

June 11, 2009

**BENICIA PLANNING COMMISSION**

**SPECIAL JOINT MEETING WITH**

**THE BENICIA HISTORIC PRESERVATION REVIEW COMMISSION**

**CITY COUNCIL CHAMBERS**

**SPECIAL MEETING AGENDA**

Thursday, June 11, 2009

7:00 P.M.

**I. CALL TO ORDER – JOINT MEETING OF PLANNING COMMISSION AND HISTORIC PRESERVATION REVIEW COMMISSION**

**A. Pledge of Allegiance**

**B. Roll Call of Commissioners**

**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. AGENDA CHANGES AND DISCUSSION**

**III. OPPORTUNITY FOR PUBLIC COMMENT**

**This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject matter jurisdiction of the Planning or Historic Preservation Review Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda.**

**Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on council members, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.**

**A. WRITTEN**

**B. PUBLIC COMMENT**

**IV. PLANNING COMMISSION CONSENT CALENDAR**

**Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker slip for that item.**

\*Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Planning Commission meeting, prior to the reading of the Consent Calendar.

A. Approval of Agenda

B. [Approval of Planning Commission Minutes of May 14, 2009](#)

V. REGULAR AGENDA ITEMS

A. [VANWERT RESIDENTIAL VARIANCE](#)

09PLN-31 Variance

182 East I Street, APN: 089-052-090

PROPOSAL:

The owners of 182 East I Street are requesting a variance from the Neighborhood General (NG) development standards, specifically the rear building setback for the main building and the distance between buildings. The owners are also requesting final design review approval from the Historic Preservation Review Commission of a proposed rear addition to the existing residential structure. The residence is listed as a Contributing historic structure in the recent survey update of the Downtown Historic Conservation Plan and retains its historic integrity. Recommendation: Planning Commission review the variance request.

ADJOURNMENT OF JOINT MEETING WITH PLANNING COMMISSION; CONTINUATION OF SPECIAL MEETING OF HISTORIC PRESERVATION REVIEW COMMISSION

B. [VANWERT RESIDENTIAL ADDITION](#)

09PLN-07 Design Review

182 East I Street, APN: 089-052-090

PROPOSAL:

The owners of 182 East I Street are requesting final design review approval of a proposed rear addition to the existing residential structure. The residence is listed as a Contributing historic structure in the recent survey update of the Downtown Historic Conservation Plan and retains its historic integrity.

Recommendation: Pending Planning Commission approval of the variance, the Historic Preservation Review Commission shall review and approve the design review proposal. If the Planning Commission does not approve the variance, the design review request will be continued to a future Historic Preservation Review Commission meeting.

VI. COMMUNICATIONS FROM STAFF

VII. COMMUNICATIONS FROM COMMISSIONERS

## **VIII. ADJOURNMENT**

### **Public Participation**

The Benicia Planning and Historic Preservation Review Commissions welcome public participation.

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

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

### **Disabled Access**

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

### **Meeting Procedures**

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

The Commissions may not begin new public hearing items after 11 p.m. Public hearing items which remain on the agenda may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Planning or Historic Preservation Review Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Planning Commission decisions which are final actions, not recommendations, are considered by the City Council. Appeals of Historic Preservation Review Commission decision which are final actions, not recommendations, are considered by the Planning Commission. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

### **Public Records**

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

 [May 14, 2009 minutes \(pdf\)](#)

 [PC Variance Report \(pdf\)](#)

 [HPRC Design Review Report \(pdf\)](#)



**BENICIA PLANNING COMMISSION**

**CITY COUNCIL CHAMBERS**

**REGULAR MEETING MINUTES**

**Thursday, May 14, 2009**

**7:00 P.M.**

**I. OPENING OF MEETING**

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

Present: Commissioners Richard Bortolazzo, Don Dean, Rick Ernst, Rod Sherry, Lee Syracuse, Brad Thomas and Chair Healy

Absent: None

Staff Present: Damon Golubics, Principal Planner  
Kat Wellman, Contract Attorney  
Rhonda Corey, Senior Administrative Clerk

- 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. AGENDA CHANGES AND DISCUSSION**

None.

**III. OPPORTUNITY FOR PUBLIC COMMENT**

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

**IV. CONSENT CALENDAR**

On motion of Commissioner Ernst, seconded by Commissioner Syracuse, the Consent Calendar was approved by the following vote:

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

- A. Approval of Agenda**
- B. Approval of Minutes of March 12, 2009**

**V. REGULAR AGENDA ITEMS**

- A. GENERAL PLAN CONSISTENCY REVIEW FOR BENICIA’S 2007-2009 CAPITAL IMPROVEMENT PROGRAM (CIP)**

**PROPOSAL**

The Planning Commission will review the Capital Improvement Program (CIP) and determine if it is consistent with the Goals, Policies and Programs of the Benicia General Plan.

**Recommendation: Planning Commission review the Capital Improvement Program and determine consistency with the Goals, Policies and Programs of the Benicia General Plan.**

Damon Golubics explained the General Plan CIP and what is expected from Commissioners on this matter. He stated that although Public Works Staff was not present, detailed questions that cannot be answered by Planning Staff may be continued to be answered by Public Works Staff.

Commissioner Bortolazzo asked where Traffic Mitigation funds come from. Damon Golubics stated that the funds would come from new development applicable to a project.

Commissioners had questions about items that showed funding versus items that currently do not show funding. Damon Golubics explained that items stay on the list until funding becomes available.

Commissioner Ernst had questions about Phase I and Phase II of the Commandants renovation and whether or not both phases have already received funding. Commissioner Sherry answered stating that both phases have already been completed.

Damon Golubics re-iterated to Commissioners that their goal tonight is just to determine whether or not the CIP Projects are consistent with the General Plan goal, not to address each financial expenditure.

There was concern with the project list having such short-term goals. Commissioner Ernst disagreed with the process and said that he needs more of a vision to have it make sense. Commissioner Dean advised Commissioner Ernst that the vision of the city plan is laid out until 2029 in increments by priority and thinks that there should be a differentiation between routine maintenance and new projects.

On the motion of Commissioner Dean, seconded by Commissioner Bortolazzo, the Planning Commission reviewed the Capital Improvement Program and determined consistency with the Goals, Policies and Programs of the Benicia General Plan by the following vote:

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

**VI. COMMUNICATIONS FROM STAFF**

- A. NATIONAL PRESERVATION MONTH** – May is National Preservation Month. The Historic Preservation Review Commission will be hosting a “Meet & Greet” on Thursday, May 28<sup>th</sup> and welcome everyone to attend.

Damon Golubics invited and encouraged Commissioners to attend the event, which starts at 6:30 pm.

Damon also advised Commissioners that Public Works Director Dan Schiada is retiring on July 1<sup>st</sup> 2009 and that Charlie Knox will be assuming the Public Works Director duties as well as his current position of Community Development Director. Damon also expressed hope that everyone will wish Charlie Knox well in his endeavors.

**VII. COMMUNICATIONS FROM COMMISSIONERS**

Commissioner Ernst inquired about whether or not the Planning Commission should present Dan Schiada with a plaque. Damon stated that the City Council will be presenting the plaque.

Commissioner Syracuse wanted to make everyone aware of an event at the Library on May 15, 2009 at 7:00 pm. The event is called Heritage Stories of Benicia and is a wonderful way to learn the history of the City of Benicia.

Commissioner Dean asked Damon Golubics about the RFP’s for the East E Street parking lot. Damon advised that The City and the Olson Company are handling it.

