

**AGENDA ITEM  
CITY COUNCIL MEETING: MARCH 17, 2009  
PUBLIC HEARING**

**DATE** : February 25, 2009  
**TO** : City Manager  
**FROM** : Community Development Director  
**SUBJECT** : **DOWNTOWN HISTORIC RESOURCE INVENTORY  
UPDATE AND AMENDMENTS TO THE DOWNTOWN  
HISTORIC CONSERVATION PLAN**

**RECOMMENDATION:**

Adopt a resolution amending the Downtown Historic Conservation Plan (DHCP) to:

1. Categorize all historic resources as either landmark or contributor to the historic district;
2. Utilize the standard federal historic designation forms (DPR 523) prepared by Roland-Nawi Associates to determine historic designation status, as modified by the Historic Survey Ad Hoc Committee;
3. Expand the district boundary to include 470 West J Street, 327 Gull Point Court, and the portion of East K Street between East Third and East Fourth Streets;
4. Update the DHCP maps (Figures 1 and 2) to reflect changes 1-3 above;
5. Identify and list all Historic Resources by address, assessor parcel number and designation status; and
6. Amend the DHCP text to reflect changes 1-5 above and correct minor internal inconsistencies.

**EXECUTIVE SUMMARY:**

The Downtown Historic Conservation Plan (DHCP) was adopted in November 1990 and amended in December 1992. In March 2004, the City Council approved a work program for an update to the DHCP, with new historic survey forms and documentation as the top priority. A series of joint meetings of the then Historic Preservation, Design Review and Planning Commissions were held to refine the update process. The survey forms, along with a report, were brought to the Historic Preservation Review Commission (HPRC) on July 26, 2007.

At that July 26, 2007 meeting, HPRC formed an ad hoc committee to provide additional review and input on the draft surveys. The committee was charged with reviewing the list of properties evaluated by Roland-Nawi to ensure all properties were captured in the update. The committee reviewed the draft forms, performed fieldwork to identify additional properties, and requested additional survey forms from Roland-Nawi. In addition, staff and the committee performed public outreach and responded to all issues raised. As a result of this public outreach, many

forms were updated with more current information. A report from the ad hoc committee, with its recommendations, is provided.

## **GENERAL PLAN:**

### Relevant General Plan Policies and Programs:

- Goal 2.1: Preserve Benicia as a small-sized city.
  - Policy 2.1.1 Ensure that new development is compatible with adjacent existing development and does not detract from Benicia's small town qualities and historic heritage, (and to the extent possible, contributes to the applicable quality of life factors noted above.)
  - Program 2.1.A Adopt development guidelines that retain the scale and character of the city, preserve public view corridors, and reflect the subdivision and development patterns within existing neighborhoods.

The updated historic resource inventories provide a current basis for reviewing compatibility of historic vs. non-historic properties in the district.

HPRC has identified necessary updates to the Downtown Historic Conservation Plan that include development guidelines. The updated historic resource inventory will be a valuable tool in developing guidelines. This project is currently unfunded.

- Goal 3.1: Maintain and enhance Benicia's historic character.
  - Policy 3.1.4 Promote the preservation and enhancement of historic neighborhoods, commercial areas, and governmental districts.
  - Policy 3.1.5 Permit new development, remodeling and building renovation in historic districts when consistent with the policies of the applicable Historic Conservation Plan.

The updated historic resource inventory identifies specific areas of the historic district in relationship to their significance to the overall historic integrity of the district.

The updated historic resource inventory provides a context by which new development, remodeling and building renovation is more compatible with existing historic resources.

- Goal 3.7: Maintain and reinforce Benicia's small-town visual characteristics.
  - Policy 3.7.1 Ensure that new development is compatible with the surrounding architectural and neighborhood character.

The updated historic resource inventory preserves and protects existing historic resources, as well as identifies new historic resources.

The updated historic resource inventory provides current resources for staff and property owners to determine compatibility with new development and building

renovation of both historic and non-historic properties.

## **STRATEGIC PLAN:**

Relevant Strategic Plan Goals and Strategies:

- Goal 2.00: Preserve and Enhance City Assets and Infrastructure
  - Strategy 4.30: Maintain and enhance Benicia's historic character
- Goal 9.00: Promote Arts, Culture, Continuous Learning and Historic Preservation
  - Strategy 9.20: Maintain and enhance Benicia's historic character

## **BUDGET INFORMATION:**

The consultant work necessary to complete this portion of the DHCP update was funded in FYs 05-07. Additional funds will be requested to complete an update of the DHCP text, including preparation of a historic context (which would be necessary to expand the list of designated historic resources).

## **ENVIRONMENTAL REVIEW:**

The proposed amendments are categorically exempt from California Environmental Quality Act review under Guidelines Section 15306 (Information Collection), which applies to basic data collection and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource; and 15331 (Historical Resource Restoration/Rehabilitation), which applies to projects limited to the preservation and conservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## **BACKGROUND:**

The DHCP was adopted in 1990 and amended in 1992 as the principal tool to identify historic properties in the Downtown Historic Overlay District and guide their preservation. An update of the historic resource inventory is needed to reflect changes in use, demolitions and new construction to render it more effective in achieving its purposes of:

1. Implementing the City's General Plan;
2. Deterring demolition, destruction, alteration, misuse or neglect of historic or architecturally significant buildings that form an important link to Benicia's past;
3. Promoting the conservation, preservation, protection and enhancement of the historic district;
4. Stimulating the economic health and residential quality of the community and stabilizing and enhancing the value of the property; and
5. Encouraging development tailored to the character and significance of the historic district.

In March 2004, the City Council approved a work program for an update to the DHCP, with new historic survey forms and documentation as the top priority.

The historic survey forms and documentation have been completed, with a DPR 523 form, current photograph and description for each property recommended by Roland-Nawi Associates to be designated as landmarks or contributors (The California Register and the State Office of Historic Preservation do not recognize "potential" landmarks or "potential" contributors as categories.). The recommended addition of historic resources by HPRC also requires City Council approval of new district boundaries (as recommended by Planning Commission).

#### Designation Changes

A total of 302 properties were surveyed. DPR 523 forms were prepared for all buildings recommended for designation within the historic district, as well as ones currently identified as "potential" resources. A property must meet state and federal eligibility criteria (attached) and retain sufficient integrity to convey its significance in order to qualify as a historical resource under California law and regulation.

Properties currently categorized as a "potential contributor" or a "potential landmark" were field inspected, previous survey documentation was reviewed, and additional research was undertaken to determine whether each of these buildings should be included in the list of designated resources (and if a DPR 523 form should be prepared). Of the 302 total properties surveyed, 46 are recommended as landmarks, 192 are recommended as contributors, and 64 are recommended for removal as historic resources. Where discrepancies existed between Roland-Nawi's recommendation and the Historic Survey Committee, HPRC recommended following the recommendation of the Ad Hoc Committee (attached), with the exception of the potential Portuguese properties outlined below.

#### Potential Portuguese Properties

There are 10 properties, all previously "potential contributors," suggested by community members to have significance to the Portuguese community. The Historic Survey Ad Hoc Committee recommended these be designated as "contributors." No formal historic context that addresses this issue has been prepared (estimated cost: \$30-50K). At the September 25, 2008 meeting, the Historic Preservation Review Commission discussed these properties, and based on the existing limited context could not support designation as "contributors." The final HPRC recommendation is to prepare a formal historic context and then re-evaluate these properties for potential inclusion as historic resources (as outlined in HPRC Resolution No. 08-8). This was confirmed at the January 22, 2009 HPRC meeting (as outlined in attached minutes).

In response to issues raised by a number of community members, and based on input from the State Office of Historic Preservation, staff recommends these properties for 6L classification from the California Historical Resources State Codes – *"Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."* Effectively, this allows the City to monitor development activity on these properties through the non-historic design review process.

#### Boundary Changes

A preliminary survey of areas outside the existing district boundary conducted in September 2005 identified a group of properties on East K Street as having a sufficient concentration of

historic resources to constitute a historic exclave eligible for listing in the California Register. The proposed added area includes 8 residential structures and 2 historic school buildings. A DPR 523 form was prepared for each building (all contributors), and the boundaries for the potential district were defined (refer to page 10 of the Downtown Historic Survey). In addition, boundary changes are recommended to include 470 West J Street and 327 Gull Point Court. The Planning Commission reviewed boundary changes and recommended approval.

Once approved, a final designation map (see attachment) will be prepared to replace Figures 1 and 2 of the DHCP to identify historic properties in the Downtown Historic Overlay District, including the added exclave along East K Street, and any additional approved boundary changes. The attached list of historic properties by address, assessor parcel number and designation has been prepared to be added as an appendix to the DHCP. The zoning map will be updated to show amended boundaries.

#### Response to Property Owner Comments

Throughout the process, a number of property owners submitted comments regarding their properties. Staff and the Ad Hoc Committee responded to every comment and issue raised. In response, these properties were further evaluated. Many DPR forms were updated with current property owner information, information regarding architectural features, and other minor edits.

Based on the criteria for designation, not all property owner requests could be accommodated. For example, letters attached to this report address 410 and 420 West K Street. Both properties are located within the original boundaries of the historic district and represent early 1900 construction. The property at 420 West K retains a higher degree of integrity than 410 West K, however both warrant historic designation. The recommendation to retain these properties as contributors by Roland-Nawi is supported by the Ad Hoc Committee and the Historic Preservation Review Commission. Though previous staff may have been supportive of the property owner requests, further evaluation supports the designation of contributor for both properties.

In addition, staff has worked with the many property owners, including the property owner at 420 West K Street to assist with the design review process. Specific issues related to 420 West K Street revolve around a rear deck. Staff enlisted the assistance of the Building Inspector to discuss repair options that would require minor design review at a cost of \$350. With the requirement for non-historic design review in the historic district, this same review would cost a non-historic property owner \$300. It is the practice of City staff to work with property owners to come up with a positive solution.

On October 28, 2008, a letter was submitted regarding the designation of the property located at 153 West E Street. This property was under construction at the time the survey work was completed. However, this property was reviewed by the Ad Hoc Committee and no historic designation has been supported. If the property owner can provide documentation, the property could be re-evaluated and considered for designation.

Regarding the property located at 141 East E Street, photographic evidence (attached) demonstrates that this building was a complete reconstruction. Upon further research through

the Building Division, it was confirmed that the building collapsed during a permitted remodel in 1994. This information was not available to the Ad Hoc Committee or the Historic Preservation Review Commission at the time their recommendations were made. Based on this information, staff supports the recommendation (DPR Form 523 attached) of Roland-Nawi to delist the property at 141 East E Street (as opposed to HPRC's recommendation to designate as historic). Neither the Ad Hoc Committee nor HPRC had the benefit of the photographic evidence that confirms complete reconstruction of the property.

### Zoning Ordinance Consistency

The following zoning ordinance sections relate to the proposed DHCP amendments:

*17.54.010 Specific purposes.*

*The specific purposes of the H historic overlay district are to:*

- A. Implement the city's general plan;*
- B. Deter demolition, destruction, alteration, misuses, or neglect of historic or architecturally significant buildings that form an important link to Benicia's past;*
- C. Promote the conservation, preservation, protection, and enhancement of each historic district;*
- D. Stimulate the economic health and residential quality of the community and stabilize and enhance the value of property;*
- E. Encourage development tailored to the character and significance of each historic district through a conservation plan that includes goals, objectives, and design criteria.*

The survey update supports the intent of these applicable provisions of the zoning ordinance.

### Additional Findings

In order to approve the DHCP amendments, the City Council also needs to affirm that the update furthers the purposes of HPRC to:

- a) Advise and assist the City Council in implementing the goals, policies and programs set forth in the City's General Plan relating to preservation and enhancement of the city's historic character;
- b) Identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
- c) Maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

### Conclusion

The Downtown Historic District Survey update and amended district boundary, as prepared by Roland-Nawi Associates, reviewed by the Ad Hoc Survey Committee, and recommended for approval by the Historic Preservation Review Commission and Planning Commission, is ready for City Council approval.

### **FURTHER ACTION:**

Staff will pursue a Certified Local Government (CLG) grant to develop a formal historic context.

In addition, HPRC seeks Council confirmation of direction to update the DHCP, including funding as necessary, to:

- a. Modify the guidelines for new single-family construction and addition to non-historic structures (per City Council direction in June 2008).
- b. Adopt the Secretary of the Interior's Standards for Treatment of Historic Properties as a basis for the DHCP design guidelines.
- c. Include public notification requirements for projects in the Downtown Historic District.
- d. Include guidelines for maintenance of historic properties.

The estimated cost of the historic architecture expertise necessary to develop these design guidelines is \$20,000. Up to another \$30,000 will be needed in outside assistance to draft a formal historic context for Council review. HPRC will be recommending these items as part of the 2009-2011 City Strategic Plan and Budget.

### Attachments:

- Draft Resolution
- Downtown Historic District Survey: Volume 1\*\*
- Downtown Historic District Survey: Volume 2\*\*
- List of Historic Properties within the Downtown Historic Overlay District
- Draft Designation Map
- Summary Report from Historic Survey Ad Hoc Committee
- Historic Preservation Review Commission Resolution No. 08-8
- September 25, 2008 Minutes (Historic Preservation Review Commission)
- January 22, 2009 Minutes (Historic Preservation Review Commission)
- Planning Commission Resolution No. 08-12
- December 11, 2008 Minutes (Planning Commission)
- Criteria for designating historic resources – State Office of Historic Preservation
- California Historical Resource Status Codes
- Property Owner Letters regarding 410 and 420 West K Street, and 153 West E Street (including corresponding DPR 523 forms)
- Photos of 141 East E Street (including corresponding DPR 523 form)

*\*\* If viewing online, these attachments are available to view in the Community Development Department or in the Benicia Public Library. Individual property evaluation forms are available on the City's website or in the Community Development Department..*

# DRAFT RESOLUTION

**RESOLUTION NO. 09-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA ADOPTING THE DOWNTOWN HISTORIC DISTRICT SURVEY AND AMENDING THE DOWNTOWN HISTORIC CONSERVATION PLAN**

**WHEREAS**, the purpose of the Historic Preservation Review Commission is to:

- advise and assist the City Council in implementing the goals, policies and programs set forth in the city's General Plan relating to preservation and enhancement of the city's historic character;
- identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
- maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

**WHEREAS**, the Historic Preservation Review Commission and Planning Commission have reviewed recommended updates to the Historic Resource Inventory, Downtown Historic Conservation Plan text and maps, including modifications to the boundaries of the Downtown Historic Overlay District; and

**WHEREAS**, the Historic Preservation Review Commission and Planning Commission have forwarded their final recommendations to the City Council for action; and

**WHEREAS**, the City Council at a regular meeting on March 17, 2009, conducted a public hearing, considered public comment and reviewed the recommendations of the Historic Preservation Review Commission and the Planning Commission; and

**WHEREAS**, the City Council has reviewed the updates to the Historic Resource Inventory, Downtown Historic Conservation Plan text, and related maps, and finds that:

- a) The proposed amendments are categorically exempt from California Environmental Quality Act review under Guidelines Section 15306 (Information Collection), which applies to basic data collection and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource; and 15331 (Historical Resource Restoration/Rehabilitation), which applies to projects limited to the preservation and conservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- b) The proposed historic survey amendments, DHCP map and text amendments are consistent with the applicable goals, policies, programs, and maps of the General Plan, as follows:

Goal 2.1: Preserve Benicia as a small-sized city.

- *Policy 2.1.1 Ensure that new development is compatible with adjacent existing development and does not detract from Benicia's small town qualities and historic heritage, (and to the extent possible, contributes to the applicable quality of life factors noted above.)*
- *Program 2.1.A Adopt development guidelines that retain the scale and character of the city, preserve public view corridors, and reflect the subdivision and development patterns within existing neighborhoods.*

The updated historic resource inventories provide a current basis for reviewing compatibility of historic vs. non-historic properties in the district.

HPRC has identified necessary updates to the Downtown Historic Conservation Plan that include development guidelines. The updated historic resource inventory will be a valuable tool in developing guidelines. This project is currently unfunded.

Goal 3.1: Maintain and enhance Benicia's historic character.

- *Policy 3.1.4 Promote the preservation and enhancement of historic neighborhoods, commercial areas, and governmental districts.*
- *Policy 3.1.5 Permit new development, remodeling and building renovation in historic districts when consistent with the policies of the applicable Historic Conservation Plan.*

The updated historic resource inventory identifies specific areas of the historic district in relationship to their significance to the overall historic integrity of the district.

The updated historic resource inventory provides a context by which new development, remodeling and building renovation is more compatible with existing historic resources.

Goal 3.7: Maintain and reinforce Benicia's small-town visual characteristics.

- *Policy 3.7.1 Ensure that new development is compatible with the surrounding architectural and neighborhood character.*

The updated historic resource inventory preserves and protects existing historic resources, as well as identifies new historic resources.

