will discuss and review status of previously assigned tasks.

**V. NEW BUSINESS**

**A. ORAL HISTORIES**

Staff and the committee will discuss the oral histories in terms of how they will be conducted, who should be interviewed, and when the interviews can be scheduled. At the meeting, staff will provide documents to review. Tasks will be assigned accordingly.

**Recommendation:** Staff and committee members will discuss and assign tasks, including deadlines.

**VI. COMMUNICATIONS FROM STAFF & COMMITTEE MEMBERS**

**VII. ADJOURNMENT**

**Public Participation**

The Benicia Historic Preservation Review Commission and its sub-committees welcome public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Historic Preservation Review Commission allows speakers to speak on agenda and non-agenda matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Historic Preservation Review Commission.

Should you have material you wish to enter into the record, please submit it to the Commission/Committee Secretary.

**Disabled Access**

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact Valerie Ruxton, the ADA Coordinator, at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **Meeting Procedures**

All items listed on this agenda are for Commission/Committee discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

### **Public Records**

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Public Works & Community Development Department during regular working hours. To the extent feasible, the packet is also available on the City's web page at [www.ci.benicia.ca.us](http://www.ci.benicia.ca.us) under the heading "Announcements and Historic Context." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Public Works & Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Conference Room 1. If you wish to submit written information on an agenda item, please submit to Gina Eleccion, Management Analyst, as soon as possible so that it may be distributed to the Historic Context Ad Hoc Committee.



**CITY OF BENICIA  
HISTORIC CONTEXT COMMITTEE  
AD HOC COMMITTEE OF THE HISTORIC PRESERVATION REVIEW COMMISSION  
CITY HALL CONFERENCE ROOM 1  
REGULAR MEETING ACTION MINUTES**

**Tuesday, January 26, 2010  
1:00 P.M.**

**I. OPENING OF MEETING**

- A. Pledge of Allegiance**
- B. Roll Call**

Present

Gina Eleccion, Management Analyst  
Toni Haughey, Historic Preservation Review Chair  
Leann Taagepera, Historic Preservation Review Commissioner  
Jerry Hayes, Benicia Historical Society  
Bonnie Silveria, Benicia Historical Society

Belinda Smith, Community Member  
Jon Van Landschoot, Community Member

- C. Reference to Fundamental Rights of Public** - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

**II. PRESENTATIONS**

None.

**III. COMMUNICATIONS**

- A. WRITTEN** – None.
- B. PUBLIC COMMENT** - None.

**IV. OLD BUSINESS**

**A. Approval of Action Minutes of January 12, 2010**

On motion of Committee Member Silveria, seconded by Committee Member Taagepera, and carried by the Committee, the Minutes of January 12, 2010 were approved.

**B. TIMESHEETS**

Committee members will submit timesheets to staff. All time spent performing research, attending meetings, and doing public outreach should be captured on the timesheets.

**C. PREVIOUS TASK ASSIGNMENTS**

Staff, Page & Turnbull consultant, and the committee will discuss and review the status of the following:

1. Historic Context Statement Outline
2. Ethnic Communities
3. Mid-Century/Post WWII
4. Early 20<sup>th</sup> Century
5. Outreach efforts

**Recommendation:** Staff and committee members will discuss and review status of previously assigned tasks. Jonathan Lammers, Page & Turnbull consultant, will join the meeting via conference call, and will discuss his work with the committee and provide insight and direction on gathering information and interviewing citizens.

Jonathan Lammers, Page & Turnbull, joined the meeting via conference call. He provided an update on his work to date. He has been taking photos of representative building types and has been reviewing Sanborn maps.

The Committee discussed public outreach and oral histories with Jonathan Lammers. He made suggestions on questions that could be asked to facilitate a discussion with citizens. There was a discussion about how to best conduct the interviews and capture the oral histories.

**V. NEW BUSINESS**

**A. NEW TASK ASSIGNMENTS**

Staff and the committee will discuss the needs of the consulting team, and will assign tasks accordingly.

**Recommendation:** Staff and committee members will assign tasks, including deadlines.

No new task assignments.

**VI. COMMUNICATIONS FROM STAFF & COMMITTEE MEMBERS**

None.

**VII. ADJOURNMENT**

Meeting was adjourned at 2:00 p.m.

# **City of Benicia Historic Context Statement Outline**

**Page & Turnbull  
(last update 1/24/10)**

**Sanborn Map Series: 1886, 1891, 1899, 1913, 1942**

## **Native American & Mission Periods (to 1821)**

- Native American Period
  - Patwin & Huichuin groups
- Spanish Mission Period
  - Sonoma Mission
- Property Types & Registration Requirements
  - Residential; Commercial; Industrial; Public Assembly; Military

## **Mexican Period (1821 - 1845)**

- Mariano Vallejo and Rancho Suscol
- Property Types & Registration Requirements

## **Early American Period (1846 - 1877)**

- Bear Flag Revolt (1846)
- Robert Semple & Thomas Larkin
- California Gold Rush (1848)
- Founding of the Benicia Arsenal (1849)
- American Statehood (1850)
- State Capitol (1853 – 1854)
- Clouded Land Titles (1861)
- D Street Fire (1867)
- Churches
  - St. Paul's Episcopal (1860)
  - Congregational Church (1868)
- Ethnic Communities
  - Irish & Chinese (when do Portuguese arrive)?
- Industrial Facilities
  - Pacific Mail Steamship Co. (1850)
  - Pacific Cement Works (1860)
  - G.W. Hume's Carquinez Packing Company (1864)
  - McKay Tannery (1860)
  - Pioneer Tanning Co. (1868)
- Public Assembly
  - Masonic Temple (1850)
- Schools