**VIII. ADJOURNMENT**

Chair Healy adjourned the meeting at 7:47 pm

**AGENDA ITEM  
PLANNING COMMISSION: JUNE 11, 2009  
PUBLIC HEARING**

**DATE** : June 3, 2009

**TO** : Planning Commission

**FROM** : Damon Golubics, Principal Planner

**SUBJECT** : **VANWERT REAR BUILDING SETBACK VARIANCE & THE  
DISTANCE BETWEEN BUILDINGS SETBACK VARIANCE**

**PROJECT** : 182 East I Street  
09PLN-07  
89-052-090

**RECOMMENDATION:**

Move to approve a Variance request (09PLN-031) to allow a main building rear setback of 36 feet 11 inches and a distance between buildings setback of 3 feet 1 inch for a proposed expansion to an existing single-family home at 182 East I Street in the Neighborhood General (NG) zoning district, based on the Findings and subject to Conditions of Approval set forth in the attached Resolution.

**EXECUTIVE SUMMARY:**

The owners of 182 East I Street are requesting a variance from the Neighborhood General (NG) development standards, specifically the rear building setback for the main building and the distance between buildings setback requirement. Proposed building plans indicate that the expanded main building will have a rear setback of 36 feet 11 inches where the zoning regulations require a minimum distance of 40 feet from the rear property line. Also, the property owners are proposing a setback from the back of the main building to the existing garage on the alley of 3 feet 1 inch. The zoning standards require a minimum distance between buildings of 10 feet. A variance request for each exception has been submitted for Planning Commission review.

**BUDGET INFORMATION:**

No budget impacts are anticipated.

**ENVIRONMENTAL ANALYSIS:**

Staff has determined that this project is Categorical Exempt under Section 15301 and 15331 of the State of California Environmental Quality Act (CEQA). The exemption under Section 15301 includes interior and exterior alterations of existing facilities and the exemption under Section

15331 includes projects that consist of preservation of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historical Properties with Guidelines for Rehabilitating Historic Buildings.

**BACKGROUND:**

Applicant/Owner: Robert and Lori VanWert  
Project Architect: Steven McKee, McKee Associates  
General Plan designation: Downtown – Mixed Use  
Zoning designation: Neighborhood General (NG)  
Existing use: Residential  
Proposed use: Residential  
Adjacent zoning and uses:  
North: Neighborhood General (NG); Residential  
East: Neighborhood General (NG); Residential/Commercial (Mixed Use)  
South: Neighborhood General – Open (NG-O); Offices  
West: Neighborhood General (NG); Residential

**SUMMARY:**

The property owners seek to expand their existing historic home pursuant to an addition to the rear part of the structure. The NG zoning requirements contained in the Downtown Mixed Use Master Plan (DMUMP) requires that the rear setback for the main building be at least 40 feet from the rear property line and that the main building and any accessory or ancillary structures must be setback from each other by a minimum distance of 10 feet. The general idea behind this requirement is to create a useable backyard space between the main dwelling unit and any accessory structure that may be along an alleyway.

The existing main residence and garage at the site and are both located adjacent to the eastern property line. A large side yard area exists between the house, garage and western property line that is currently used by the property owners as their active outdoor space. All other nearby residences and their associated accessory structures (or garages) in the immediate vicinity are located on the central part of each residential lot within this block.

The only way to retain this active outdoor area along the western side of the lot is to expand the home towards the existing garage near the rear property line. A reduced main building rear yard setback and a reduced setback between the expanded home and existing garage is proposed.

Given the unique nature of how the existing home and garage are sited on this lot and the fact that there are no other similar developments in the area with homes and garages sited in a similar fashion, staff supports the requested variance.

Should the Commission choose to approve this request, the Benicia Zoning Ordinance Section 17.104.060 B dictates that the Planning Commission must make the following "required

findings”:

- a) That because of special circumstances or conditions applicable to the development site, including size, shape, topography, location or surroundings, strict application of the requirements of this title deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

*The special circumstance in this case is that the existing home and garage on-site are located adjacent to the eastern property line of the site. The existing house and garage are not in the center portion of the site. Active outdoor space of this particular lot is the expansive western side yard of the lot. The purpose and intent of Downtown Mixed Use Master Plan (DMUMP) zoning regulations is to have active outdoor yard space be between the back of the main dwelling unit and any accessory structure located along the alley.*

- b) That granting the application will not be detrimental or injurious to property or improvement in the vicinity of the development site, or to the public health, safety, or general welfare of persons; and

*Granting the variance would not be detrimental to citizens living within the immediate vicinity of the site. A variance in this case would contribute to the wellbeing of the immediate neighborhood since the proposed expansion would meet all other applicable City rules and the development standards and would be harmonious with the surrounding neighborhood.*

- c) That granting the application is consistent with the purposes of this title and will not be constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

*This is only lot on the block that has this unique circumstance. All other lots in the neighborhood are consistent with the zoning provisions of the DMUMP. Granting this variance would not constitute a grant of special privileges since all other lots on this block closely meet the zoning rules that currently are in effect for this area of downtown. Typical renovation or expansion of structures nearby would not require a variance or an exception to the zoning rules currently in place.*

Since the existing home and garage are situated on one side of the lot, thus creating a documented hardship for the property owners, a variance can be approved because of this unique circumstance pertaining to the site. This site anomaly would deprive the property owners of privileges enjoyed by property owners in the vicinity.

Staff supports both Variance requests since the required findings for approval can be made in this particular circumstance. Staff also recommends the Planning Commission approve the setback variance because the evidence in the record supports the findings required by Section 17.104.060 of Title 17 of the Benicia Municipal Code.

**FURTHER ACTION:**

The Planning Commission's action will be final unless appealed to the City Council within ten business days.

Attachments:

- Draft Resolution
- Project Plans \*\*
- Photographs (Available at the meeting)

*\*\* If viewing online, larger sets of these attachments are available to view in the Community Development Department.*

## **PROPOSED RESOLUTION**

**RESOLUTION NO. 09-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA APPROVING A VARIANCE FOR THE REAR BUILDING SETBACK FROM THE MAIN BUILDING AND A VARIANCE FOR THE SETBACK FOR THE DISTANCE BETWEEN BUILDINGS (09PLN-031)**

**WHEREAS**, on May 11, 2009, Robert and Lauri VanWert submitted an application for a variance to allow a main building rear setback of 36 feet 11 inches and a distance between buildings setback of 3 feet 1 inch for a proposed expansion to an existing single-family home at 182 East I Street in the Neighborhood General (NG) zoning district; and

**WHEREAS**, the Planning Commission at a regular meeting on June 11, 2009, conducted a public hearing, considered all testimony and documents and reviewed the proposed project.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Benicia hereby approves a Variance to allow a main building rear setback of 36 feet 11 inches and a distance between buildings setback of 3 feet 1 inch for a proposed expansion to an existing single-family home at 182 East I Street in the Neighborhood General (NG) zoning district; and

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Benicia finds:

- a) That because of special circumstances or conditions applicable to the development site, including size, shape, topography, location or surroundings, strict application of the requirements of this title deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

*The special circumstance in this case is that the existing home and garage on-site are located adjacent to the eastern property line of the site. The existing house and garage are not in the center portion of the site. Active outdoor space of this particular lot is the expansive western side yard of the lot. The purpose and intent of Downtown Mixed Use Master Plan (DMUMP) zoning regulations is to have active outdoor yard space be between the back of the main dwelling unit and any accessory structure located along the alley.*

- b) That granting the application will not be detrimental or injurious to property or improvement in the vicinity of the development site, or to the public health, safety, or general welfare of persons; and

*Granting the variance would not be detrimental to citizens living within the immediate vicinity of the site. A variance in this case would contribute to the well being of the immediate neighborhood since the proposed expansion would meet all other applicable City rules and the development standards and would be harmonious with the surrounding neighborhood.*

- c) That granting the application is consistent with the purposes of this title and will not be constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