The updated historic resource inventory provides current resources for staff and property owners to determine compatibility with new development and building renovation of both historic and non-historic properties

- c) The proposed historic survey amendments, DHCP map and text amendments are consistent with the objectives and other provisions of Title 17 of the Benicia Municipal Code and the purposes of Chapter 17.54 H Historic Overlay District:

*17.54.010 Specific purposes.*

*The specific purposes of the H historic overlay district are to:*

*A. Implement the city's general plan;*

*B. Deter demolition, destruction, alteration, misuses, or neglect of historic or architecturally significant buildings that form an important link to Benicia's past;*

*C. Promote the conservation, preservation, protection, and enhancement of each historic district;*

*D. Stimulate the economic health and residential quality of the community and stabilize and enhance the value of property;*

*E. Encourage development tailored to the character and significance of each historic district through a conservation plan that includes goals, objectives, and design criteria.*

- d) The updated surveys, DHCP map and text amendments furthers the purposes of HPRC to:
- i. Advise and assist the City Council in implementing the goals, policies and programs set forth in the City's General Plan relating to preservation and enhancement of the city's historic character;
  - ii. Identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
  - iii. Maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council amends the Downtown Historic Conservation Plan (DHCP) to:

1. Categorize all historic resources as either landmark or contributor to the historic district;
2. Utilize the standard federal historic designation forms (DPR 523) prepared by Roland-Nawi Associates, and the Historic Survey Ad Hoc Committee's recommendation, to determine historic designation status;
3. Expand the district boundary to include 470 West J Street, 327 Gull Point Court, and the portion of East K Street Between East Third and East Fourth Streets;
4. Update the DHCP maps (Figures 1 and 2) to reflect changes 1-3 above;
5. Identify and list all Historic Resources by address, assessor parcel number and designation status; and
6. Amend the DHCP text to reflect changes 1-5 above and correct minor internal inconsistencies.

**BE IT FURTHER RESOLVED** that the Zoning Map be amended to expand the boundary of the Downtown Historic Overlay District to include 470 West J Street, 327 Gull Point Court, and the portion of East K Street Between East Third and East Fourth Streets.

**BE IT FURTHER RESOLVED** that the City Council of the City of Benicia hereby formally acknowledges the importance of developing a formal historic context.

\* \* \* \* \*

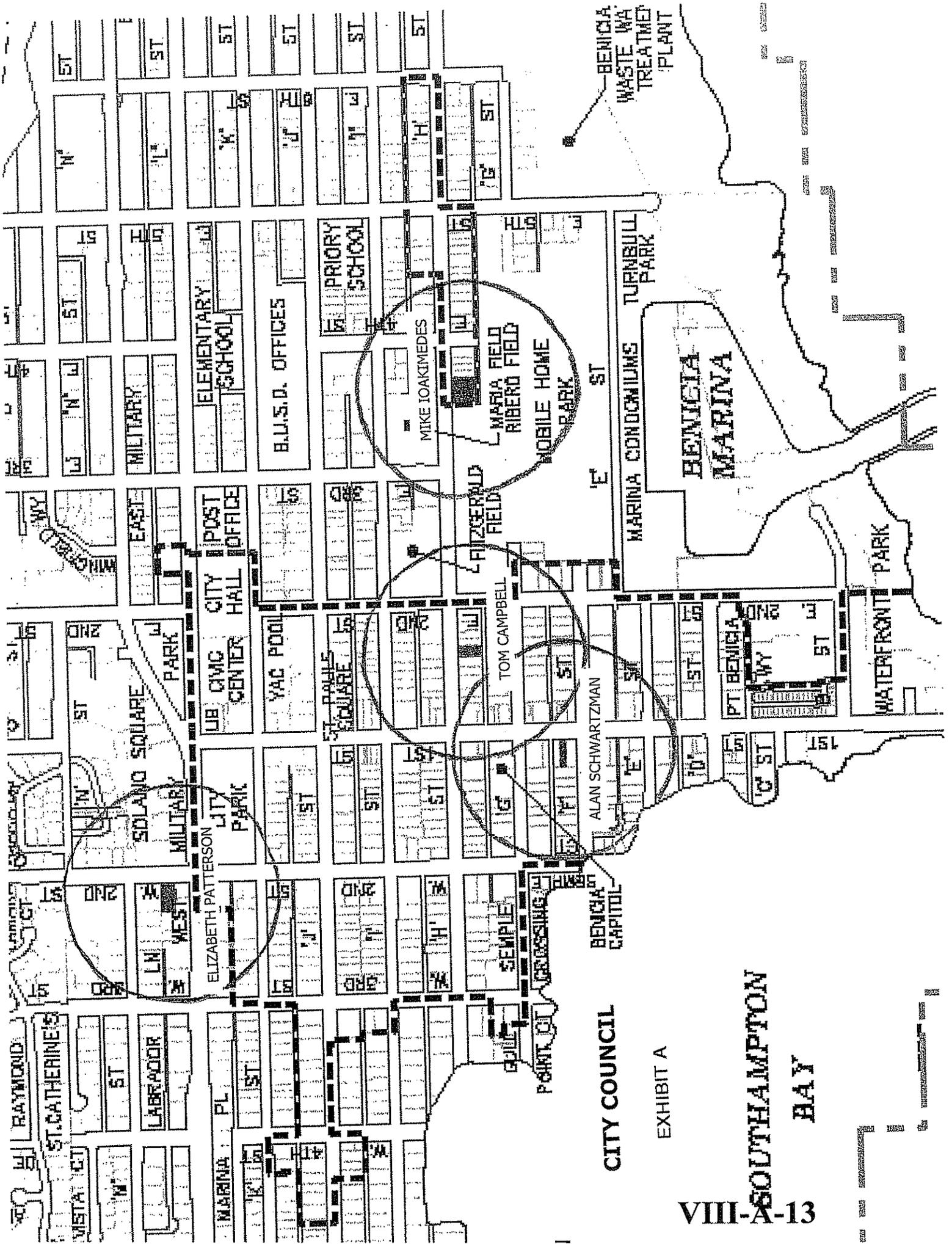
On motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the above Resolution, with abstentions as noted in Exhibit A of the final Resolution, was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on March 17, 2009 by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

\_\_\_\_\_  
Elizabeth Patterson, Mayor

Attest:

\_\_\_\_\_  
Lisa Wolfe, City Clerk



CITY COUNCIL

EXHIBIT A

# VIII-A-13 SOUTHAMPTON BAY



# **DOWNTOWN HISTORIC DISTRICT SURVEY: VOLUME 1**

**(If viewing online, this attachment is available in the Community Development Department or the Benicia Public Library. Individual property evaluation forms are available on the City's website, the Benicia Public Library or the Community Development Department)**

# **DOWNTOWN HISTORIC DISTRICT SURVEY: VOLUME 2**

**(If viewing online, this attachment is available in the Community Development Department or the Benicia Public Library. Individual property evaluation forms are available on the City's website, the Benicia Public Library or the Community Development Department)**

# **LIST OF HISTORIC PROPERTIES**

**LIST OF HISTORIC PROPERTIES WITHIN THE DOWNTOWN HISTORIC CONSERVATION DISTRICT**

C= Contributor, L= Landmark, R= Remove or not recommended for designation

6L - may warrant special consideration in local planning

STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
FIRST STREET						
	90	80-200-070	Y	C	L	
	123	89-293-070	Y	L	L	
	305	89-243-140	Y	L	C	
	307	89-243-140	Y	L	L	
	309	89-243-140	Y	C	C	
	333	89-243-130	Y	L	C	
	401	89-174-110	Y	L	L	
	415	89-174-050	Y	L	L	
	431-439	89-174-030	Y	C	C	
	440	89-372-200	Y	L	L	
	501	89-173-180	Y	L	L	
	601	89-115-550	Y	None	R	
	608	89-342-230	Y	PC	C	
	615	89-115-540	Y	PC	R	
	620	89-342-240	Y	PC	R	
	622	89-342-300	Y	C	C	
	621-625	89-115-130	Y	C	C	
	627-639	89-115-120	Y	C	C	
	632	89-342-300	Y	PC	C	
	634-636	89-342-300	Y	C	C	
	638	89-342-020	Y	C	L	
	700	89-341-240	Y	C	C	
	710	89-341-230	Y	C	C	
	718	89-341-210	Y	C	C	
	726-736	89-341-010	Y	C	C	
	727	89-113-120	Y	C	C	
	733-739	89-113-110	Y	PC	C	
	800	89-052-170	Y	None	C	
	820	89-052-200	Y	C	C	
	828	89-052-010	Y	L	L	
	901-903	89-043-140	Y	C	C	
	905-907	89-043-130	Y	C	C	
	909-911	89-043-250	Y	C	R	

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
	915	89-043-270	Y	C	C	
	917-919	89-043-260	Y	C	C	
	935	89-043-090	Y	C	C	
	1036	88-142-120	Y	C	C	
	1040	88-142-110	Y	C	C	
<b>SECOND STREET</b>						
East Second	532	89-373-070	Y	PC	R	
	600	89-343-010	Y	PC	R	Portuguese 6L
	610	89-343-020	Y	PC	R	Portuguese 6L
	622	89-343-030	Y	C	C	
	640	89-343-040	Y	C	C	
	900	89-053-110	Y	None	None	Benicia Fire Museum
West Second	701	89-111-260	Y	C	R	
	717	89-111-250	Y	C	C	
	735	89-111-07	Y	C	C	
	822	89-044-020	Y	None	C	
	925	89-041-120	Y	None	C	
	932	89-034-010	Y	L	L	
	1025	87-162-080	Y	PC	C	
	1029	87-162-190	Y	None	C	
	1101	87-161-260	Y	C	C	
	1121	87-161-040	Y	PL	L	
	1135	87-161-050	Y	C	C	
<b>THIRD STREET</b>						
West Third	703	89-103-150	Y	PC	R	
	715	89-103-200	Y	C	L	
	745	89-103-120	Y	None	R	
	903	89-033-060	Y	C	C	
	916	89-041-270	Y	None	R	
<b>FOURTH STREET</b>						
East Fourth	801	89-062-100	Y	PC	C	

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
West Fourth	925	89-031-110	Y	None	C	
<b>FIFTH STREET</b>						
East Fifth	803-811	89-064-220	Y	C	C	
<b>SIXTH STREET</b>						
East Sixth	811	89-072-100	Y	PC	R	Portuguese 6L
<b>C STREET</b>						
West C	111	80-243-140	Y	C	C	
<b>D STREET</b>						
East D	126	80-190-020	Y	L	L	
	142-144	80-190-030	Y	PC	R	
	145	89-372-250	Y	C	R	
	149	89-372-150	Y	C	C	
	150	80-190-040	Y	PC	R	Portuguese 6L
	159	89-372-130	Y	C	C	
	161	89-372-270	Y	C	R	new construction
	185	89-372-110	Y	PC	C	
	195	89-372-100	Y	C	C	
West D	120	89-243-060	Y	PC	C	
	123	89-174-080	Y	L	L	
	131	89-174-090	Y	C	C	
	145	89-174-100	Y	L	L	
<b>E STREET</b>						
East E	110	89-372-220	Y	C	R	
	125	89-371-060	Y	L	L	
	129	89-371-060	Y	L	L	
	126	89-372-060	Y	PC	R	demolished

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
	129	89-371-060	Y	L	L	
	133-137	89-371-050	Y	L	C	
	136	89-372-070	Y	PC	R	
	141	89-371-040	Y	L	C	* staff supports delisting (see staff report)
West E	130-132	89-174-020	Y	PC	C	
	133	89-173-090	Y	C	C	
	143	89-173-100	Y	C	C	
	153	89-173-110	Y	None	R	
<b>F STREET</b>						
East F	117	89-342-21	Y	PL	C	
	125	89-342-190	Y	C	C	
	141	89-342-180	Y	C	C	
	157	89-342-350	Y	PC	C	
	165	89-432-360	Y	C	C	
	175	89-342-140	Y	C	L	
	185	89-342-130	Y	PC	R	Portuguese 6L
	190	89-371-020	Y	PC	R	Portuguese 6L
	195	89-342-120	Y	None	R	delisted - 2004
West F	128	89-173-040	Y	C	C	
	138	89-173-030	Y	PL	L	
	141	89-115-180	Y	C	C	
	148	89-173-020	Y	C	L	
	149	89-115-190	Y	C	C	
	165	89-115-210	Y	C	C	
	168	89-173-230	Y	None	C	
	173	89-115-220	Y	C	R	Waterfront Village
Waterfront Vill.	174-178	89-173-140	N		R	
	179-181	89-115-230	Y	C	C	
	185	89-115-240	N	C	R	

**LIST OF HISTORIC PROPERTIES WITHIN THE DOWNTOWN HISTORIC CONSERVATION DISTRICT**

C= Contributor, L= Landmark, R= Remove or not recommended for designation

6L - may warrant special consideration in local planning

STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES	
G STREET East G	133	89-341-180	Y	C	C		
	140-142	89-342-400	Y	PL	L		
	141	89-341-170	Y	C	R		
	149	89-341-160	Y	None	R	Portuguese 6L	
	150	89-342-060	Y	C	C		
	157	89-341-150	Y	C	C		
	158	89-342-070	Y	PC	R	Portuguese 6L	
	164	89-342-250	Y	C	C		
	165	89-341-140	Y	C	R		
	172	89-342-090	Y	C	C		
	191	89-341-110	Y	C	C		
	West G	103	89-113-130	Y	State L	L	
		110	89-115-120	Y	C	C	
		130	89-115-110	Y	C	C	
		135	89-113-140	Y	L	L	
		140	89-115-100	Y	C	C	
		149	89-113-150	Y	C	C	
		150	89-115-410	Y	C	C	
		153	89-113-160	Y	C	C	
159		89-113-170	Y	C	C		
160-162		89-115-400	Y	PL	R	new construction	
165-167	89-113-180	Y	C	C			
170	89-115-080	Y	None	R			
172	89-115-070	Y	PC	R			
223	89-111-160	Y	None	C			
241	89-111-120	Y	C	C			
251	89-111-130	Y	C	R			
285	89-111-200	Y	L	L			

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
H STREET East H	132-138	89-341-030	Y	C	C	
	141	89-052-140	Y	C	C	
	148	89-341-050	Y	None	C	
	152	89-341-050	Y	None	C	
	155-157	89-052-280	Y	PC	R	
		164	89-341-060	Y	C	C
	166	89-341-070	Y	C	R	
	168	89-341-080	Y	C	R	
	172	89-341-090	Y	PC	R	Portuguese 6L
	180	89-341-100	Y	PC	R	
	191	89-052-110	Y	C	C	
	360	80-171-010	Y	C	C	
	368	80-171-020	Y	C	C	
	384	80-171-040	Y	PC	R	
	392	80-171-050	Y	C	C	
	400	80-171-080	Y	None	R	Portuguese 6L
	445	89-064-170	Y	None	R	
	448	80-171-130	Y	PC	C	
	451-455	89-064-160	Y	C	C	
		456	80-171-140	Y	C	R
464	80-171-150	Y	C	C		
465	89-064-150	Y	PC	R		
472	80-171-190	Y	PC	L		
480	80-171-200	Y	PC	L		
West H	486	80-171-210	Y	PC	R	new construction
	535	89-072-160	Y	None	R	
	551	89-072-140	Y	None	C	
	575	89-072-120	Y	C	C	
	583	89-072-110	Y	PC	R	
120-128	89-113-210	Y	None	C		
131	89-044-340	Y	PC	C		

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
	134	89-113-090	Y	PC	C	
	141	89-044-350	Y	C	C	
	150	89-113-070	Y	C	C	
	151-153	89-044-170	Y	None	R	
	160	89-113-060	Y	PC	C	
	161	89-044-180	Y	C	C	
	166	89-113-050	Y	PC	L	
	171	89-044-190	Y	PC	C	
	175	89-044-200	Y	C	C	
	176	89-113-040	Y	PC	C	
	180	89-113-030	Y	None	C	
	181	89-044-210	Y	C	C	
	185	89-044-380	Y	PC	L	
	192	89-113-010	Y	C	C	
	215	89-042-100	Y	C	C	
	225	89-042-110	Y	C	C	
	226	89-111-220	Y	PC	R	
	242-248	89-111-210	Y	C	C	
	245	89-042-120	Y	C	C	
	250	89-111-040	Y	C	C	
	257	89-042-130	Y	C	C	
	260	89-111-030	Y	C	C	
	267	89-042-140	Y	C	R	
	270	89-111-020	Y	C	L	
	277	89-042-150	Y	PL	L	
	283	89-042-160	Y	PC	C	
I STREET	125	89-051-120	Y	C	C	
East I	145	89-051-110	Y	C	C	
	155	89-051-100	Y	C	C	
	159	89-051-090	Y	C	C	
	160	89-052-070	Y	C	C	
	163	89-051-170	Y	C	C	