- Blake's School for Boys (1852)/Benicia Collegiate Institute (1854)/St. Augustine's (1868 - 1889) [only Bishop Wingfield house remains]
- Young Ladies' Seminary (1852 – 1886) [demo]
- St. Mary's of the Pacific (1870 – 1884) [demo]
- St. Catherine's Convent and School (1860) [demo – now shopping center]
- Transportation
  - Ferries & Riverboats (Paddlewheeler Ion 1853-1868)
  - Pacific Mail Departure (1869)
  - Stagecoach
  - Military Highway
  - J Street as prominent thoroughfare (belong in this period?)
- Military
  - "Camel Barns" (1855)
  - Hospital (1856)
  - Magazine (1857)
  - Storehouse (1859)
  - Commanding Officer's Quarters (1860)
  - Lieutenant's Quarters (1861)
  - Quarters x3 (1870)
  - Office Building (1870)
  - Guardhouse (1872)
  - Barracks (1872)
  - Duplex Officer's Quarters x2 (1874)
  - Blacksmith Shop (1876)
  - Shop (1877)
- Property Types & Registration Requirements
  - Residential; Commercial; Industrial; Public Assembly; Military

## **Industrial Waterfront (1878 - 1913)**

- Arrival of the railroad (1878)
- Solano Ferry (1879)
- Spanish American War (1898)
- Cannery Strike (1902)
- Churches
  - Methodist Church (1882)
  - St. Dominic's (1890)
- Industrial Facilities
  - Kullman, Salz & Co – Benicia Tannery (1879)
  - Benicia Agricultural Works (1881)
  - Turner Shipyard (1882)
  - Benicia Flour Mills
  - Fish & Fruit Canneries
  - Benicia Water Company (1879)
  - W.F. Shaw Tannery (earlier?)
  - Carquinez Packing Company (earlier?)
  - Isleton Creamery (is this the Benicia Creamery? need more info)

- Public Assembly
  - New Masonic Temple (1888)
- Schools
- Transportation
- Military
  - Shop (1884)
  - Toolhouse (1900)
  - Shop (1903)
  - Stables (1908)
  - Shop (1911)
  - Explosion at Clock Tower Storehouse (1912)
- Property Types & Registration Requirements
  - Residential; Commercial; Industrial; Public Assembly; Military

## **World War I through the Great Depression (1914 - 1939)**

- World War I
- Development of Roads & Automobiles
- Southern Pacific Railroad Bridge (1930)
- Immigrants
  - Greeks
  - Portuguese
  - Italians
  - Azoreans
- Industrial Facilities
  - Benicia Agricultural Works Closes (1914); Yuba Manufacturing Co. (1917)
  - Baker & Hamilton Closed (1914)
  - Last Tannery Closes (1928)
  - Yuba Gold Dredges (1934 – 42)
  - Last Canneries Close (late 1930s)
- Churches
- Public Assembly
  - Benicia Branch of Solano Public Library (1914)
- Schools
- Transportation
  - Contra Costa Ferry (1914)
  - State Highway 21 (constructed earlier?)
- Military
  - Storehouse (1917)
  - Storehouse x3 (1919-1920)
  - Garage (1919)
  - Powerhouse (1919)
  - Photo Lab (1921)
  - Magazines x5 (1929 – 1930)
  - Office (1932)
- Property Types & Registration Requirements

- Residential; Commercial; Industrial; Public Assembly; Military

## **World War II and its Aftermath (1940 - 1964)**

- Wartime Boomtown
  - Brothels (Alamo Room)
  - Government housing (Dalton Manor; Francesca; Grant Circle—need more info)
- Military Facilities
  - Deep Water Wharf
  - Public Quarters x6 (1941)
  - Expansion of Arsenal Lands (1942?)
  - Main Headquarters (1942)
  - Storehouses x2 (1942)
  - Office/Field Office/Carpenter Shop (1942)
  - Fire Station/Cafeteria/Carpenter Shop (1943)
  - Warehouses x2 (1944-45)
  - Paint Shop/Repair Shop/Auto Parts/Bar Stock/Reclamation (1945)
  - Garage/Maintenance Building (1953)
- New Housing Developments
  - Denfield Avenue; Elane Way, Gloria Way; Raymond Drive; Wainwright Street
- Korean War (1950)
- Restoration of the Capitol (1955-57)
- Closure of the Benicia Arsenal (1964) and Benicia Industries
- Humble (Exxon) Refinery (1966-69)
- Churches
- Public Assembly
  - New Post Office 632 1<sup>st</sup> (1942)
- Schools
- Transportation
  - S.P. Depot Closes (1958)
  - Destruction of S.P. Wharf (1959)
  - Interstate 680 and 780 (1950-60s)
  - Benicia-Martinez Bridge (1962)
- Property Types & Registration Requirements
  - Residential; Commercial; Industrial; Public Assembly; Military