*This is only lot on the block that has this unique circumstance. All other lots in the neighborhood are consistent with the zoning provisions of the DMUMP. Granting this variance would not constitute a grant of special privileges since all other lots on this block closely meet the zoning rules that currently in effect for this area of downtown. Typical renovation or expansion of structures nearby would not require a variance or an exception to the zoning rules currently in place.*

**BE IT FURTHER RESOLVED THAT** the Planning Commission hereby approves the variances subject to the following conditions:

1. The variance allowing for the main building rear setback of 36 feet 11 inches and a distance between buildings setback of 3 feet 1 inch will substantially comply with the submitted plans prepared by Steve McKee Architect date stamped May 13, 2009 on file with the Community Development Department except as modified by the following conditions. Any change from the approved plans, shall be requested in writing and approved by the Community Development Director, or designee, prior to changes being made in the field.
2. This approval shall expire two years after the approval date, unless the Community Development Director grants an extension. A written request for a one-year extension shall be received by the Community Development Department prior to expiration of the permit.
3. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

\* \* \* \* \*

On a motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the above Resolution was adopted by the Planning Commission of the City of Benicia at the regular meeting of said Commission held on the 11th day of June, 2009, and adopted by the following vote:

Ayes:

Noes:

Absent:

Abstain:

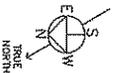
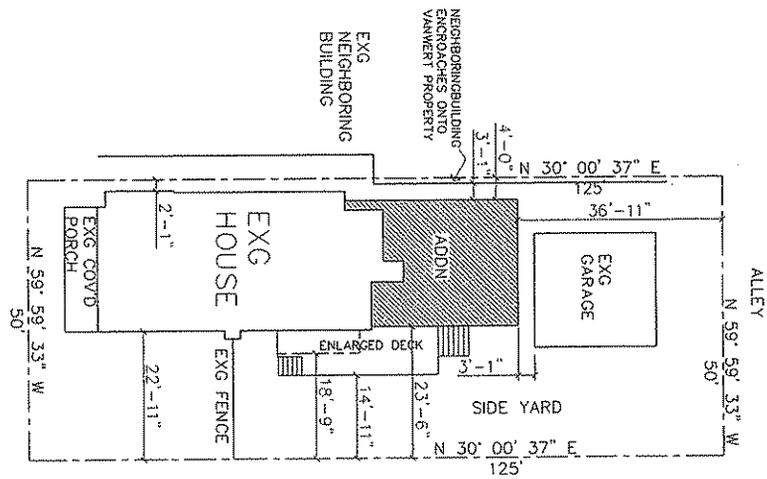
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Dan Healy  
Chairperson, Benicia Planning Commission

## **PROJECT PLANS**

*(If viewing online, larger sets of these attachments are available to view in the  
Community Development Department)*

PROJECT INFO	
PROJECT DESCRIPTION: ADDITION AT REAR OF HOUSE. ENLARGE SIDE DECK.	
OCCUPANCY GROUP: R-3, U-1	
CONST. TYPE: V- NO. HR. (NON-SPRINKLERED)	
HOUSE SIZE: EXG HOUSE	1,238 S.F.
ADDITION	593 S.F.
TOTAL	
LOT SIZE =	6,250 S.F.
HOUSE/LOT =	40% COVERAGE



## SITE PLAN

1" = 20'



INDEX OF DRAWINGS	
1	SITE PLAN NOTES
2	FLOOR PLAN
3	ELEVATIONS
4	ELEVATIONS

# VANWERT ADDITION

Sheet: **1** OF 4  
SITE PLAN NOTES

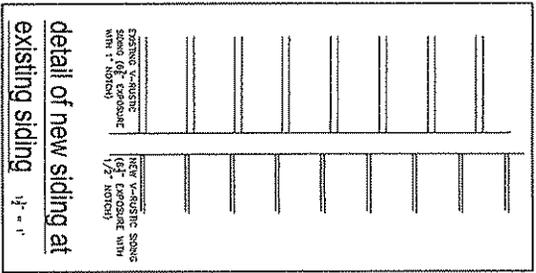
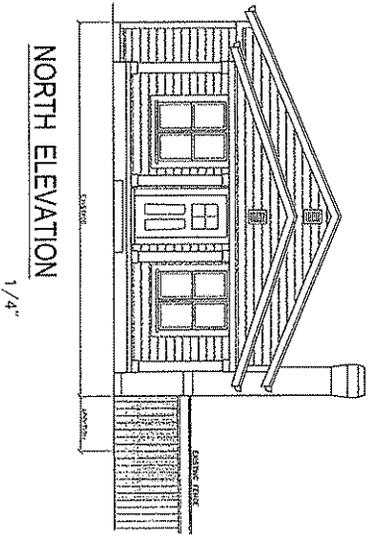
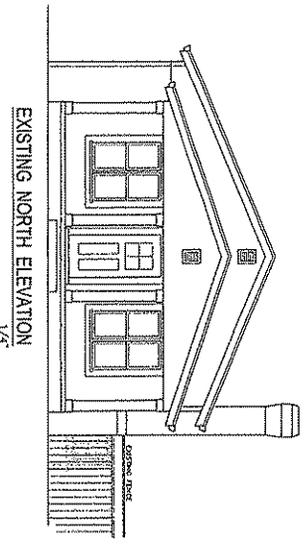
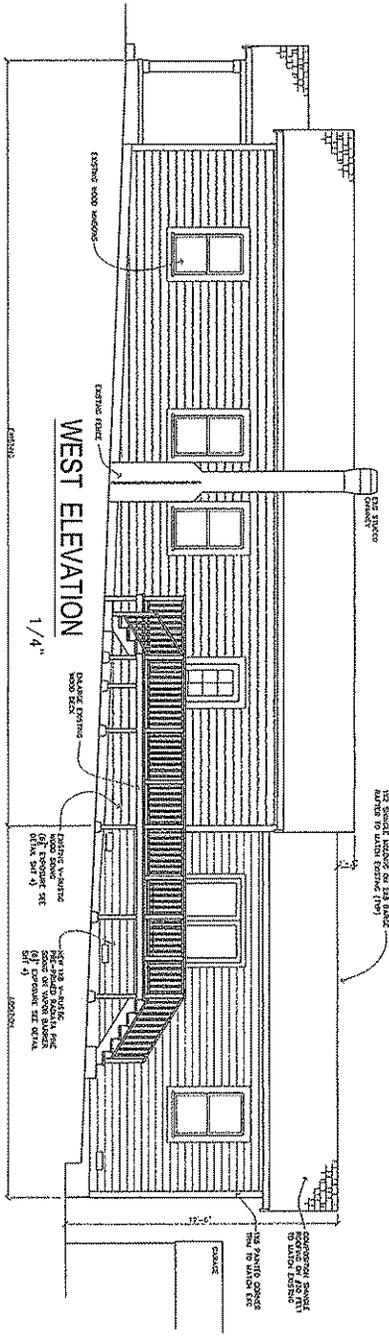
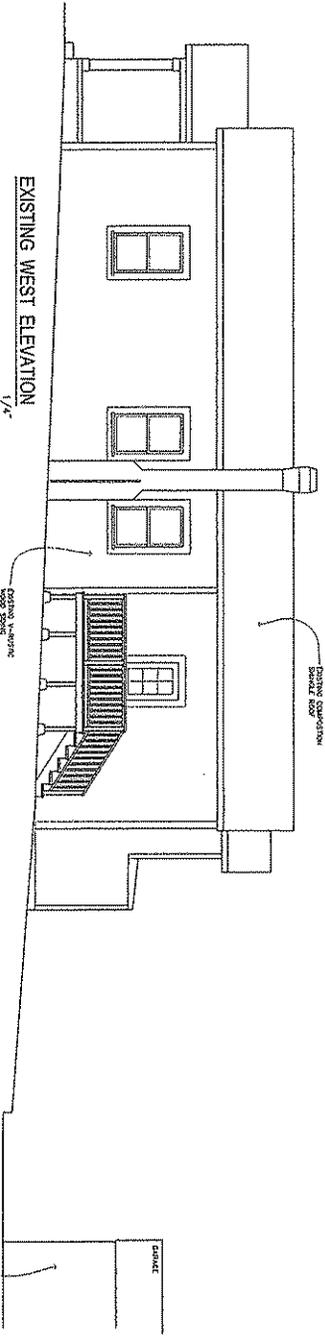
ADDITION & REMODEL  
VANWERT RESIDENCE  
182 EAST "I" STREET  
BENICIA CA