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
	172	89-052-080	Y	C	C	
	182	89-052-090	Y	C	C	
	183	89-051-180	Y	C	C	
	195	89-051-060	Y	None	C	
West I	117	89-043-150	Y	C	C	
	126	89-044-310	Y	C	R	
	129	89-043-160	Y	C	R	
	138	89-044-400	Y	C	R	
	140	89-044-060	Y	C	L	
	145	89-043-180	Y	None	C	
	150	89-044-050	Y	C	C	
	153	89-043-190	Y	C	C	
	160	89-044-040	Y	C	C	
	216	89-042-080	Y	C	C	
	224	89-042-070	Y	C	C	
	225	89-041-160	Y	C	R	
	233	89-041-170	Y	C	R	
	241	89-041-180	Y	C	R	
	242	89-042-190	Y	C	C	
	262	89-042-040	Y	C	C	
	281	89-041-240	Y	C	C	
	282	89-042-020	Y	C	C	
	292	89-042-010	Y	PC	C	
	293	89-041-260	Y	PC	C	

J STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
East J	107	88-142-080	Y	PL	L	
	121	88-142-070	Y	C	C	
	120-122	89-051-160	Y	State L	L	
	130	89-051-020	Y	C	R	
	135	88-142-130	Y	C	C	
	145	88-142-050	Y	C	C	
	155-157	88-142-040	Y	C	C	

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
West J	106	89-043-090	Y	L	L	
	119	87-164-110	Y	C	C	
	121	87-164-120	Y	C	C	
	135	87-164-130	Y	L	L	
	140	89-043-070	Y	PL	L	
	150	89-043-060	Y	C	C	
	151	87-164-150	Y	C	C	
	155	87-164-230	Y	C	C	
	159	87-164-160	Y	C	C	
	160-164	87-043-040	Y	C	C	
	163	87-164-170	Y	C	C	
	175-181	87-164-190	Y	PC	R	
	185	87-164-200	Y	PC	R	
	186	89-043-020	Y	C	C	
	191	87-164-210	Y	C	C	
	201-207	87-162-090	Y	PC	C	
	225	87-162-110	Y	C	C	
	235	87-162-120	Y	C	R	
	241	87-162-130	Y	C	C	
	251	87-162-140	Y	C	C	
	261	87-162-150	Y	PL	L	
	271	87-162-160	Y	C	C	
	280	89-041-030	Y	PL	C	
	288	89-041-020	Y	C	C	
	292	89-041-010	Y	C	C	
	303	87-154-080	Y	PC	R	
	304	89-033-040	Y	C	L	
	375	87-154-150	Y	C	C	
	385	87-154-130	Y	C	C	
	395	87-154-140	Y	C	C	
	401	87-152-110	Y	None	C	
	402	89-031-100	Y	None	C	
	405	87-152-120	Y	PC	C	
	410	89-031-090	Y	None	C	

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
	419	87-152-130	Y	PC	C	
	420	89-031-080	Y	C	C	
	430	89-031-070	Y	PC	R	
	440	89-031-060	Y	C	C	
	441	87-152-150	Y	C	C	
	453	87-152-170	Y	C	C	
	470	89-031-030	Y	None	C	boundary committee form
<b>K STREET</b>						
East K	240	88-143-040	Y	None	R	
	301	88-151-170	Y	None	C	East K District
	315	88-151-130	Y	None	C	East K District
	325	88-151-120	Y	None	C	East K District
	333	89-151-110	Y	None	C	East K District
	350	88-152-030	Y	None	C	East K District
	351	88-151-090	Y	None	C	East K District
	361	88-151-080	Y	None	C	East K District
West K	118	87-164-080	Y	C	C	
	130	87-164-070	Y	C	C	
	140	87-164-060	Y	C	C	
	190	87-164-280	Y	C	C	
	230	87-162-060	Y	C	C	
	245	87-161-340	Y	L	L	
	246	87-162-050	Y	C	C	
	250	87-162-040	Y	C	C	
	255	87-161-160	Y	C	C	
	260	87-162-030	Y	C	C	
	290	87-162-010	Y	PC	C	
	385	87-153-180	Y	None	R	
	410	87-152-100	Y	C	C	
	420	87-152-090	Y	C	C	

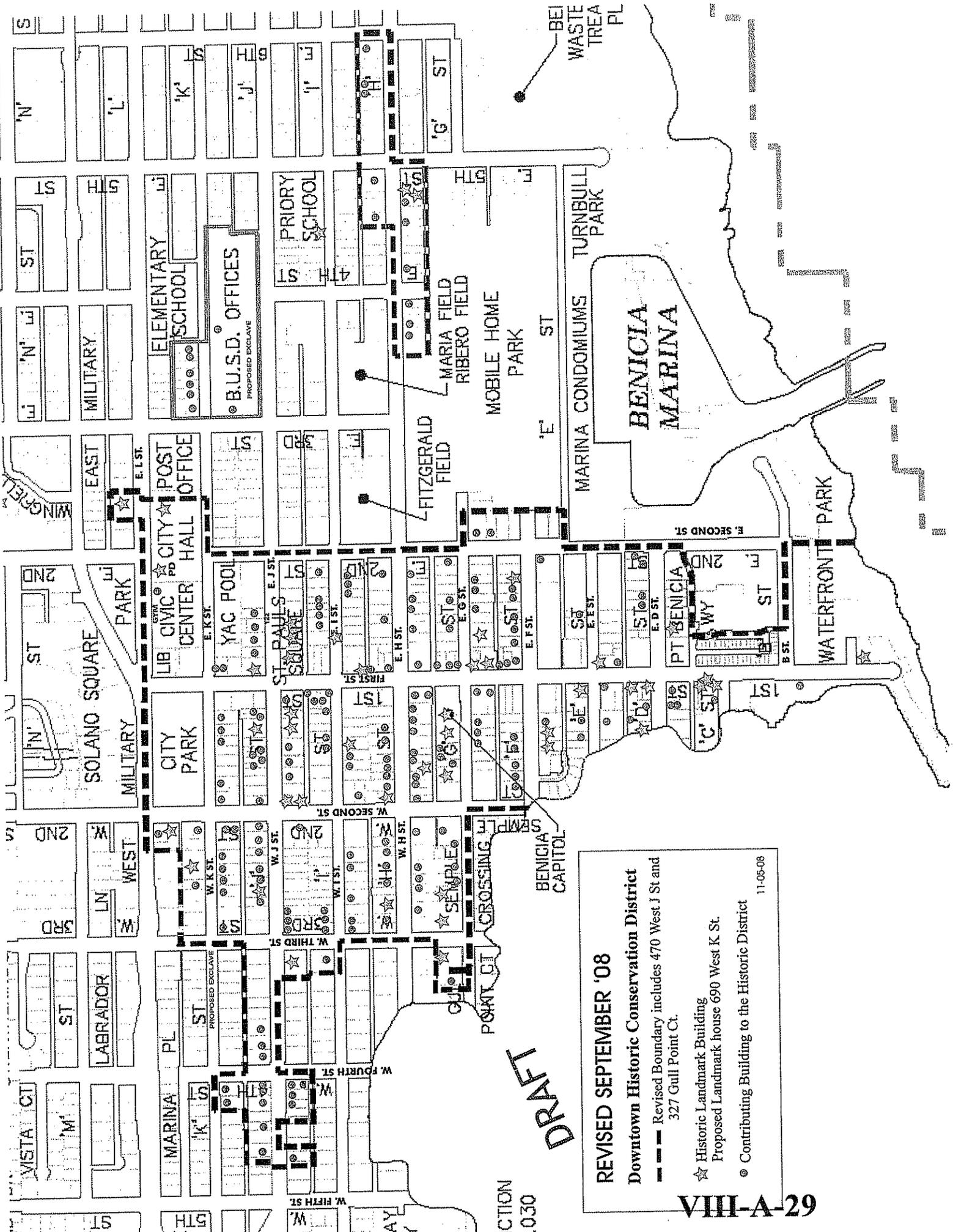
**LIST OF HISTORIC PROPERTIES WITHIN THE DOWNTOWN HISTORIC CONSERVATION DISTRICT**

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STREET	STREET #	APN #	FORM PREPARED Y or N	PREVIOUS STATUS	PROPOSED STATUS	NOTES
<b>L STREET</b>						
East L	190	88-141-060	Y	None	C	
	230	88-116-240	Y	L	L	
	235	88-116-240	Y	L	L	
	250	88-141-060	Y	L	L	
Gull Point Ct.	327	89-103-060	Y	None	C	boundary
<b>EXISTING LANDMARKS OUTSIDE DISTRICT</b>						
St. Dominic's	475 E I		Y	L	L	
Wingfield Way	36	88-083-020	Y	L	L	
<b>PROPOSED LANDMARK OUTSIDE DISTRICT</b>						
West K	690	87-142-310	Y	None	L	Victorian across from Willow Glen Park

# **DRAFT DESIGNATION MAP**



SECTION  
I-030

**DRAFT**

**REVISED SEPTEMBER '08**  
**Downtown Historic Conservation District**  
 - - - Revised Boundary includes 470 West J St and 327 Gull Point Ct.  
 ☆ Historic Landmark Building  
 Proposed Landmark house 690 West K St.  
 ● Contributing Building to the Historic District

11-05-08

**SUMMARY REPORT FROM  
HISTORIC SURVEY AD HOC COMMITTEE**



Community Development Department  
**MEMORANDUM**

**Date:** September 16, 2008  
**To:** Historic Preservation Review Commission  
**From:** Bonnie Silveria, Ad Hoc Committee Chair  
**Re:** Historic Survey Ad Hoc Committee Report

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As we draw closer to having completed the first stage of the Historic Survey Update, it is only fitting that a summary report accompanies our recommendations.

The life of this survey has been much longer than any of us involved ever expected. The initial funding became available through the City of Benicia budget process over four years ago. When the Council budgeted the initial funding, a selection committee was formed with members of City Staff, the then Historic Preservation Commission, and the Benicia Historical Society. A set of criteria was drawn up as to what was expected from the hired consultant and an interview process was conducted. The consultant, Roland Nawi, was hired, and the survey update began. Part of the criteria was that members of the Historical Society would help the consultant gather information on the surveyed properties. As time passed and the Society had not been called upon to help, I met with the prior staff member who was assigned to work with the consultant to find out what was happening. Each time I met with him, he assured me that we would be called in when needed, but that never happened. Due to a number of staffing changes throughout the life of this project up until this point, there was no clear guidance from prior staff. It was the general feeling at that time that the survey needed additional work. Since the contract monies were almost expended, and more work needed to be done, an ad hoc committee was formed with two members of the Historic Preservation Review Commission, two members of the Historical Society and a current member of the City of Benicia Planning Staff. Many hours of work have gone into the document that is being presented to you this evening. In summary the following was done:

The committee evaluated all properties in and out of the historic district to make sure all properties had been captured and necessary forms prepared. After identifying additional properties needing evaluation, the committee reviewed the list of properties that Roland-Nawi was recommending to remove as contributors. Additionally, there were properties that had been listed as contributors in the 1986 survey that were missed in this survey or needed revision. There are 21 properties that the committee disagreed with Roland-Nawi's recommendation. A list of those properties is attached to this report and included in the historic resource inventory itself.

After much evaluation of all properties, it was the consensus of the committee to have the following forms prepared by Roland-Nawi:

- 7 existing contributors that were missed or needed revision

- 6 properties outside the district that needed forms. 4 of these are new properties (385, 602 and 690 West K and 327 Gull Point Ct). 385 West K and 327 Gull Point Ct. can be added with a minimal boundary change. 690 West K would be listed as a landmark outside the district. 36 Wingfield and St. Dominic's are included in this category, but are existing landmarks.
- 42 properties previously recommended for removal with no documentation
- 14 additional properties in the district that had never been evaluated. Of those, 8 are recommended to be added as contributors

In addition, all property owner information was updated using Solano County GIS data. This is the most current data available.

While working on this project during the past year, certain things became clearer to the committee. The first being that the City does not have a formal historic context. A historic context documents specific aspects and broad patterns of an area's history and cultural development. Without this, Carol Roland did not formally recognize the ethnic element to our Historic downtown, there was the need for it to be recognized (see DPR form for 811 East Sixth Street). It was decided that we would start the process of listing the B.D.E.S. Portuguese Hall on the National Register. In addition, the city needs to address the issue of creating a formal historic context. This will require City Council funding of this project. Once this is done, we can then include the many Portuguese influenced dwellings in our downtown survey. Since this will take time to do, usually two years at best, we felt it was necessary to move on with what we had and continue this element separately until it is complete. It should be noted that these homes should remain as contributors to our district as we do not want to lose any during the process.

It also became clear that we, as a City interested in preserving our Historic Downtown, need to look at what other communities are doing to preserve homes, commercial buildings, etc. built during and after World War II. In other words, circa mid-century (1940-1960), since many of these structures fall into the category of being over 50 years old. We still have several fine examples of this era, but they were not given historical status in the survey. We need direction from the Historic Preservation Review Commission and City Council to clarify the designations of buildings over 50 years old that do not fall within Benicia's period of significance.

The committee believes that continued work needs to be done in the future. That work, however, should not put a hold on what is being presented to you this evening. In essence, this is a living document and updates should be done on a more regular basis so that it can be a valuable reference tool.

I would like to take time to thank those who have contributed many hours to this process - Leann Taagepera, Toni Haughey, Mike White, and the person who has kept the ship above water, City Staff member Gina Eleccion. Gina has been the glue that has kept this project together and without her we would not be where we are today.

It has been a pleasure and I look forward to continued work on the project.

Respectfully submitted,  
Bonnie Silveria/Benicia Historical Society

**HISTORIC SURVEY AD HOC COMMITTEE RECOMMENDATIONS TO HPRC  
(DPR FORMS PREPARED BY COMMITTEE, INCLUDING RECOMMENDATIONS  
CONTRARY TO ROLAND-NAWI)**

<b>ADDRESS</b>	<b>ROLAND RECOMMENDATION</b>	<b>COMMITTEE RECOMMENDATION</b> This column represents HPRC final recommendations.
309 First	Remove as Contributor	Retain as Contributor
700 First (Studio 41)	Remove as Contributor	Retain as Contributor
717 West 2 <sup>nd</sup>	Remove as Contributor	Retain as Contributor
822 West 2 <sup>nd</sup>	Evaluated, but no survey form prepared.	Add as Contributor
916 West 3 <sup>rd</sup>	Retain as Contributor	Remove as Contributor
110 East E	Unclear recommendation	Add as Contributor
141 East E	Remove as Contributor	Retain as Contributor
125 East F	Remove as Contributor	Retain as Contributor
179-181 West F	Remove as Contributor	Retains as Contributor
223 West G	Remove as Contributor	Retain as Contributor
241 West G	Remove as Contributor	Retain as Contributor
251 West G	Remove as Contributor	Retain as Contributor
141 East H	Remove as Contributor	Retain as Contributor
148 East H	Remove as Contributor	Retain as Contributor
191 East H (Powerhouse)	Remove as Contributor	Retain as Contributor
151-153 West H	Add as Contributor	Remove as Contributor
180 West H	Remove as Contributor	Retain as Contributor
283 West H	Remove as Contributor	Retain as Contributor
150 West J	Remove as Contributor	Retain as Contributor
420 West J	Remove as Contributor	Retain as Contributor
470 West J	Outside boundary – Evaluated, but no survey form prepared	Extend district boundary and add as contributor

<b><u>PORTUGUESE</u></b>	The following properties are noted as having Portuguese influence. No new dpr forms have been prepared. <b>This column represents HPRC final recommendations.</b>	Portuguese influence needs to be formalized in a historic context. These properties should be re-evaluated at that time.
245 West H, 803-811 East 5 <sup>th</sup>	Continue as Contributor	Continue as Contributor
600, 610 East 2 <sup>nd</sup>	Remove as Contributor	Designate as Contributor
811 East 6 <sup>th</sup>	Remove as Contributor	Designate as Contributor
150 East D	Remove as Contributor	Designate as Contributor
185, 190 East F	Remove as Contributor	Designate as Contributor
149, 158 East G	Remove as Contributor	Designate as Contributor
172, 400 East H	Remove as Contributor	Designate as Contributor
180-182 East G, 180 West K	Not designated or evaluated  Evaluate after historic context is completed.	

**HPRC RESOLUTION NO. 08-8**

**RESOLUTION NO. 08-8 (HPRC)**

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA TO THE CITY COUNCIL REGARDING THE DOWNTOWN HISTORIC DISTRICT SURVEY AND THE UPDATE TO THE DOWNTOWN HISTORIC CONSERVATION PLAN**

**WHEREAS**, the purpose of the Historic Preservation Review Commission is to:

- advise and assist the City Council in implementing the goals, policies and programs set forth in the city's General Plan relating to preservation and enhancement of the city's historic character;
- identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
- maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

**WHEREAS**, the Historic Preservation Review Commission has reviewed recommended updates to survey documentation and historic resource designations for properties within the Downtown Historic Overlay District; and

**WHEREAS**, the Historic Preservation Review Commission has reviewed recommended updates to the Downtown Historic Conservation Plan text and maps; and

**WHEREAS**, the Historic Preservation Review Commission has considered modifications to the boundaries of the Downtown Historic Overlay District.

**NOW, THEREFORE, BE IT RESOLVED** that the Historic Preservation Review Commission of the City of Benicia hereby recommends that the City Council amend the Downtown Historic Conservation Plan (DHCP) to:

1. Categorize all historic resources as either landmark or contributor to the historic district;
2. Utilize the standard federal historic designation forms (DPR 523) prepared by Roland-Nawi Associates, and the Historic Survey Ad Hoc Committee's recommendation, to determine historic designation status;
3. Expand the district boundary to include the portion of East K Street Between East Third and East Fourth Streets; and include 470 West J Street and 327 Gull Point Court;
4. Update the DHCP maps (Figures 1 and 2) to reflect changes 1-3 above;
5. Identify and list all historic Resources by address, assessor parcel number and designation status; and
6. Amend the DHCP text to reflect changes 1-5 above and correct minor internal inconsistencies.

**BE IT FURTHER RESOLVED** that the Historic Preservation Review Commission of the City of Benicia hereby recommends that the Planning Commission recommend to the City

**BE IT FURTHER RESOLVED** that the Historic Preservation Review Commission of the City of Benicia hereby recommends that the Planning Commission recommend to the City Council that the Zoning Map be amended to expand the boundary of the Downtown Historic Overlay District to include the portion of East K Street Between East Third and East Fourth Streets; include 470 West J Street and 327 Gull Point Court.

**BE IT FURTHER RESOLVED** that the Historic Preservation Review Commission of the City of Benicia hereby formally acknowledges the importance of developing a formal historic context, and recommends City Council consideration of this project during the upcoming 2009/2011 budget cycle.

\* \* \* \* \*

On motion of Commissioner White, seconded by Commissioner Haughey, the above Resolution, with abstentions as noted in Exhibit A of the final Resolution and specifically noted below, was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on September 25, 2008 by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang  
Noes: None  
Absent: None  
Abstain: None

130 West E

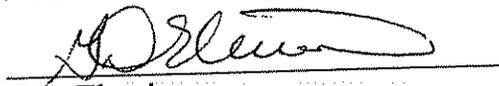
On motion of Commissioner Crompton, seconded by Commissioner Haughey, the property is recommended to remain as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Crompton, Haughey, Taagepera  
Noes: Commissioners White and Chair Mang  
Absent: None  
Abstain: Commissioners Donaghue and McKee

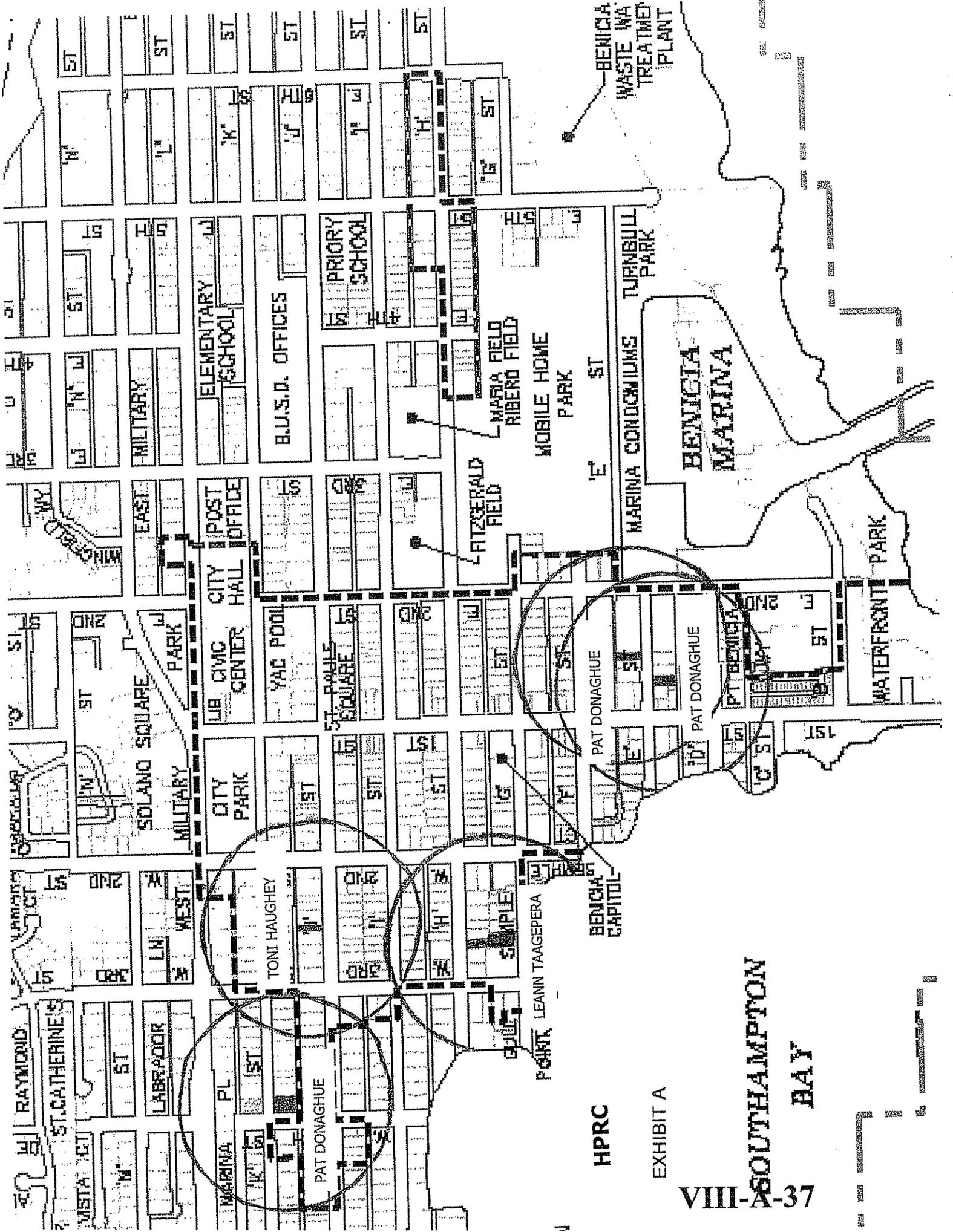
251 West G

On motion of Commissioner White, seconded by Commissioner Donaghue, the property is recommended to be removed as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Donaghue, McKee, White and Mang  
Noes: Commissioner Crompton  
Absent: None  
Abstain: Commissioners Haughey and Taagepera

  
\_\_\_\_\_  
Gina Eleccion

Historic Preservation Review Commission Secretary



HPRC

EXHIBIT A

VIII-SOUTHAMPTON BAY



**HPRC MINUTES – SEPTEMBER 25, 2008**



**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION**  
**BENICIA UNIFIED SCHOOL DISTRICT – 350 EAST K STREET**  
**\*SPECIAL LOCATION\***  
**Meeting will be televised on Cable Channel 28**

**REGULAR MEETING MINUTES**

**Thursday, September 25, 2008**  
**6:30 P.M.**

**I. CALL TO ORDER**

**A. Pledge of Allegiance**

**B. Roll Call of Commissioners**

Present: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White  
and Chair Mang

Absent: None

Staff Present:

Charlie Knox, Community Development Director  
Gina Eleccion, Management Analyst

Guests: Bonnie Silveria, Benicia Historical Society  
Carol Roland, Consultant

**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. OPPORTUNITY FOR PUBLIC COMMENT**

**A. WRITTEN**

**B. PUBLIC COMMENT**

A citizen spoke regarding non-historic design review. He would like to know what guidelines will be followed regarding the non-historic properties. He recommended that fees be waived for non-optional building and repair.

**III. CONSENT CALENDAR**

On motion of Commissioner White, seconded by Commissioner Donaghue, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and  
Chair Mang  
Noes: None  
Absent: None  
Abstain: None

**A. Approval of Agenda**

**IV. REGULAR AGENDA ITEMS**

**A. DRAFT HISTORIC RESOURCE INVENTORY UPDATE**

City of Benicia  
Downtown Historic Conservation District

**PROPOSAL:**

The City of Benicia is in the process of updating the Downtown Historic Conservation Plan. A current survey of historic properties has been completed and reviewed by an ad hoc committee of volunteers from the Historic Preservation Review Commission and the Benicia Historic Society. A draft of the survey results is being presented to the Commission and public for their review, comment and recommendation to the City Council.

**Recommendation:** Planning Commission and City Council amend the Downtown Historic Conservation Plan (DHCP) based on the findings, and subject to the conditions listed in the proposed resolution.

Charlie Knox introduced the project. He thanked the committee for their time and effort on this project.

Gina Eleccion gave an overview of the project. She introduced Bonnie Silveria, as a member of the committee.

Bonnie Silveria gave an overview of the project. She discussed the issue regarding the Portuguese community. She recommends we move forward with the survey and deal with the Portuguese homes issue once a context is developed.

Carol Roland noted that the context we have primarily addresses architecture under National Register Criterion C. That was the focus of the survey update.

Kerry Carney, Benicia Historical Society – She owns a property on the 100 block of East H Street and had questions as to the recommendations on that block. She commented on existing properties and their designation status. She commented on her experience with her own historic property.

Linda Lewis, 282 West I Street – She thanked the Commission for their work. She submitted a letter for review. She does not want her residences at 282 West I and 401 West J included as contributors.

Doug Robertson, 532 East J Street – Spoke requesting 405 East H Street be added to the district as a resource.

Larry Miller, Benicia Historical Society – He thanked everyone for their work on this project. He believes the integrity exists in the properties the committee is recommending as contributing buildings. He commented on the continued need to review homes that are over 50 years old for possible inclusion.

Kathleen Olson, 920 First Street – She thanked the committee and staff for their work on this project. She believes there was some subjectivity in the process. She read letters into the record regarding 130 West E and 251 West G. She commented on the construction date as prior to 1942. Carol Roland noted that there is a 1913-1942 Sanborn map. She noted that in that period of time, Sanborn began revising their old maps, and this property was on the 1913-1942 map, which notes construction within that time period.

Property owner 156 West F – He stated there is incorrect information on the form. He commented on work that has been done to the property. He does not think the design review fee is fair.

Donnell Rubay – She thanked the Committee for their work and noted her husband could not be here to make his comments. She is pleased with what has been done. She believes we need to look at design guidelines for non-historic properties to be compatible with the historic properties.

Marleen Deane, 1121 West 2<sup>nd</sup> Street – She questioned if there will be additional time to discuss this. She believes there should be consideration for individual properties and how they are used. She commented on materials and conditions of properties.

Steve Stark 396 East H – He commented on context. He does not see how it affects the structure.

Robert Reichert, 710 First Street – He would like his property to remain as a contributor, not be elevated to a landmark.

The public hearing was closed. A recess was called at 8:05 p.m. The meeting was reconvened at 8:15 p.m.

Chair Mang requested that Carol Roland and Bonnie Silveria comment on the specific properties brought up under public comment. Staff noted that Commissioners will need to recuse themselves on specific properties they have a conflict of interest on.

155/157 East H Street – no additional discussion needed.

138 East H – address will be added to DPR form and designation spreadsheet.

130 West E (Donaghue recused) – Carol Roland noted the date of construction was based on the 1913-1942 Sanborn map. In terms of historic appearance, additional information would need to be found should a proposal be made for restoration. Regarding Criterion C, this is one of the few industrial type buildings in the downtown. The form notes some issues with integrity, but it is still representative of its industrial building type. Charlie Knox noted that if this building was not designated as historic, as it's a commercial structure, it would still need full design review approval. Bonnie Silveria commented on the lack of industrial buildings and believes this structure should be retained. Commissioners discussed the architecture of 130 West E. There is concern that this building could be demolished. There are ways to adaptively reuse the building. Charlie Knox noted that no demolition ordinance has been drafted, which means no historic properties currently can be demolished per the Downtown Master Plan Negative Declaration.

251 West G (Haughey/Taagepera recused) – Commissioners commented on the integrity of the property. Bonnie Silveria noted that it has not changed in its footprint, but the window and porch have been changed. Carol Roland recommends removal of this property. Commissioner McKee commented on the properties that are “marginal,” and that they would still be subject to design review. Charlie Knox noted that this home is much smaller than its neighbors.

165 West F – No additional comments from Commission. Carol Roland stated that the description is based on looking at the house from the street. Additional documentation can be provided and the form modified as necessary.

710 First – Property owner would like this to be a contributor, not a designated landmark. Carol Roland noted this property might be considered a landmark, but there are issues with integrity. Consensus was to designate as a contributor.

282 West I (Haughey/Taagepera recused) – no questions.

401 West J (Haughey/Donaghue recused) – no questions.

405 East H – Commission determined not to amend the district boundary to include. Home recently was remodeled, including major addition.

110 East E – (Donaghue recused). There was discussion about the integrity, and the association with Robert Arneson is appropriate for 402 West J, not this structure, according to the property owner. Commission agreed to delist.

811 East 6<sup>th</sup> – No questions.

Properties outside current boundary:

385 West K – (Donaghue recused) Commissioners discussed this property. Carol Roland noted that she was asked to see if there were any additional districts or boundaries that should be designated. Commissioners commented on what the original features were.

327 Gull Point Court – (Taagepera recused) – Commissioners agree.

470 West J – no questions.

690 West K – no questions.

602 West K – The committee discussed this. Carol Roland noted that either a property contributes to a district or does not. This is based on the California Register criteria. Commissioner Taagepera noted there could be “properties of merit,” as a property outside the district.

It was clarified that the Fire Museum on East 2<sup>nd</sup> Street should be removed from the designation list.

Commissioners discussed the removal of properties and the impact on the district. Carol Roland noted that based on the high number of historic properties, the district is still substantial in its historic integrity.

Questions were asked about changing the district boundaries and whether intervening non-historic properties should also be added to due concern that there is no design review for the non-historic properties adjacent to the district boundaries. Carol Roland noted that by adding non-contributing structures, you lower the percentage of designated structures.

Commissioner Donaghue asked if he would have the opportunity to speak on 141 East E Street. Charlie Knox noted that there would be opportunity in the future.

Commissioners did not reach a consensus on the following two properties, and these were voted on individually as noted below:

130 West E

On motion of Commissioner Crompton, seconded by Commissioner Haughey, the property is recommended to remain as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Crompton, Haughey, Taagepera  
Noes: Commissioner White and Chair Mang  
Absent: None  
Abstain: Commissioner Donaghue and McKee

251 West G

On motion of Commissioner White, seconded by Commissioner Donaghue, the property is recommended to be removed as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Donaghue, McKee, White and Mang  
Noes: Commissioner Crompton  
Absent: None  
Abstain: Commissioners Haughey and Taagepera

Commissioner Donaghue asked to recuse himself to speak on his property at 141 East E Street. Chair Mang and Staff advised him that the public hearing was closed. Staff clarified that they were referring to Planning Commission and City Council when responding that Commissioner Donaghue would have an opportunity to speak on this item in the future.

Modifications to below resolution:

1. Change 710 First Street to "contributor"
2. 385 West K not recommended for designation or inclusion in the district
3. Change 110 East E Street to "remove"
4. Regarding Portuguese-influenced properties (as noted in Ad Hoc Committee report), support Roland-Nawi recommendation for removal. Issue of Portuguese will be addressed with the development of a historic context. All properties within the Downtown Historic Overlay District, excluding those in the Eastern Residential Area (shown on page 8 of the DHCP) and any other future exclave of the Central Historic Area (shown on page 7 of the DHCP) are now subject to non-historic design review.

**RESOLUTION NO. 08-8 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA TO THE CITY COUNCIL REGARDING THE DOWNTOWN HISTORIC DISTRICT SURVEY AND THE UPDATE TO THE DOWNTOWN HISTORIC CONSERVATION PLAN**

On motion of Commissioner White, seconded by Commissioner Haughey, the above Resolution was adopted, with exceptions as noted and abstentions shown in Exhibit A attached to the Resolution, by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White  
and Chair Mang  
Noes: None  
Absent: None  
Abstain: None

V. **COMMUNICATIONS FROM COMMISSIONERS**

Commissioner Haughey acknowledged Gina Eleccion for her work on this project.

VI. **COMMUNICATIONS FROM STAFF**

Gina Eleccion noted that there will be a Housing Expo on October 3<sup>rd</sup> and 4<sup>th</sup> at the Veterans' Memorial building. Flyers are available for the Commission and public.