Revisions:  
Date: 5/11/09  
Drawn By: SM

Steven McKee - Architect

975 West K Street (707) 746-6788  
Benicia CA 94510 (707) 746-6767 fax  
www.stevemckee.com



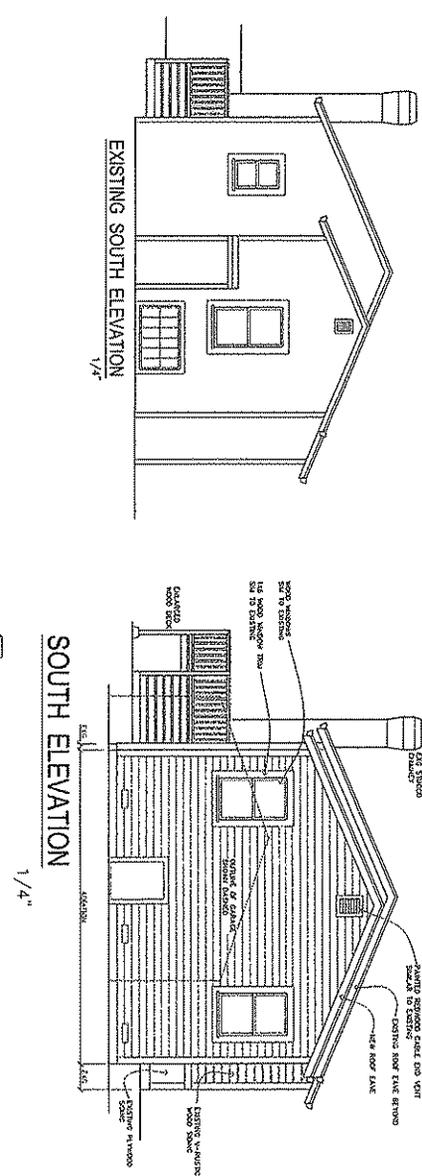
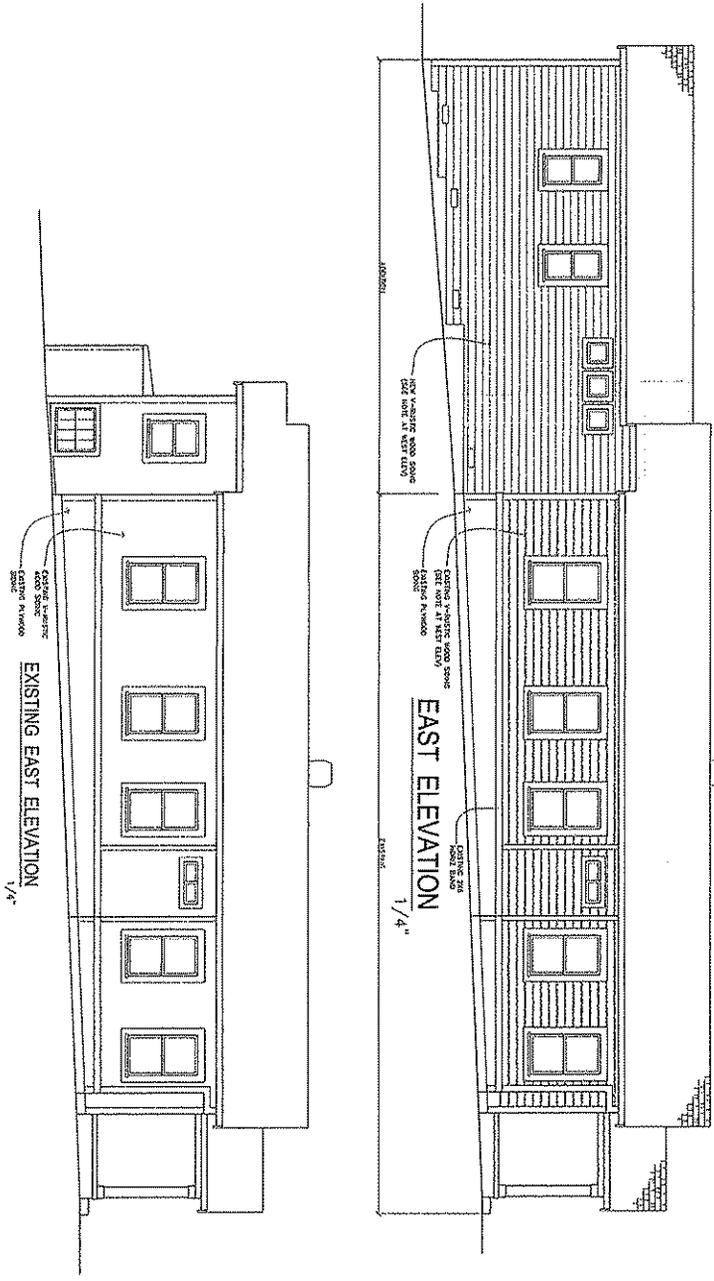


Sheet: **3**  
OF 4  
ELEVATIONS

ADDITION & REMODEL  
**VANWERT RESIDENCE**  
182 EAST "I" STREET  
BENICIA CA

Revisions:  
Date: 5/11/09  
Drawn By: SM

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www.smack.com



Sheet: **4**  
OF 4  
ELEVATIONS

ADDITION & REMODEL  
**VANWERT RESIDENCE**  
182 EAST "I" STREET  
BENICIA CA

Revisions:  
Date: 5/11/09  
Drawn By: SM

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**AGENDA ITEM  
HISTORIC PRESERVATION REVIEW COMMISSION: JUNE 11, 2009  
REGULAR AGENDA ITEM**

**DATE** : June 4, 2009

**TO** : Historic Preservation Review Commission

**FROM** : Damon Golubics, Principal Planner

**SUBJECT** : **DESIGN REVIEW FOR A RESIDENTIAL ADDITION TO  
182 EAST I STREET**

**PROJECT** : Design Review 09PLN-07  
APN: 089-052-090

**RECOMMENDATION:**

Approve a Design Review request for an addition to an existing single-family residence located at 182 East I Street, based on the findings, and subject to the conditions listed in the attached resolution.

**EXECUTIVE SUMMARY:**

The applicant requests design review approval for a proposed a rear addition to their existing residential structure. The residence is listed as a Contributing historic structure in the recent survey update of the Downtown Historic Conservation Plan and retains its historic integrity.

This project is subject to the development regulations in the Downtown Mixed Use Master Plan. Because the proposed project is within the Downtown Historic District, it is also subject to the Downtown Historic Conservation Plan (DHCP) guidelines for “New Construction” and “Site Improvements”.

**BUDGET INFORMATION:**

Project approval would not result in any impacts to the City budget.

**ENVIRONMENTAL ANALYSIS:**

This project is Categorically Exempt under Section 15301 and 15331 of the California Environmental Quality Act (CEQA). The exemption under Section 15301 includes interior and exterior alterations of existing facilities and the exemption under Section 15331 includes projects that consist of preservation of historical resources in a manner consistent with the *Secretary of Interior’s Standards for the Treatment of Historical Properties with Guidelines for Rehabilitating Historic Buildings*.