In addition, there will be a presentation of the Climate Action Plan at the October 9<sup>th</sup> Planning Commission meeting, and a Climate Action workshop at the November 13<sup>th</sup> Planning Commission meeting.

VII. **ADJOURNMENT**

Chair Mang adjourned the meeting at 10:45 p.m.

**HPRC MINUTES – JANUARY 22, 2009**

Commissioner Haughey provided information on the sign. Ideally, she would like the neon sign left there. It is unknown if the sign is historic. If the sign is removed, the Camel Barn Museum would be happy to take it.

Christine Passalacqua noted that the sign was replaced and is not historic. The previous business owner may be willing to donate the sign to the Museum. Commissioner Donaghue noted that the hardware on the sign is new.

Approve with modifications:

1. Door shall be of Moderne style, compatible with existing doors on First Street, particularly Piccolo.
2. Side panel to be glass or glass block with wood trim, as approved by staff.

**RESOLUTION NO. 09-3 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING EXTERIOR FACADE IMPROVEMENTS AND A REAR PORCH ENCLOSURE AT THE RELLIK TAVERN (formerly PASTIME) ON A BUILDING LOCATED AT 726 FIRST STREET**

On motion of Commissioner Taagepera, seconded by Commissioner White, the above Resolution was approved, with above modification, by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, Taagepera, White and Chair Mang  
Noes: None  
Absent: None  
Abstain: Commissioner McKee

Mike Marcus gave information on the DHCP Guidelines regarding doors. Commissioners discussed the ADA issue with the door. The applicant noted that the sidelight panel is there because of the approach of the door.

A recess was called at 9:28 p.m. The meeting was reconvened at 9:40 p.m.

**VII. COMMUNICATIONS FROM COMMISSIONERS**

None.

**VIII. COMMUNICATIONS FROM STAFF**

**A. DISCUSSION ON COMMISSIONER TAAGEPERA'S MEMO ON PRESERVATION ISSUES – Continued from December 18, 2008**

Commissioner Taagepera submitted a memo related to preservation issues, with particular emphasis on the designation of Portuguese-influenced properties. The Commission requested this be agendaized for discussion.

**Recommendation:** Discuss Commissioner Taagepera's memo, including the action of the September 25, 2008 HPRC meeting regarding Portuguese-influenced properties. If the Commission finds that the approved minutes and resolution contain errors, direct staff to bring a revised resolution and amended minutes for approval on February 26, 2009.

1. Discussion on Commissioner Taagepera's memo.

Staff and Commissioners discussed the issues raised in Commissioner Taagepera's memo. Staff noted that many of the items raised are supported by staff, but require funding that may be difficult to get. Commissioners commented on the amount of work that needs to be done. The Priority List of Discussion Items was discussed. The Commission would like a resolution to Council confirming the priorities and need for funding. There was a suggestion to have the Chair address Council on the work of the Commission.

2. Discussion on the listing status of the Portuguese properties related to the historic resource inventory.

Gina Eleccion noted that there is a difference in opinion as to what happened at the September 25, 2008 meeting regarding the listing of the Portuguese influenced properties. The Commission is being asked to provide direction to staff as the action taken. Commissioner Taagepera gave an overview of the actions at the meeting. She believes that the Portuguese properties were recommended for listing. Commissioner Haughey believes the 12 properties were going to remain as contributors.

Gina Eleccion noted that it is common for staff to present a recommendation that the Commission modifies at the meeting. That is what happened regarding the Portuguese properties. The language in the minutes reflects that.

Commissioner Taagepera commented that she watched the tape and does not believe these buildings were delisted.

Commissioners commented on what transpired at the meeting.

Commissioner Taagepera stated for the record that she did not vote to delist the Portuguese properties.

On motion of Commissioner Haughey, seconded by Commissioner Taagepera, the Commission recommended amending the minutes and resolution to reflect an error and clarify that the Portuguese properties are to be listed, by the following vote:

Ayes: Commissioners Haughey and Taagepera  
Noes: Commissioners Crompton, Donaghue, McKee, White and Chair Mang  
Absent: None  
Abstain: None

The motion to amend the minutes and resolution did not carry.

**PC RESOLUTION NO. 08-12**

**RESOLUTION NO. 08-12 (PC)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA TO THE CITY COUNCIL RECOMMENDING AN AMENDMENT TO THE DOWNTOWN HISTORIC OVERLAY DISTRICT MAP**

**WHEREAS**, the purpose of the Historic Preservation Review Commission is to:

- advise and assist the City Council in implementing the goals, policies and programs set forth in the city's General Plan relating to preservation and enhancement of the city's historic character;
- identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
- maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

**WHEREAS**, the Historic Preservation Review Commission on September 25, 2008 reviewed recommended updates to the Downtown Historic Conservation Plan text and maps and has recommended approval of the proposed amendments to the Downtown Historic Overlay District maps; and

**WHEREAS**, the Planning Commission, at its regular meeting on December 11, 2008, held a public hearing and reviewed recommended updates to survey documentation and historic resource designations for properties within the Downtown Historic Overlay District as well as proposed modifications to the boundaries of the Downtown Historic Overlay District.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Benicia hereby recommends that the City Council amend the Downtown Historic Overlay District map to:

1. Categorize all historic resources as either landmark or contributor to the historic district; and
2. Expand the district boundary to include the portion of East K Street Between East Third and East Fourth Streets; and include 470 West J Street and 327 Gull Point Court.
3. Amend the Zoning Map to expand the boundary of the Downtown Historic Overlay District to include the portion of East K Street between East Third and East Fourth Streets; include 470 West J Street and 327 Gull Point Court.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Benicia hereby finds, in accordance with Benicia Municipal Code Section 17.54.090, that the Downtown Historic District, as proposed to be amended, has a significant architectural or historical character that can be preserved and enhanced through appropriate controls on new development and alterations to existing buildings and landscaping, and that the proposed amendments are consistent with the goals and policies of the General Plan.

\* \* \* \* \*

On motion of Commissioner Thomas, seconded by Commissioner Sherry, the above Resolution, with abstentions as noted in Exhibit A of the final Resolution, was adopted by the Planning Commission of the City of Benicia at a regular meeting of said Commission held on December 11, 2008 by the following vote:

Ayes: Commissioners Bortolazzo, Healy, Sherry, Syracuse and Thomas  
Noes: Commissioner Ernst  
Absent: Chair Railsback  
Abstain: None

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Dan Healy  
Planning Commission Vice Chair

**PC MINUTES – DECEMBER 11, 2008**

None.

**B. PUBLIC COMMENT**

None.

**IV. CONSENT CALENDAR**

On motion of Commissioner Bortolazzo, seconded by Commissioner Sherry, the Consent Calendar was approved, as amended by pulling Item IV-D, by the following vote:

Ayes: Commissioners Bortolazzo, Ernst, Healy, Sherry, Syracuse and Thomas  
Noes: None  
Absent: Chair Railsback  
Abstain: None

- A. Approval of Agenda
- B. Approval of Minutes of November 5, 2008
- C. Approval of Minutes of November 13, 2008

**D. ZONING MAP AMENDMENT - DOWNTOWN HISTORIC OVERLAY DISTRICT -**

**\*Public Hearing**

City of Benicia

Zoning Map Amendment - Downtown Historic Overlay District

**PROPOSAL:**

The City of Benicia is in the process of updating its downtown historic resource inventory. A current survey of historic properties has been completed and reviewed by the Historic Preservation Review Commission. Pursuant to Chapter 17.120 (Amendments) of the Benicia Municipal Code, the Planning Commission must make a recommendation to the City Council regarding only the Downtown Historic District map boundary changes recommended by the Historic Preservation Review Commission. The Planning Commission does not make a recommendation to Council on any other aspect of the historic survey update.

**Recommendation:** Recommend City Council amendment to the Downtown Historic Overlay District based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

Gina Eleccion, Management Analyst, gave an overview of the requested map amendments.

The public hearing was opened.

Phyllis Hartzell, 420 West K Street – She requested that the boundary be moved to no longer include the 400 block of West K Street. She noted that she has previously requested this and nobody from staff contacted her about this item. She submitted a letter.

Jon Van Landschoot, 175 West H Street – He commented on the history of the district and the requirements of historic properties. There have been many changes in staff during the 4-year process of this project. He commented on the City’s requirements for being a Certified Local Government. He stated his appreciation of the Commission’s efforts on the adult business ordinance.

The public hearing was closed.

Commissioners questioned the changes being made. Gina Eleccion clarified that all individual property forms have been evaluated by HPRC. HPRC is charged with protecting historic resources. It is the purview of the Planning Commission to recommend changes to the map per HPRC’s recommendations. Gina Eleccion noted that she personally has spoken to Ms. Hartzell on numerous occasions and advised her of the Ad Hoc Committee’s intent to retain her property as a contributor.

Kat Wellman, Contract Attorney, noted that this is a recommendation to the City Council only. Final action will be taken by the City Council.

**RESOLUTION NO. 08-12 (PC) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA TO THE CITY COUNCIL RECOMMENDING AN AMENDMENT TO THE DOWNTOWN HISTORIC OVERLAY DISTRICT MAP**

On motion of Commissioner Thomas, seconded by Commissioner Sherry, the above Resolution was adopted by the following vote:

Ayes: Commissioners Bortolazzo, Healy, Sherry, Syracuse and Thomas  
Noes: Commissioner Ernst  
Absent: Chair Railsback  
Abstain: None

**V. REGULAR AGENDA ITEMS**

**A. 726 FIRST STREET – RELLIK TAVERN USE PERMIT FOR LIVE ENTERTAINMENT AND ALCOHOL BEVERAGE SALES**

08PLN-57 Use Permit  
726 First Street, APN: 89-341-010

**PROPOSAL:**

In accordance with the Downtown Mixed Use Master Plan, the applicant requests approval of a Use Permit for alcohol beverage sales between the hours of 9pm and 2am and for indoor live entertainment.

**Recommendation:** Approve a Use Permit for alcoholic beverage sales and live entertainment, for the proposed bar located at 726 First Street, based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

**CRITERIA FOR DESIGNATING HISTORIC RESOURCES  
STATE OFFICE OF HISTORIC PRESERVATION**

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
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**California Office of Historic Preservation  
Technical Assistance Series #6****California Register and National Register: A Comparison  
(for purposes of determining eligibility for the  
California Register)**

This handout compares the California Register of Historical Resources (California Register) and the National Register of Historic Places (National Register). Because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar. However, it is important to be aware of the areas in which these programs differ. Herein is offered information about eligibility criteria, integrity requirements, special (criteria) considerations, and the nomination process.

When trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource's eligibility for the National Register. Then, if you find it ineligible for the National Register—and keeping in mind the differences between the two programs—move on to determine if it may in fact be eligible for the California Register as a result of these differences.

The information in this handout is taken from the implementing regulations for the California Register (California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq), which can be accessed on the internet at <http://ohp.parks.ca.gov>, and *How to Apply the National Register Criteria for Evaluation* (National Register Bulletin 15), which can be accessed on the internet at [http://www.cr.nps.gov/nr/publications/bulletins/nr15\\_toc.htm](http://www.cr.nps.gov/nr/publications/bulletins/nr15_toc.htm). It is advised that you consult these two publications for more specific information.

**Eligibility Criteria****California Register**

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or

3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values;  
or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

### **National Register**

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

## **Integrity**

### **California Register**

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

### **National Register**

Integrity is the ability of a property to convey its significance. To be listed in the National Register, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These are location, design, setting, materials, workmanship, feeling, and association.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

## **Special (Criteria) Considerations**

### **California Register**

Moved buildings, structures, or objects. The SHRC encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

**Historical resources achieving significance within the past fifty years.** In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

**Reconstructed buildings.** Reconstructed buildings are those buildings not listed in the California Register under the criteria stated above. A reconstructed building less than fifty years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

### **National Register**

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

A property achieving significance within the past fifty years if it is of exceptional importance.

## **Nomination Process**

### **California Register**

1. Obtain nomination packet from the Office of Historic Preservation (OHP) website at [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov).
2. Complete application, including all necessary supplemental forms, according to instructions.
3. Notify the clerk of the local government in whose jurisdiction the resource is located by certified mail that an application will be filed with OHP and request that the local government provide written comments. The notification must include a copy of the application.

4. Upon receiving written comments from the local government or ninety (90) days after sending notification to the local government (whichever is sooner), the applicant forwards the completed application and any comments to OHP.
5. Within 30 days, OHP staff will ensure that the application is complete and will send notification to the property owner (if the applicant is not the property owner). When the application is complete and the property owner has been notified, the application will be scheduled on an agenda of the SHRC for action.

Note: A nomination does not require owner consent in order for the resource to be listed, but it cannot be listed over an owner's objections. The SHRC can, however, formally determine a property eligible for the California Register if the resource owner objects.

### **National Register**

1. Obtain nomination packet from OHP website at [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov). Read *How to Apply the National Register Criteria for Evaluation* (Bulletin 15), and *How to Complete the National Register Form* (Bulletin 16A). Follow these guidelines exactly when preparing nomination form.
2. If you are not the owner of the property you are submitting for registration, please inform the owner of your intention to apply for registration. The property or district may not be listed over the objection of the owner or majority of owners.
3. Each application must be accompanied by a cover letter from the applicant for the nomination. Please identify any person or organization on whose behalf the nomination is being submitted. If there is some need for urgency in processing the application, e.g., imminent demolition, please provide an explanation. If applicant is requesting rehabilitation incentives under the Tax Reform Act or Revenue Act of 1978, this must be stated clearly in the cover letter.
4. Submit completed forms, photographs and maps to OHP for review. Applications will be reviewed by the OHP. Those which are inadequate or are not prepared in accordance with the guidelines published in Bulletin 16A will be returned to the applicant for further work.
5. OHP notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.
6. If approved by the SHRC, the nomination is sent to the State Historic Preservation Officer who forwards the nomination to the Keeper of the National Register in Washington, D.C. The final determination is made 45 days after receipt by the Keeper.

# **CALIFORNIA HISTORICAL RESOURCE STATUS CODES**

# California Historical Resource Status Codes

## 1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

## 2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

## 3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

## 4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

## 5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

## 6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

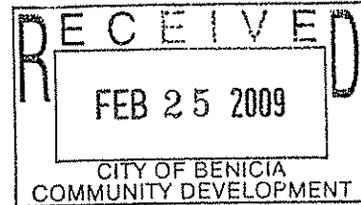
## 7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

**PROPERTY OWNER LETTERS  
410 WEST K, 420 WEST K AND 153 WEST E STREET  
(INCLUDING CORRESPONDING DPR 523 FORMS)**

February 23, 2009

City Council  
250 East L Street  
Benicia, CA 94510



Dear Mayor Patterson and Members of the City Council:

For over 3 years I have been requesting that my home be removed from the list of historic homes. Actually my home was recommended for removal from the list but the staff person who was making the recommendation has moved to a new job in a different city and that recommendation seems to have fallen into a black-hole.

While I understand and appreciate the need for a historic district there are a number of issues affecting my property that make it a bad candidate for inclusion on the list of historic homes. The most obvious issue is the historic nature of my home has been heavily compromised over the years. The front elevation of my house is changed from the original look and the whole house is covered in asbestos siding. There are two out buildings that don't come close to looking historic. These compromises are what Xzandrea Fowler cited when she recommended my home be removed from the list of historic homes. I have attached a note from Ms. Fowler for your review.

The second issue affecting my home is the gerrymandering required to include my home in the historic district. My home is small and sits far to one side of my property. Traveling east from my house there are no other historic homes for a full city block. Traveling west from my house there is only one historic home anywhere on West K Street. It is the house right next to mine.

My property at 410 West K Street and the property next door at 420 West K Street simply do not belong on the list of historic homes. I am nearly 90 years old. I was born the same year women got the right to vote. Over the years I have witnessed several egregious examples of gerrymandering. Gerrymandering is never done to protect the common man and woman but is always meant to protect those in power or those who wish to exercise power.

Including my home on the list of Historic homes in Benicia does nothing to enhance the historic district nor does it do anything to enhance my property or the value of my property. The only way the city and my home both enjoy the benefit of historic status is if the City Council elects to include all homes in both the 300 and 400 block of West K Street in the Downtown Historic Conservation District.

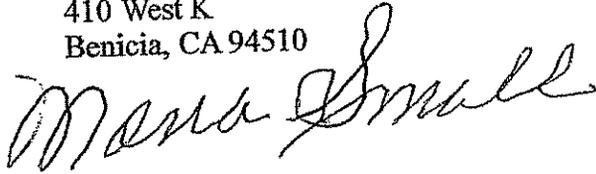
While that move would restrict all my neighbors from realizing the highest and best use of their various properties it would protect me and my neighbor Phyllis Hartzell from being surrounded by large McMansions that take full advantage of the 40% lot coverage allowed to all citizens of Benicia whose homes lie outside the boundaries of the Downtown Historic Conservation District.