## **BACKGROUND:**

Applicant/Owner:	Robert and Lori VanWert
Project Architect:	Steven McKee, McKee Associates
General Plan designation:	Downtown – Mixed Use
Zoning designation:	Neighborhood General (NG)
Existing use:	Residential
Proposed use:	Residential
Adjacent zoning and uses:	
North:	Neighborhood General (NG); Residential
East:	Neighborhood General (NG); Mixed Use – Residential/ Commercial
South:	Neighborhood General – Open (NG-O); Offices
West:	Neighborhood General (NG); Residential

The property is listed as a contributing building in the City’s Downtown Historic Conservation Plan (DHCP). In 1994 the City of Benicia hired an outside historic expert, Carol Roland of Roland-Nawi Associates, to perform a survey and analysis of historic properties in the Downtown Historic Overlay District. Ms. Roland’s analysis, as outlined in Department of Parks and Recreation (DPR) Form 523 A & B, states that this building contributes to the integrity of the Downtown Historic District. The property retains its original form and massing, a degree of its original ornamentation, has integrity of design, setting and location and has only been minimally altered over time.

## **SUMMARY:**

### **Project Description**

#### Location

The project site is located on the south side of East I Street near the intersection of East I and East Second Street. The proposed project will be developed on one existing parcel approximately 6,250 square feet in size.

#### Existing Conditions

The existing main residence and garage at the site and are both located adjacent to the eastern property line. A large side yard area exists between the house, garage and western property line that’s currently used by the property owners as their active outdoor space. All other nearby residences and their associated accessory structures (or garages) in the immediate vicinity are located on the central part of each residential lot within this block.

#### Proposed Project – Purpose, Disposition, and Scale

The existing 1,239 square foot one-story home consists of two bedrooms, living area, dining area, two bathrooms, kitchen, and a two-car garage.

The north-facing primary façade fronts onto East I Street. Overall, the proposed house is 54 feet long by 25 feet wide and is situated along the east side of the lot, set back approximately 12 feet from the front property line.

The proposed height of the addition measures 19 feet 6 inches at the roof ridgeline, which is consistent with the maximum allowed building height in the NG zone district.

Proposed Project – Architectural Details

Table 1. Building Materials

Siding	New 1x8 V-rustic pre-primed radiata pine siding on vapor barrier (6 ½ inch exposure).
Roof	Composition Shingle to match existing on #30 Felt. Light grey in color.
Windows	Wood windows to match existing – no brand specified.
Doors	New doors proposed for access to an enlarged deck on the west side of the rear addition. No brand specified
Chimney	No change to existing chimney.
Porch	No change to existing front porch.
Lighting	No new exterior lighting proposed.

Building Color

It appears that building will be painted. Proposed paint colors, to be displayed at public hearing, include:

- Body: Behr: “Spring Hill” 420E-3 (sage green)
- Accents & Trim: Behr: “Snow Fall” W-F-600 (white)
- Front Door: Eddie Bauer: “Cabin Red” EB38-1 (deep red)

**Project Analysis**

The following section evaluates project consistency with applicable city goals, policies, and regulations. Staff’s analysis is shown in *italics*.

General Plan Consistency

One of the city’s policies is to “ensure that new development is compatible with adjacent existing development and does not detract from Benicia’s small town qualities and historic heritage” (Policy 2.1.1). Policy 3.1.5 permits new development, remodeling, and building renovation in the historic districts when consistent with the policies of the applicable Historic Conservation Plan.

*The proposed home addition is within Downtown Historic District and subject to the Downtown Historic Conservation Plan (DHCP). Because the proposed addition is consistent with applicable guidelines of the DHCP (see Table 3, project consistency matrix, on page 5 & 6 of this report), the project is consistent with General Plan Policy 3.1.5 and 2.1.1.*

Zoning Ordinance Consistency (Benicia Municipal Code, Title 17.26.010)

Land use regulations and development standards for the subject property are within the Downtown Mixed Use Master Plan; the property is specifically subject to the NG zone district regulations.

An abridged version of the Development Standards for the NG zone is outlined in Table 1 below.

Table 2. Development Standards for the NG Zone

STANDARDS	DOWNTOWN MIXED USE MASTER PLAN Neighborhood General, "NG"	PROPOSAL
Setback (Side)	4' one side, 8' other	4' on east, 14'11" on west
Setback (Rear)	40' (setback shall be 120 feet measured from front property line if no alley adjoins the property.)	36'11" (variance request)
Lot Width (maximum)	50'	50'
Lot Depth (maximum)	150'	125' (pre-existing condition, e.g. legal non-conforming)
Ground Floor Use	Residential or Services	Residential
Upper Floor(s) Use	Residential or Services	Residential
Building Height (max.)	30' and 2.5 stories	New addition 19'6" feet and 1 story
Distance between buildings	10' minimum	3'1" (variance request)

On June 11, 2009, the Planning Commission will review a variance request prior to HPRC reviewing the design review component of the project. The Planning Commission must approve the variance request in order for the HPRC to review and approve the VanWert design review application.

Downtown Historic Conservation Plan

This project is located within the Downtown Historic District, thereby subject to the Downtown Historic Conservation Plan (DHCP) guidelines for New Construction and Site Improvements for residential building types as listed on pages 58 through 60 in the DHCP (see attachment). The proposed project is consistent with applicable guidelines contained in the DHCP for new construction as identified in Table 3 below.

Table 3. Downtown Historic Conservation Plan, Project Consistency Matrix

GUIDELINE	CONSISTENT	INCONSISTENT	NOT APPLICABLE
<b>New Construction (also applicable to additions and alterations)</b>			
Policy 1	X		
1.1			X
1.2	X		
1.3	X		
Policy 2	X		
2.1	X		
2.2			X
2.3	X		
2.4			X
2.5			X

GUIDELINE	CONSISTENT	INCONSISTENT	NOT APPLICABLE
2.6	X		
Policy 3	X		
3.1	X		
3.2	X		
3.3	X		
3.4	X		
3.5	X		
Policy 4	X		
4.1			X
4.2	X		
4.3	X		
Policy 5	X		
5.1	X		
5.2	X		
5.3	X		
5.4	X		
5.5	X		
5.6	X		
5.7	X		
5.8	X		
5.9	X		
5.10	X		
5.11	X		

### Design Review

Design review is intended to implement General Plan policies. Benicia Municipal Code Section 17.108.010 (outlined below) provides purposes of design review. Staff's analysis, in *italics*, follows.

1. Ensure that the location and configuration of proposed structures are visually harmonious with their site and with surrounding sites and structures, and do not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use.

*Generally speaking, the building disposition and configuration of the proposed building addition is similar to nearby homes in the neighborhood. No scenic views would be blocked, nor would new construction dominate the existing neighborhood context.*

2. Ensure that the architectural design of the structures, their materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located.

*The overall design, materials, and color are compatible with surrounding development.*

3. Ensure that the plans for the landscaping for open space conform with the requirements of this title and they provide visually pleasing setting for structures on the site and on adjoining and nearby sites and blend harmoniously with the natural landscape.

*The existing site landscaping is compatible with surrounding context.*

4. Ensure the provision of adequate, safe and efficient parking and circulation areas, which conform to the requirements of this title.

*Plans show an existing 2-car garage along with on street parking in the front of the existing house, which more than meets the parking requirement of the NG zone.*

5. Provide a functional, efficient, and attractive site design which is sensitive to existing uses in the area and to the topography and conditions of the site.

*The proposed project exhibits an adequate site design that is generally found in the immediate vicinity.*

## **Conclusion**

Staff recommends that the Historic Preservation Review Commission approve Design Review for the proposed new home (09PLN-07) based on the findings and subject to the conditions of approval as stated in the proposed resolution.

## **FURTHER ACTION:**

The Historic Preservation Review Commission action will be final unless appealed to the Planning Commission within ten (10) business days.

### Attachments:

- Proposed Resolution
- Project Plans \*\*
- Photographs (Available at the meeting)
- Proposed Building Color Samples (Available at the meeting)
- Downtown Historic Conservation Plan Guidelines for New Construction and Site Improvements
- DPR Form 523 A & B

*\*\* If viewing online, larger versions of these attachments are available to view in the Community Development Department.*

## **PROPOSED RESOLUTION**

**RESOLUTION NO. 09-**

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW REQUEST FOR AN ADDITION TO AN EXISTING CONTRIBUTING STRUCTURE AT 182 EAST I STREET**

**WHEREAS**, on May 11, 2009, Robert and Lauri VanWert submitted an application requesting Design Review approval for an addition to an existing Contributing historic home located at 182 East I Street; and

**WHEREAS**, the Historic Preservation Review Commission at a special meeting on June 11, 2009, conducted a public hearing and reviewed the proposed project;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Historic Preservation Review Commission of the City of Benicia hereby approves design review approval for an addition to an existing Contributing historic home located at 182 East I Street; and

**BE IT FURTHER RESOLVED THAT** the Historic Preservation Review Commission finds that:

1. Ensure that the location and configuration of proposed structures are visually harmonious with their site and with surrounding sites and structures, and do not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use.

*Generally speaking, the building disposition and configuration of the proposed building addition is similar to nearby homes in the neighborhood. No scenic views would be blocked, nor would new construction dominate the existing neighborhood context.*

2. Ensure that the architectural design of the structures, their materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located.

*The overall design, materials, and color are compatible with surrounding development.*

3. Ensure that the plans for the landscaping for open space conform with the requirements of this title and they provide visually pleasing setting for structures on the site and on adjoining and nearby sites and blend harmoniously with the natural landscape.

*The existing site landscaping is compatible with surrounding context.*

4. Ensure the provision of adequate, safe and efficient parking and circulation areas, which conform to the requirements of this title.

*Plans show an existing a 2-car garage along with on street parking in the front of the existing house, which more than meets the parking requirement of the NG zone.*

5. Provide a functional, efficient, and attractive site design which is sensitive to existing uses in the area and to the topography and conditions of the site.

*The proposed project exhibits an adequate site design that is generally found in the immediate vicinity.*

**BE IT FURTHER RESOLVED THAT** the Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. The proposed home expansion, for which this permit was applied, shall substantially comply with the plans and accompanying documents submitted by Steven McKee Architect and received by the Community Development Department, consisting of sheets 1 through 4 date stamped May 13, 2009 marked "Exhibit A", and on file with the Community Development Department, subject to the following conditions.
2. This approval shall be effective upon the close of the appeal period. This approval shall expire two years from the date of approval, unless: a building permit has been issued and construction diligently pursued; an occupancy permit has been issued; or the approval is renewed prior to expiration.
3. Any change from the approved plans, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director, or designee, prior to changes being made in the field.
4. The applicant shall submit a sample of the proposed siding to be used on the proposed addition prior to issuance to of a building permit for the project.
5. The applicant shall submit a sample of the proposed roofing material to be used on the proposed addition prior to issuance to of a building permit for the project.
6. The applicant shall submit a sample of the proposed windows to be used on the proposed addition or window specification data prior to issuance to of a building permit for the project.
7. The applicant shall submit a sample of the proposed doors to be used on the proposed addition or door specification data prior to issuance to of a building permit for the project.
8. If necessary, the applicant shall submit a sample of proposed exterior lighting details to the Community Development Department prior to issuance to of a building permit for the project.

9. This project shall adhere to all applicable ordinances, plans, and specifications of the City of Benicia.
10. The applicant shall ensure that all proposed improvements comply with all provisions of City of Benicia Stormwater Management and Discharge Control Ordinance. Construction drawings for Building Permit issuance shall include a Stormwater Control Plan. The applicant shall use Best Management Practices (BMPs) to prevent sediments or pollutants from entering the storm drain system or watercourses. The impact of the proposed improvements on the public storm drain system and watercourses shall be mitigated to the maximum extent practicable. Maintenance responsibility of Post Construction BMPs is the responsibility of the property owner and a signed Operation and Maintenance agreement must be submitted to the City.
11. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

\* \* \* \* \*

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a special meeting of said Commission held on June 11, 2009 by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

---

Chuck Mang  
Historic Preservation Review Commission Chair

## **PROJECT PLANS**

*(If viewing online, larger versions of this attachment is available to view in the  
Community Development Department)*

### PROJECT INFO

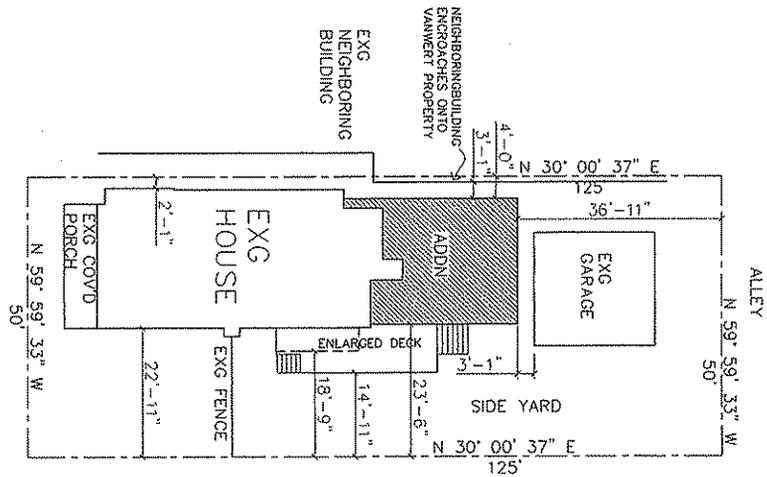
**PROJECT DESCRIPTION:**  
 ADDITION AT REAR OF HOUSE. ENLARGE SIDE DECK  
 OCCUPANCY GROUP R-3, U-1  
 CONST TYPE V- NO HR (NON-SPRINKLERED)  
 HOUSE SIZE: EXG HOUSE  
 ADDITION

1,239 S.F.
583 S.F.

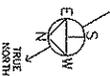
**LOT COVERAGE:**

HOUSE	1,792 S.F.
RAISED DECK	142 S.F.
COVERED PORCH	133 S.F.
TOTAL	2,518 S.F.

LOT SIZE = 6,250 S.F.  
 HOUSE/LOT = 40% COVERAGE



EAST "I" STREET



### SITE PLAN

1" = 20'