And my house can't change.

Again, please remove my property and my neighbors property from the Downtown Historic Conservation District.

Sincerely,

Mona Small  
410 West K  
Benicia, CA 94510

A handwritten signature in cursive script that reads "Mona Small". The signature is written in black ink and is positioned below the typed name and address.



Friday, February 6, 2009 10:33 AM

Fw: RE: Planning Issue

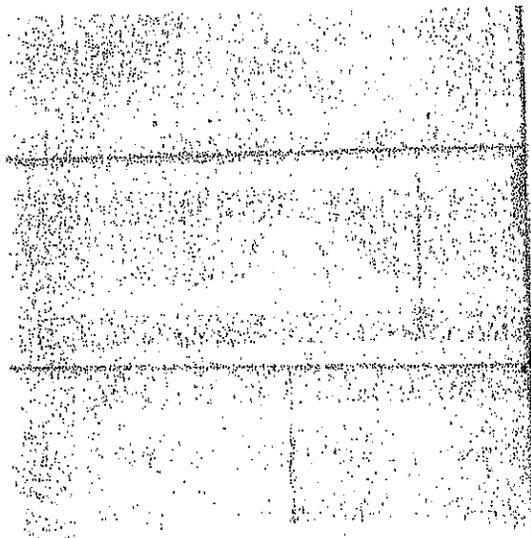
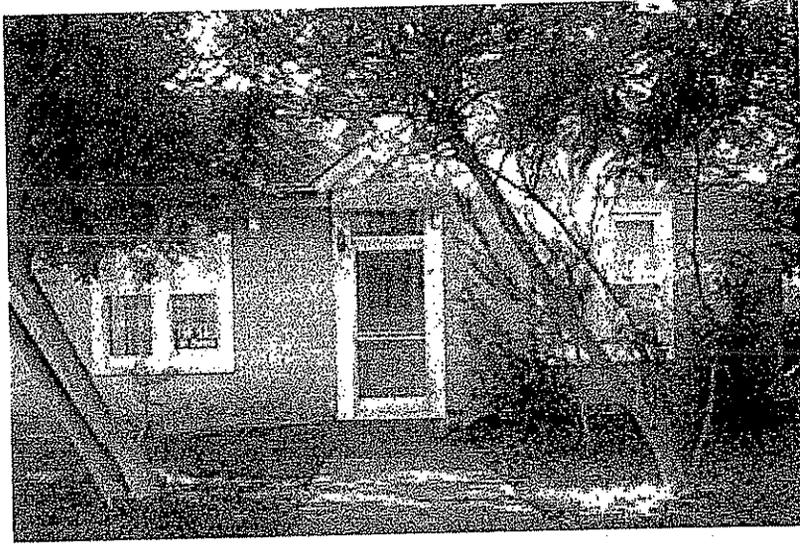
From: "Phyllis Hartzell" <sailfilly@yahoo.com>  
To: "JB Davis" <jb\_davis@pacbell.net>

— On Fri, 2/6/09, Xzandrea Fowler <XFowler@cityofdavis.org> wrote:

- > From: Xzandrea Fowler <XFowler@cityofdavis.org>
- > Subject: RE: Planning Issue
- > To: "Phyllis Hartzell" <sailfilly@yahoo.com>
- > Date: Friday, February 6, 2009, 10:20 AM
- > Ms. Hartzell,
- >
- > In the summer of 2007 I presented the Historical Surveys to
- > the Historic Commission with staff's recommendation for
- > designations, and yes, it was staff's recommendation
- > that the properties located at 410 and 420 West K Street,
- > not be designated.
- >
- > However, at that meeting the Commission decided to form a
- > sub-committee to review the survey forms and the recommended
- > designations (they did not take action on staff's
- > recommendations at that meeting). I left the City of Benicia
- > in August 2007, so I was not involved in anything that the
- > committee or commission did after that, but it is my
- > understanding that over the course of 2008 they reviewed the
- > survey forms and recommended designations and made their own
- > determinations.
- >
- > For reasons unknown to me the committee and/or commission
- > feels that your property still retains enough historical
- > significance to the City that they would like retain the
- > designation. I'm not in a position to question their
- > decisions, because I was not involved in that process, and I
- > don't know what information they took into account to
- > come to that conclusion.
- >
- > I would recommend that you contact City staff to gain some
- > insight into the committee's and/ or commission's
- > rationale for retaining the historical designation for your
- > property.
- >
- > Xzandrea Fowler
- > Planner
- > Community Development Department
- > 23 Russell Boulevard, Davis, California 95616
- > Phone 530.757.5610/ Fax 530.757.5660
- >
- > From: Phyllis Hartzell [mailto:sailfilly@yahoo.com]
- > Sent: Thursday, February 05, 2009 8:12 AM
- > To: Xzandrea Fowler
- > Subject: Planning Issue
- >

- > Dear Ms. Fowler,
  - >
  - > I wonder if you can help me. My name is Phyllis Hartzell
  - > and I live at 420 West K St. in Benicia, Ca. In July of
  - > 2007, you worked for the City of Benicia, and during that
  - > time, the list of historic properties in Benicia was being
  - > updated.
  - >
  - > I have been requesting that my property be removed from the
  - > list for several years together with the property located
  - > next to me at 410 West K (my neighbor, Mona Small who
  - > celebrates her 90th birthday this year). We are quite
  - > isolated as the only two properties listed as historical in
  - > a two block area (map is attached).
  - >
  - > During conversations with you in July 2007, you stated that
  - > City Staff was recommending removal of these properties from
  - > the list (I am attaching a photo of the alley view of my
  - > house and the stats per the city for 410 W K and 420 W K\*).
  - >
  - > Somehow, that recommendation was misplaced.
  - >
  - > The vote for historical properties is going before Council
  - > this month. I have spoken to various Council Members and
  - > they assure me that with a statement from you saying it was
  - > staff's recommendation during your tenure with the City
  - > of Benicia, that the property at 410 W K and 420 West K be
  - > removed from the historical list, that these properties will
  - > be removed from the list.
  - >
  - > I would appreciate your assistance with this matter. I can
  - > be reached at 707.751.1532 if you have any questions.
  - >
  - > I have not received official notice of the meeting, but the
  - > word is that it is happening in February, so if you could
  - > send something quickly, it would be appreciated.
  - >
  - > Thanks so much for your help.
  - > Phyllis Hartzell, 420 West K, Benicia CA
  - > 707.751.1532
  - >
  - > \*please note: if you go on the city's website, 410 is
  - > listed as 401; this is a typo, the address is 410 and the
  - > paperwork supports this.
-

410 West K St. Benicia, CA

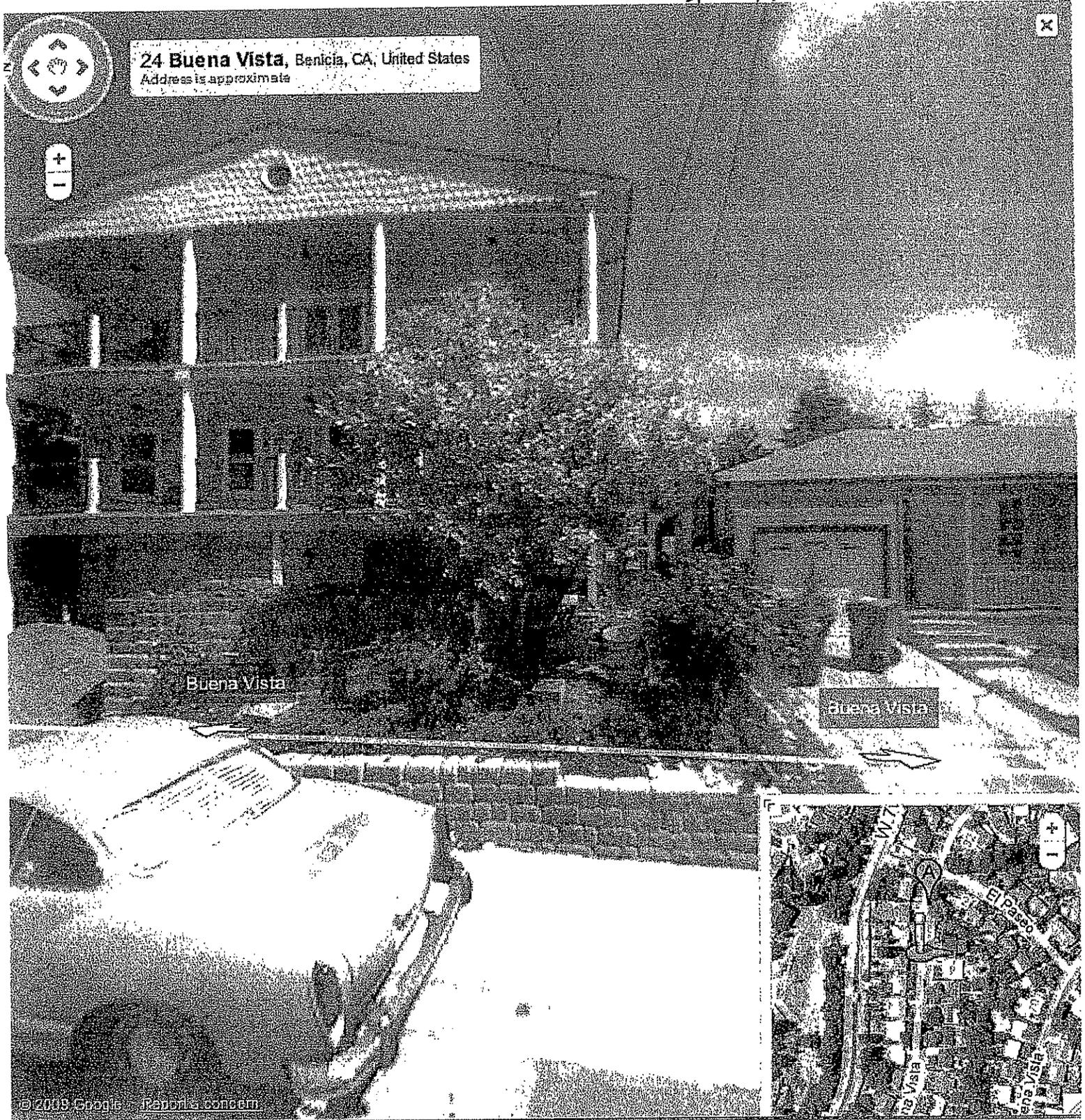


VIII-A-68



Existing District Boundary and identification map, *Downtown Historic Conservation Plan*, 1991.

This could happen if the lines remain.  
Is this historic?



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code: \_\_\_\_\_  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**\*Resource Name or**

- P1. Other Identifier: 410 West K Street
- \*P2. Location: \*a. County Solano
- b. Address: 410 West K Street
- \*c. City: Benicia Zip 94510
- d. UTM: N/A
- e. USGS Quad: Benicia T2N R3W MDM
- \*f. Other Locational Data (APN #): 87-152-10

**\*P3a. Description**

This is a one-story Vernacular Style residence with an L-shape plan and a cross gable roof. The roof is of moderate pitch with small eave and gable overhangs. It is covered with composition shingle. The front gable is trimmed with a narrow fascia. Paired double hung windows are found on the front elevation on either side of the front entry. The entry is located on the east side of the front gable wing. The entry door is paneled and glazed with a transom. A small bracketed pediment crowns the door frame. The house is clad with asbestos shingle.

\*P3b. Resource Attributes: HP2

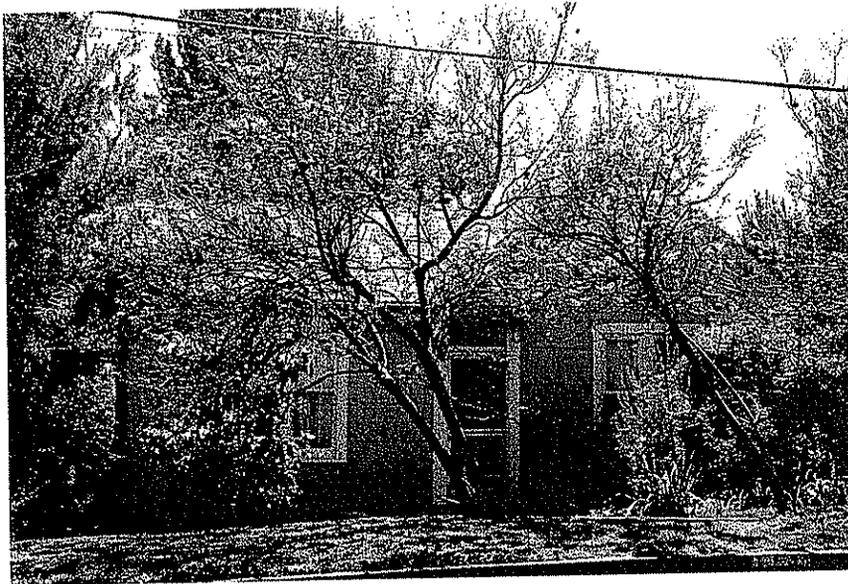
\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

P5b. Description of Photo: Front façade, view southwest

\*P6. Date Constructed/Age: 1900  
 Prehistoric  Historic  Both

\*P7. Owner and Address:  
 Mona Small  
 410 West K

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P8. Recorded by:

Carol Roland  
 Roland-Nawi Associates  
 4829 Crestwood Way  
 Sacramento, CA 95822

\*P9. Date Recorded: 11-20-05

\*P10. Type of Survey:  Intensive  
 Reconnaissance  Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments:  NONE  Map Sheet  Continuation Sheet  Building, Structure, and Object Record  Linear Resource Record  Archaeological Record  District Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #:  
HRI#:

\*Resource Identifier: 410 West K Street  
B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Residence  
\*B5. Architectural Style: Vernacular  
B7. Moved?  No  Yes  Unknown  
\*B8. Related Features: None

\*NRHP Status Code: 3D

B4. Present Use: Residence

Date: N/A Original Location: same

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: Benicia Downtown District **Period of Significance:** 1847-1940 **Property Type:**  
Single family residence **Applicable Criteria:** A / C

The building is designated as a contributor to the Downtown Historic District. It is a good example of its style, but lacks integrity of materials and workmanship due to the recladding of both the roof and building envelope. However, it retains integrity of design, location, setting, association and feeling. Further alterations to the building would seriously affect its eligibility. Rehabilitation of the cladding would substantially enhance its integrity. Despite alterations, the building should continue to contribute to the District.

B11. Additional Resource Attributes: N/A

B12. References: McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf (1986);  
Brueggemann, Robert. *Benicia Portrait of an Early California Town: An Architectural History* (San Francisco: 101 Productions (1980); Woodbridge, Sally and Cannon Design Group. *Benicia, California: Downtown Historic Conservation Plan*. City of Benicia, 1990; Sanborn Map Benicia, CA. 1886; 1986 Benicia Historic Inventory form.

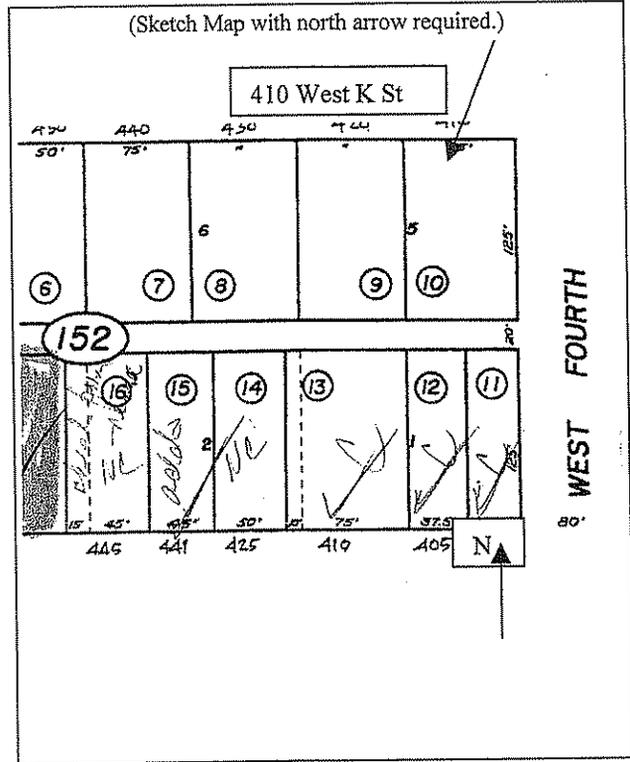
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

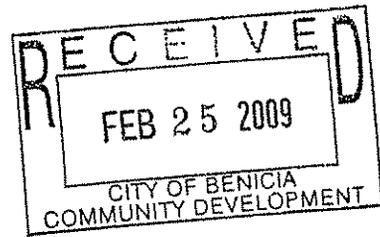
B 15. Date of Evaluation: 11-25-05



(This space reserved for official comments.)