INDEX OF DRAWINGS	
	NOTES
1	SITE PLAN
2	FLOOR PLAN
3	ELEVATIONS
4	ELEVATIONS

# VANWERT ADDITION

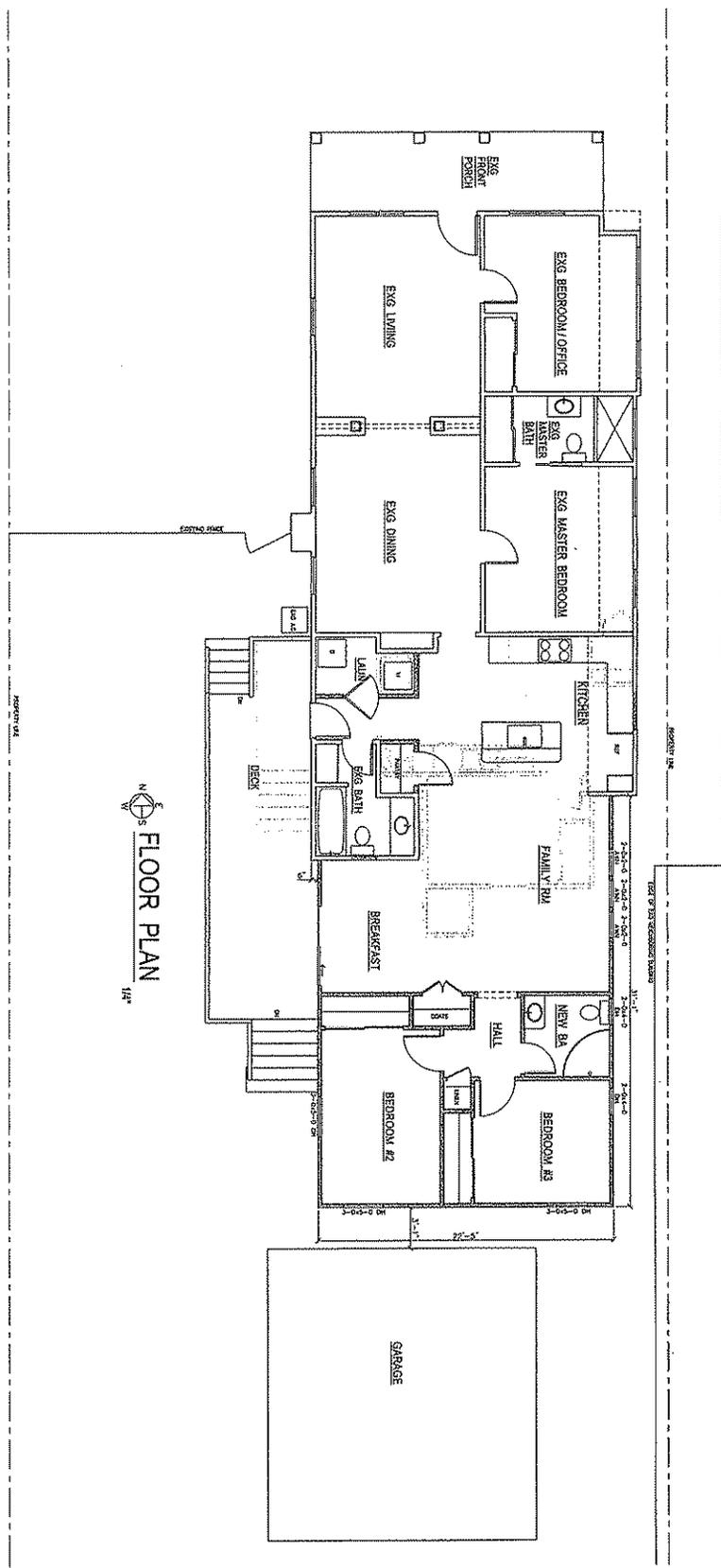
Sheet: **1** OF 4  
 SITE PLAN NOTES

ADDITION & REMODEL  
**VANWERT RESIDENCE**  
 182 EAST "I" STREET  
 BENICIA CA

Revisions:  
 Date: 5/11/09  
 Drawn By: SM

Steven McKee - Architect

975 West K Street (707) 746-6788  
 Benicia CA 94510 (707) 746-6767 fax  
[www.smkarch.com](http://www.smkarch.com)



**LEGEND**

- NEW WALL 2X6 AT 16" O.C.
- NEW BATT INSUL. EXT. WALLS
- NEW WALL 2X4 AT 16" O.C.
- NEW 3/4" INSUL. AT EXT WALLS
- EXG WALL
- REMOVE WALL

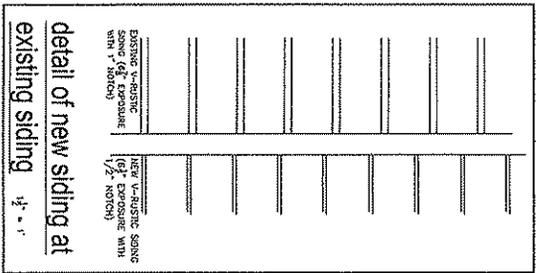
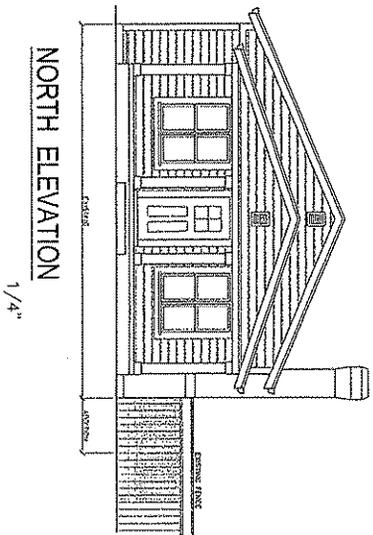
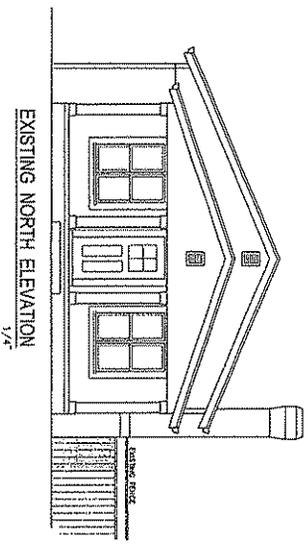
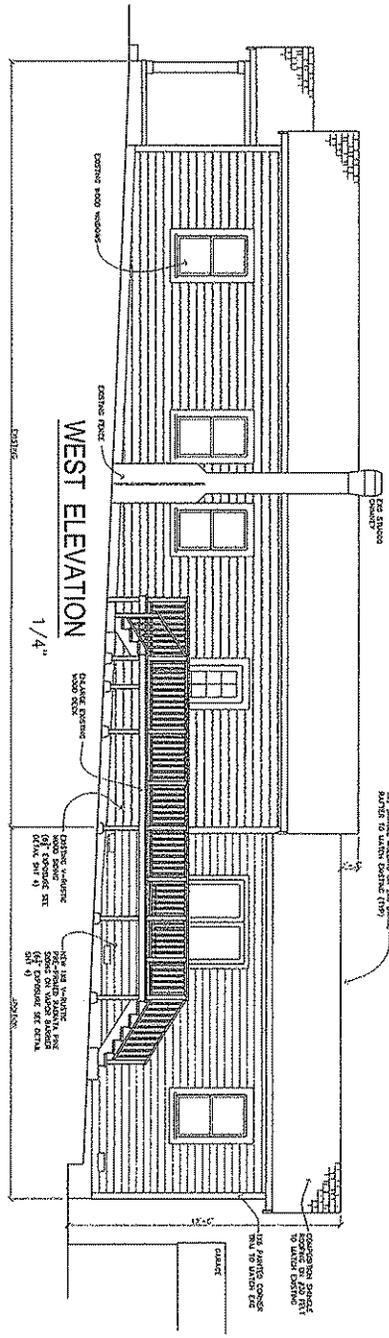
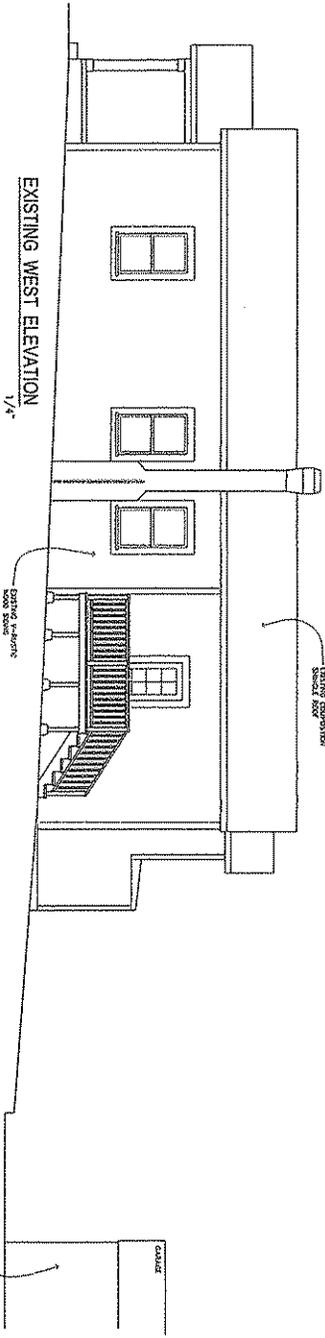
Sheet: **2** OF 4  
FLOOR PLAN