February 23, 2009

City Council  
250 East L Street  
Benicia, CA 94510



Dear Mayor Patterson and Members of the City Council:

For nearly three years I have been requesting that my home be removed from the list of historic homes. Actually my home was recommended for removal from the list but the staff person who was making the recommendation has moved to a new job in a different city and that recommendation seems to have fallen into a black-hole.

While I understand and appreciate the need for a historic district there are a number of issues affecting my property that make it a bad candidate for inclusion on the list of historic homes. The most obvious issue is the historic nature of my home has been badly compromised over the years. A deck has been added and large sliding glass doors have been added to the home. These compromises are what Xzandrea Fowler cited when she recommended my home be removed from the list of historic homes. I have attached a note from Ms. Fowler for your review.

The second issue affecting my home is the gerrymandering required to include my home in the historic district. My home is small and sits far to one side of my property. Traveling east from my house there is only one historic home anywhere on West K Street. It is the house right next to mine. Traveling west from my house there are no historic homes anywhere on West K Street. There are only listed houses west of my house and none of them are on West K Street.

In the excitement and zeal to create a historic district the city has created a recipe for disaster for me and my neighbor Mona Small. Because the home directly to the West of my property isn't on the list of historic homes nor is it included in the historic district, my neighbor or a future owner could build a very large, very modern looking home that takes full advantage of the FAR available to property owners in Benicia. They could put up a home that cover 40% of their lot. their home could be 25 feet high five feet from the property line and 30 feet high ten feet from the property line. And my house can't change.

Rather than protecting my property values the city, by including me in the historic district, is devaluing my property. While I respect the needs of the city to have a historic district I am left wondering why the city feels the need to include 2 homes that have, over the years, experienced significant changes and are subject to the whims of future surrounding property owners.

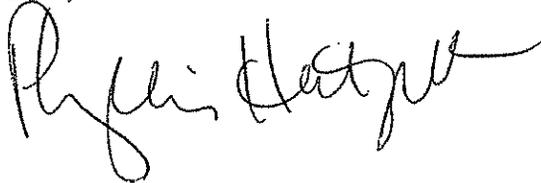
Is it the intent of this and future City Councils to tell my current and future neighbors they can't utilize their property to what the owners believe is the highest and best use of the property? If maintaining the value and look of historic buildings is the goal of this legislation why isn't the City Council including all the homes on the 300 and 400 block

of West K in the historic district. Then at least future construction projects and remodeling would be subject to design review and would keep all the homes in the neighborhood consistent in both size and architecture type, adding to the historic nature of the whole area.

That of course is the complex solution. The far easier and most fair solution to this problem is to simply remove 410 and 420 West K Street from the list of historic homes. Give the City of Benicia a historic district that is easy for the tourist to navigate and one that protects all the homeowners in the district.

Thank you for your time and consideration.

Sincerely,  
Phyllis Hartzell  
420 West K Street  
Benicia, CA 94510

A handwritten signature in cursive script that reads "Phyllis Hartzell". The signature is written in black ink and is positioned below the typed name and address.



Friday, February 6, 2009 10:33 AM

Fw: RE: Planning Issue

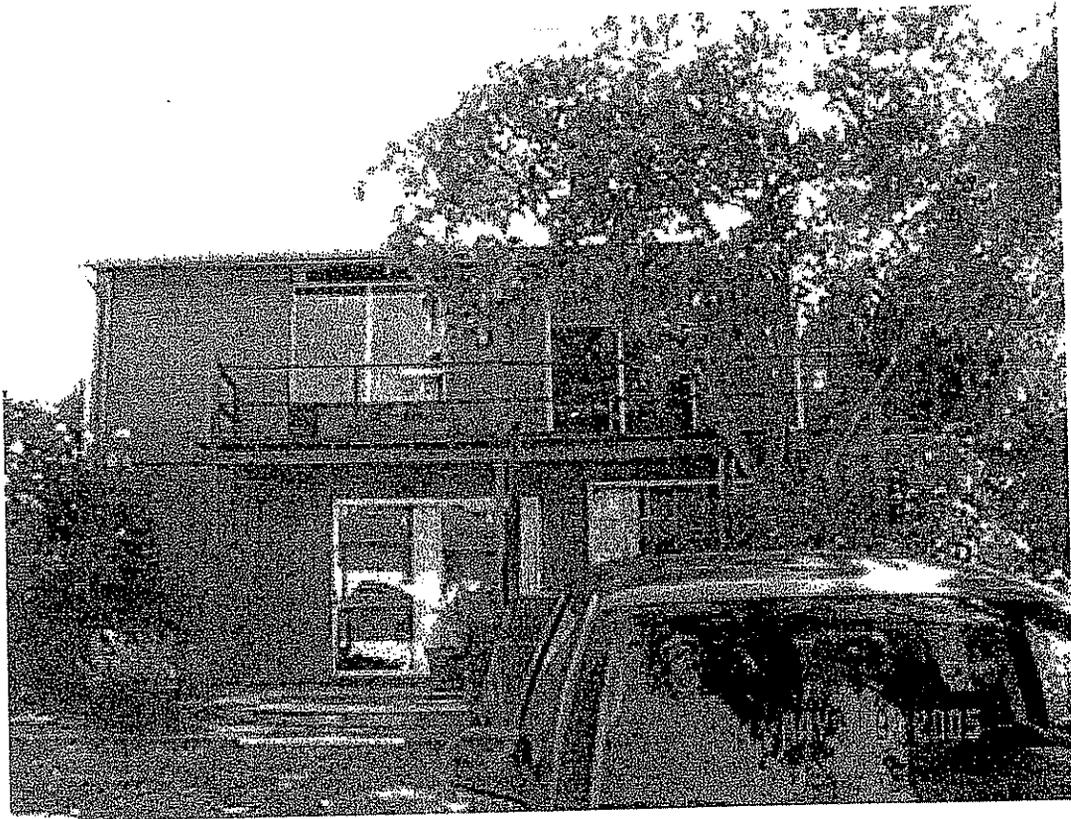
From: "phyllis hartzell" <[sailfilly@yahoo.com](mailto:sailfilly@yahoo.com)>  
To: "JB Davis" <[jb\\_davis@pachett.net](mailto:jb_davis@pachett.net)>

— On Fri, 2/6/09, Xzandrea Fowler <[XFowler@cityofdavis.org](mailto:XFowler@cityofdavis.org)> wrote:

- > From: Xzandrea Fowler <[XFowler@cityofdavis.org](mailto:XFowler@cityofdavis.org)>
- > Subject: RE: Planning Issue
- > To: "phyllis hartzell" <[sailfilly@yahoo.com](mailto:sailfilly@yahoo.com)>
- > Date: Friday, February 6, 2009, 10:20 AM
- > Ms. Hartzell,
- >
- > In the summer of 2007 I presented the Historical Surveys to
- > the Historic Commission with staff's recommendation for
- > designations, and yes, it was staff's recommendation
- > that the properties located at 410 and 420 West K Street,
- > not be designated.
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- > However, at that meeting the Commission decided to form a
- > sub-committee to review the survey forms and the recommended
- > designations (they did not take action on staff's
- > recommendations at that meeting). I left the City of Benicia
- > in August 2007, so I was not involved in anything that the
- > committee or commission did after that, but it is my
- > understanding that over the course of 2008 they reviewed the
- > survey forms and recommended designations and made their own
- > determinations.
- >
- > For reasons unknown to me the committee and/or commission
- > feels that your property still retains enough historical
- > significance to the City that they would like retain the
- > designation. I'm not in a position to question their
- > decisions, because I was not involved in that process, and I
- > don't know what information they took into account to
- > come to that conclusion.
- >
- > I would recommend that you contact City staff to gain some
- > insight into the committee's and/ or commission's
- > rationale for retaining the historical designation for your
- > property.
- >
- > Xzandrea Fowler
- > Planner
- > Community Development Department
- > 23 Russell Boulevard, Davis, California 95616
- > Phone 530.757.5610/ Fax 530.757.5660
- >
- > From: phyllis hartzell [<mailto:sailfilly@yahoo.com>]
- > Sent: Thursday, February 05, 2009 8:12 AM
- > To: Xzandrea Fowler
- > Subject: Planning Issue
- >



420 W. K Alar View

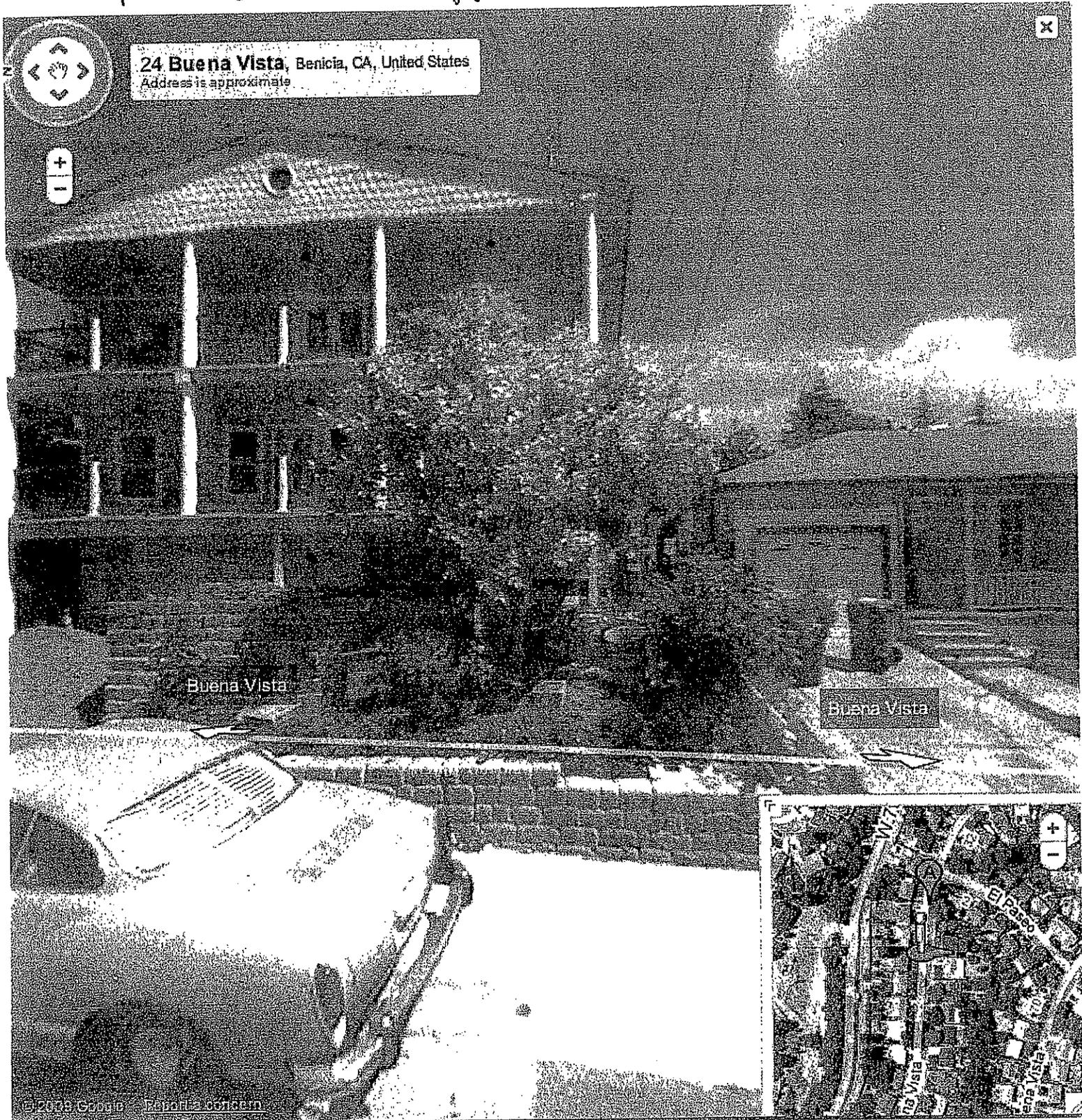


VIII-A-78



Existing District Boundary and identification map, *Downtown Historic Conservation Plan, 1991.*

*This could happen now... is this historic?*



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code: \_\_\_\_\_  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**\*Resource Name or**

- P1. Other Identifier: 420 West K Street
- \*P2. .Location: \*a. County Solano
- b. Address: 420 West K Street
- \*c. City: Benicia Zip 94510
- d. UTM: N/A
- e. USGS Quad: Benicia T2N R3W MDM
- \*f. Other Locational Data (APN #): 87-152-090

**\*P3a. Description**

This is a Vernacular house of the Pyramidal Roof Type. The house is sited on an incline and is one-story with a full basement story at the rear. The roof is covered with composition shingle and has a small eave overhang. A full-length covered porch spans the front façade. The porch's shed roof is supported on plain posts with an open porch rail. Fenestration is symmetrically arranged and consists of vertically emphasized paired windows on the front elevation and singly arranged windows on the rest of the building. All windows are one-over-one double hung. The four panel entry door is centered with a transom. The house is clad with clapboard.

**\*P3b. Resource Attributes: HP2**

- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District
- P5b. Description of Photo: Front façade, view southwest
- \*P6. Date Constructed/Age: 1900  
 Prehistoric  Historic  Both

**\*P7. Owner and Address:**

Phyllis Hartzell  
 420 West K Street  
 Benicia, CA 94510

**\*P8. Recorded by:**

Carol Roland  
 Roland-Nawi Associates  
 4829 Crestwood Way  
 Sacramento, CA 95822

**\*P9. Date Recorded: 11-20-05**

- \*P10. Type of Survey:  Intensive  
 Reconnaissance  Other

Describe Eligibility Evaluation

**\*P11. Report Citation: none**

- \*Attachments:  NONE  Map Sheet  Continuation Sheet  Building, Structure, and Object Record  Linear Resource Record  Archaeological Record  District Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Identifier: 420 West K Street

\*NRHP Status Code: 3D

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style:

B7. Moved?  No  Yes  Unknown

Date: N/A Original Location: same

\*B8. Related Features: None

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: Benicia Downtown District  
Single family residence

Period of Significance: 1847-1940

Property Type:

Applicable Criteria: A / C

This building is a good example of its type and is one of several residences built in this Vernacular Style in Benicia. With the exception of the roofing material, it appears to retain a high degree of integrity in all aspects. The building is delineated on the Conservation Plan Map as a contributing building within the Benicia Downtown Historic District and should continue to retain this status.

B11. Additional Resource Attributes: N/A

B12. References: McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf (1986); Bruegmann, Robert. *Benicia Portrait of an Early California Town: An Architectural History* (San Francisco: 101 Productions (1980); Woodbridge, Sally and Cannon Design Group. *Benicia, California: Downtown Historic Conservation Plan*. City of Benicia, 1990; Sanborn Map Benicia, CA. 1886; 1986 Benicia Historic Inventory form.

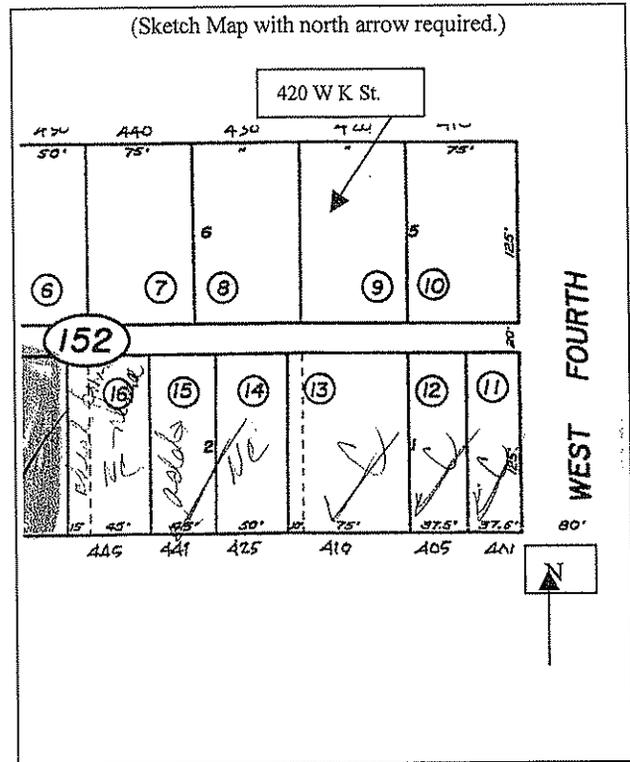
# BUILDING, STRUCTURE, AND OBJECT RECORD

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

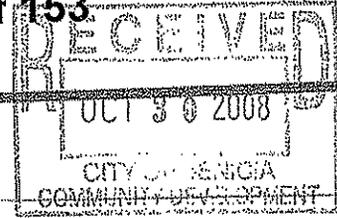
Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

B 15. Date of Evaluation: 11-25-05



(This space reserved for official comments.)

**Gina Eleccion - Historical and rezoning status of 153  
w.e.st ,formerly known as the Anderson**



**From:** <Crlsnros@aol.com>  
**To:** <geleccion@ci.benicia.ca.us>  
**Date:** 10/28/2008 7:32 PM  
**Subject:** Historical and rezoning status of 153 w.e.st ,formerly known as the Anderson

Dear Ms. Eleccion, It has come to my attention that the city does not believe that the former Anderson Hotel of which i am finishing a meticulous restoration does not have historical status. I beg to differ for the following reasons. The city council and many prominent local historians are on record at council meetings in November, December 2003, January, and February 2004. citing the historical significance being the reason the building had to be saved. The building was originally built by a prominent dentist in town, Dr. H.C. White who built the hotel after marrying one of the Anderson sisters. The building itself was built in 1896, partially burnt by a fire in about 1905 and rebuilt by 1906. The building which was formerly a part of the Anderson hotel which i am now restoring on west e. street was built as a stand alone building and later tied together with two other buildings by a common porch. I have been able to carefully restore 100% of the stand alone building that was built by itself in 1896, retaining its historical character. I have had to add a new first floor to meet handicapped code, but this is built with a lot of the original lumber , doors, cabinets, stone , granite, brick, marble and trim work that was salvaged from the west wing of the Anderson hotel. Peggy Martin before she died showed my old photos of the original three buildings standing by themselves before they were later joined together. I have restored 100% percent of one Building . Peggy also showed me an old article of the Anderson hotel as the belle of the delta, that is where the who's who used to vacation in the spring and summer, believe it or not. Beverly at the camel barn museum is researching Peggy's files. In addition during the excavation for the new foundation i uncovered the former brick foundation for the old McKenzie planing mill that was well over 100 years old, carefully restored it and is now incorporated into the project as a retaining wall and handicapped ramp. In summation if this building and site is not historic, nothing in Benicia is.

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**VIII-A-84**

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code: \_\_\_\_\_  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or Anderson Hotel

P1. Other Identifier:

\*P2. Location: \*a. County Solano

b. Address: 153 West E Street

\*c. City: Benicia Zip 94510

d. UTM: N/A

e. USGS Quad: Benicia T2N R3W MDM

\*f. Other Locational Data (APN #): 89-173-11

\*P3a. **Description** This building has been moved in the last year to a location at the west end of West F Street. It is currently in the process of renovation. The building is now three story with a new lower floor added following the building's move. The building is rectangular in plan with an overhanging upper story. The roof is a low pitched gable with wide overhangs. The gable is supported on knee brace brackets. Windows are small and are arranged symmetrically along the side and gable walls. A large deck is in the process of construction across the south façade of the building at the second level. It is supported on large stone battered posts that also function to create an entrance to the building at street level. The new first floor is stone veneer, the second story is clad with narrow lap siding and the upper story with shingle.

\*P3b. **Resource Attributes:** HP52

\*P4. **Resources Present:**  Building  Structure  Object  Site  District  Element of District

P5b. **Description of Photo:** Front façade, view southwest

\*P6. **Date Constructed/Age:** 1900

Prehistoric  Historic  Both

\*P7. **Owner and Address:**

William Thomason  
 9947 Patterson Road  
 New Orleans, LA

\*P8. **Recorded by:**  
 Carol Roland  
 Roland-Nawi Associates  
 4829 Crestwood Way  
 Sacramento, CA 95822

\*P9. **Date Recorded:** 9-25-05

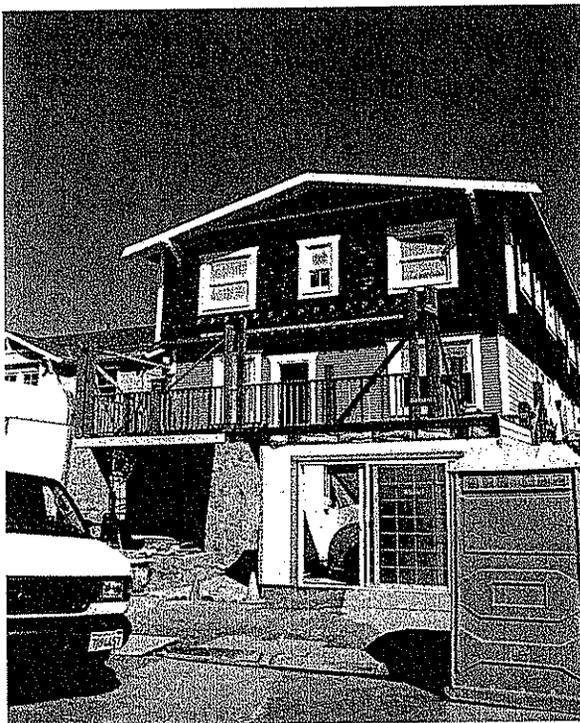
\*P10. **Type of Survey:**  Intensive  
 Reconnaissance   
 Other

**Describe Eligibility Evaluation**

\*P11. **Report Citation:** none

\*Attachments:  NONE  Map Sheet   
 Continuation Sheet  Building, Structure, and  
 Object Record  Linear Resource Record   
 Archaeological Record  District Record   
 Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record   
 Other (List):

P5. **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Identifier: Anderson Hotel

\*NRHP Status Code: 3D

B1. Historic Name: same

B2. Common Name:

B3. Original Use: Hotel

B4. Present Use: Hotel

\*B5. Architectural Style: Craftsman

B7. Moved?  No  Yes  Unknown

Date: N/A

Original Location: same

\*B8. Related Features: None

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: Benicia Downtown District  
Hotel Applicable Criteria: A / C

Period of Significance: 1847-1940

Property Type:

This building has been moved to its present site and rotated on the lot in such a manner that the building's original orientation to the street has been altered. According to California Register regulations a moved building needs to maintain its setting and orientation in order to continue to be eligible for listing. The move and the addition of a lower story are problematic in terms of design integrity. The building is not completed and should be researched and reviewed after the renovation is finished to determine if it continues to contribute to the Downtown District.

B11. Additional Resource Attributes: N/A

B12. References: McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf (1986); Bruegmann, Robert. *Benicia Portrait of an Early California Town: An Architectural History* (San Francisco: 101 Productions (1980); Woodbridge, Sally and Cannon Design Group. *Benicia, California: Downtown Historic Conservation Plan*. City of Benicia, 1990; Sanborn Map Benicia, CA. 1886; 1986 Benicia Historic Inventory form.

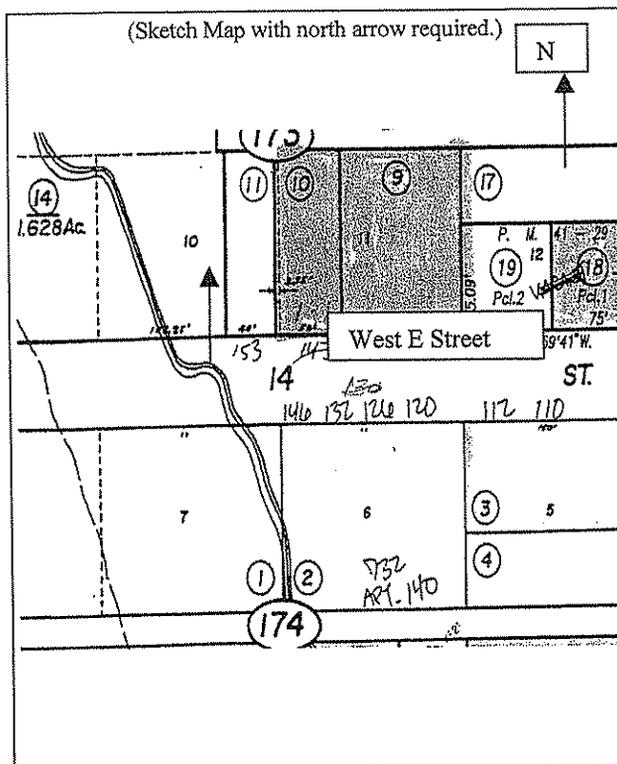
# BUILDING, STRUCTURE, AND OBJECT RECORD

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

B 15. Date of Evaluation: 9-25-05



(This space reserved for official comments.)

**PHOTOS OF 141 EAST E STREET  
(INCLUDING DPR 523 FORM)**



VIII-A-89

Photo 3

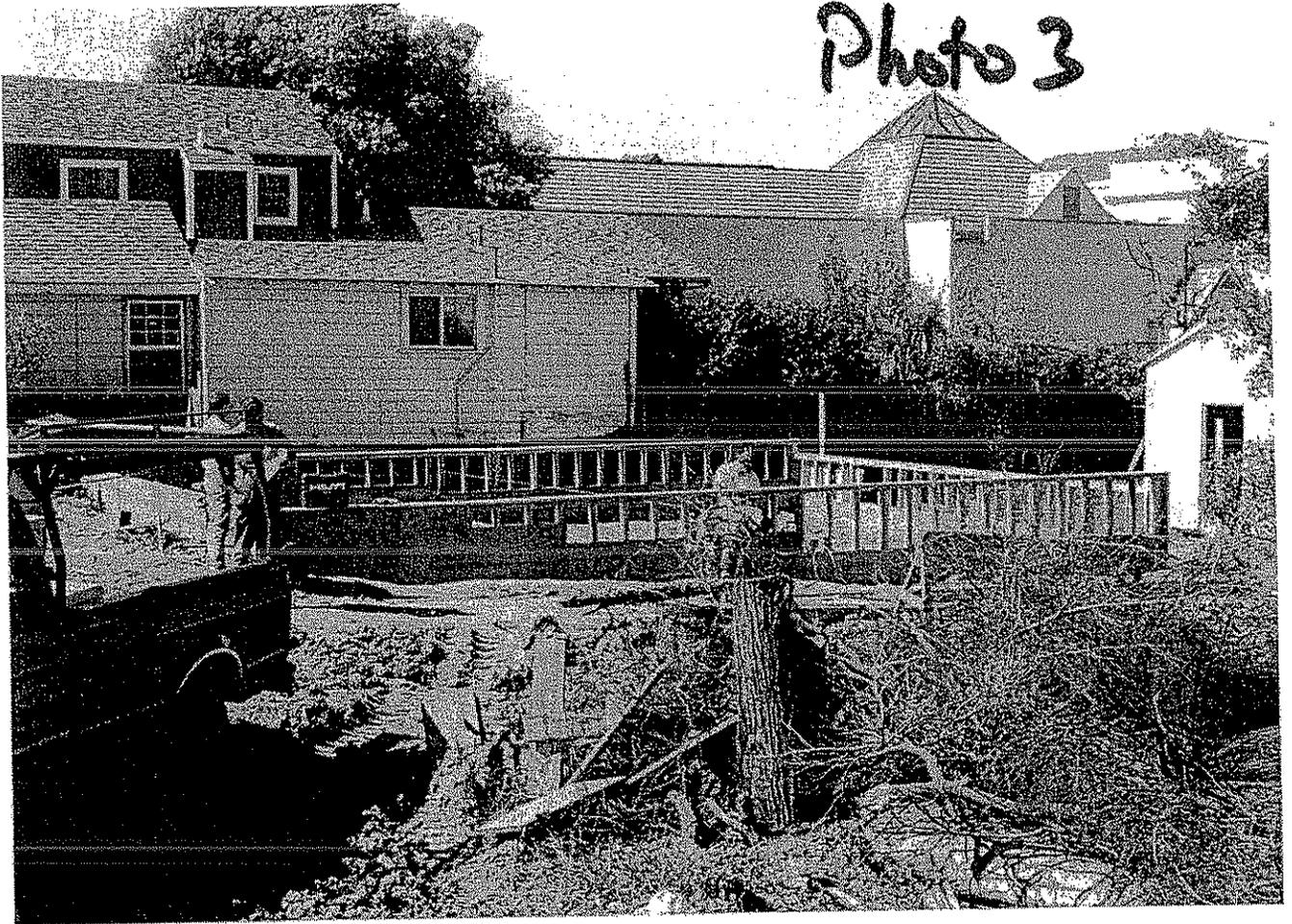


Photo 4



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code: \_\_\_\_\_  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 141 East E Street

- P1. Other Identifier: none
- \*P2. Location: \*a. County Solano
- b. Address: 141 East E Street
- \*c. City: Benicia Zip 94510
- d. UTM: N/A
- e. USGS Quad: Benicia T2N R3W MDM
- \*f. Other Locational Data (APN #): 89-371-04

\*P3a. Description: This house is a reconstruction. According to its owner, the original landmark house collapsed in the process of rehabilitation. It was rebuilt in the general form of the original house. It mimics a simple "Saltbox" vernacular house with a side gable roof. The gable end is finished with a plain fascia and the eaves have a slight overhang. A three-quarter length porch spans the front façade. The porch has a shed roof which is supported on turned posts. Fenestration is symmetrically arranged and consists of double hung one-over-one windows which occur singly on the front and side elevations. Window and door casings are replacement.

P3b. Resource Attributes: HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District

P5b. Description of Photo:

Front façade, view northwest

\*P6. Date Constructed/Age: Circa 1870/reconstructed 1994  
 Prehistoric  Historic  Both

\*P7. Owner and Address:

Patrick Donaghue  
 126 East E Street  
 Benicia, CA 94510

\*P8. Recorded by:

Carol Roland  
 Roland-Nawi Associates  
 4829 Crestwood Way  
 Sacramento, CA 95822

\*P9. Date Recorded: 11-20-04

\*P10. Type of Survey:  Intensive  
 Reconnaissance  Other

Describe Eligibility Evaluation

\*P11. Report Citation: none

\*Attachments:  NONE  Map Sheet  Continuation Sheet  Building, Structure, and Object Record  Linear Resource Record  Archaeological Record  District Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Identifier: 141 East E Street

\*NRHP Status Code: 3D

- B1. Historic Name: N/A  
B2. Common Name: none  
B3. Original Use: residential  
B4. Present Use: residential  
\*B5. Architectural Style: Vernacular Saltbox  
\*B6. Construction History: The entire house was reconstructed in 1994 following the collapse of the original historic structure at this location. The building does not appear on either the 1886 or 1913 Sanborn map.  
\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: same  
\*B8. Related Features: none

B9a. Architect: unknown

B9b. Builder: unknown

\*B10. Significance: Theme: Benicia Downtown District

Period of Significance: 1847-1940 Property Type: Single Family Applicable Criteria: A / C

This building was inventoried as a part of the 1989 city survey. It is not demarcated on the 1991 Historic District Conservation Plan Map which is inaccurate for this portion of E Street. The 1994 reconstruction is based on the form of an early vernacular residence. Since the house is not historic, it should be removed from the City's Historic District list of contributors.

B11. Additional Resource Attributes: N/A

B12. References: McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf (1986); Bruegmann, Robert. *Benicia Portrait of an Early California Town: An Architectural History* (San Francisco: 101 Productions (1980); Woodbridge, Sally and Cannon Design Group. *Benicia, California: Downtown Historic Conservation Plan*. City of Benicia, 1990; Sanborn Map Benicia, CA. 1886; 1986 Benicia Historic Inventory form.

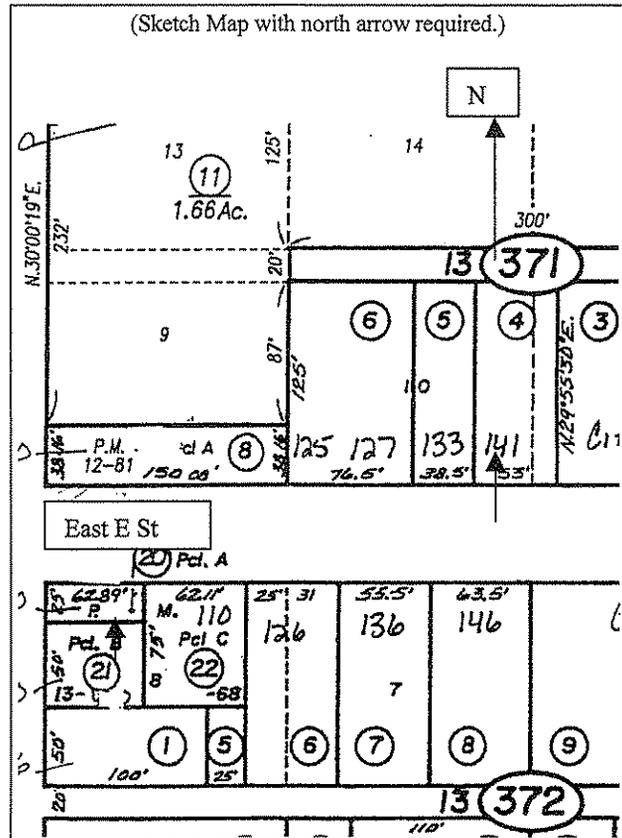
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
 4829 Crestwood Way  
 Sacramento, CA 95822

B 15. Date of Evaluation: 11-22-04



(This space reserved for official comments.)