ADDITION & REMODEL  
VANWERT RESIDENCE  
182 EAST "I" STREET  
BENICIA CA

Revisions:  
Date: 5/11/09  
Drawn By: SM

Steven McKee - Architect

975 West K Street (707) 746-6788  
Benicia CA 94510 (707) 746-6767 fax  
[www.smcd.com](http://www.smcd.com)

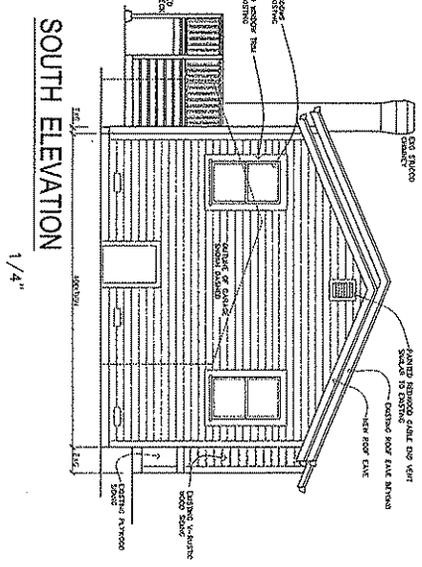
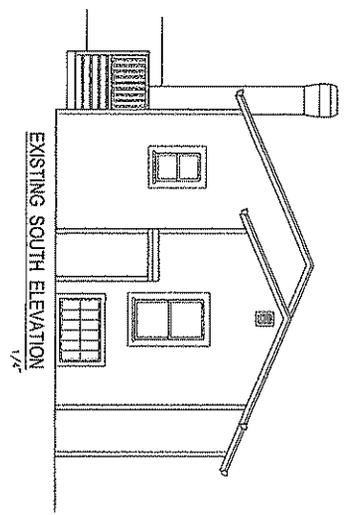
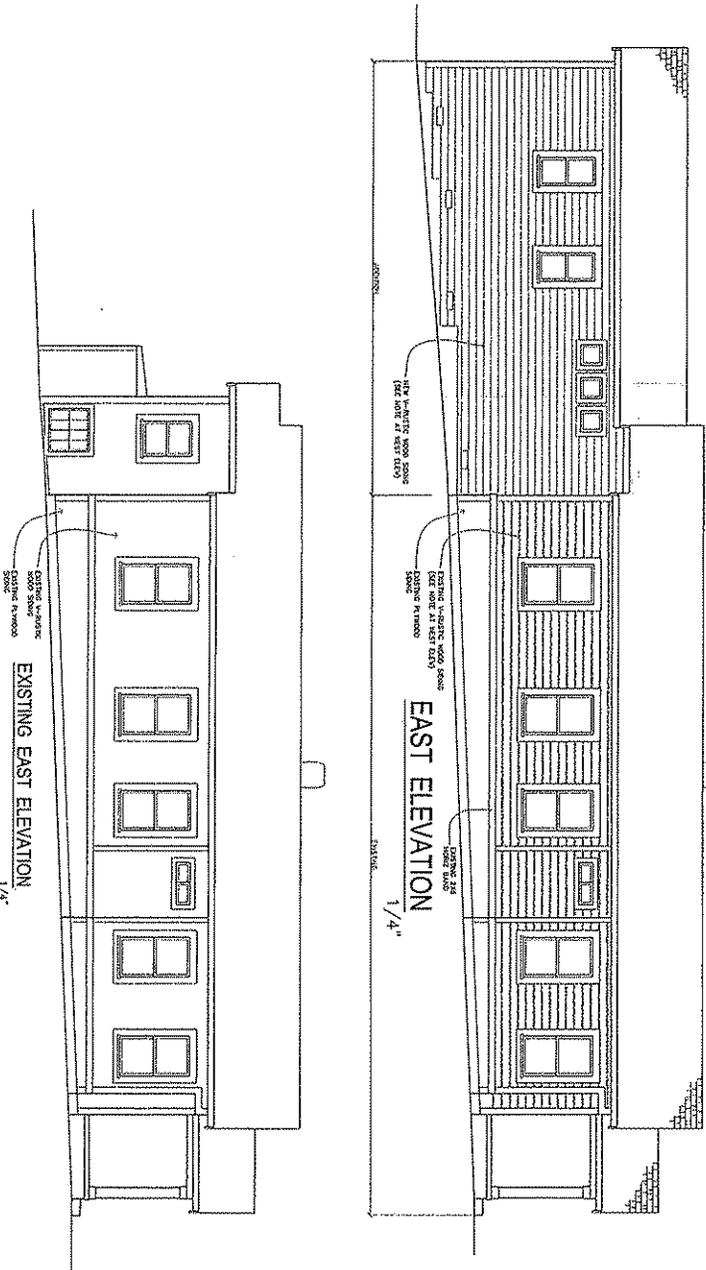


Sheet: **3** OF 4  
ELEVATIONS

ADDITION & REMODEL  
**VANWERT RESIDENCE**  
182 EAST "I" STREET  
BENICIA CA

Revisions:  
Date: 5/11/09  
Drawn By: SM

Steven McKee - Architect  
975 West K Street Benicia CA 94510 (707) 746-6788 (707) 746-6767 fax  
www.smaad.com



Sheet: **4** OF 4  
ELEVATIONS

ADDITION & REMODEL  
**VANWERT RESIDENCE**  
182 EAST "I" STREET  
BENICIA CA

Revisions:  
Date: 5/11/09  
Drawn By: SM

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Benicia CA 94510 (707) 746-6767 fax  
www.stevemckee.com

# **DOWNTOWN HISTORIC CONSERVATION PLAN GUIDELINES FOR NEW CONSTRUCTION**

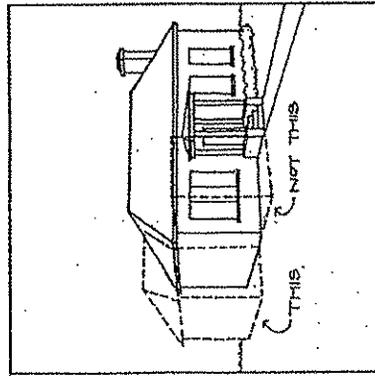
*(If viewing online, this attachment is available to view in the Community  
Development Department or in the Benicia Public Library in the June 11, 2009  
Historic Preservation Review Commission packet)*

## New Construction

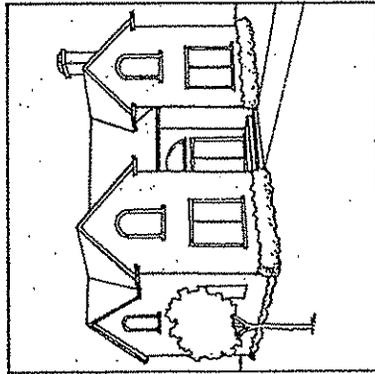
These guidelines apply to new construction in the residentially zoned areas of the proposed historic district, including institutional buildings. Although intended principally for the design of new buildings, the design principles stated here would apply equally to additions or alterations to non-historic buildings. Additions and alterations to historic buildings are addressed below in the section titled "Historic Buildings".

### Policy 1: Siting and Setbacks

New residential development should maintain the pattern of building setbacks, spacing and siting of the adjoining historic residences and the neighborhood as a whole.



1.3



2.2

### Guidelines

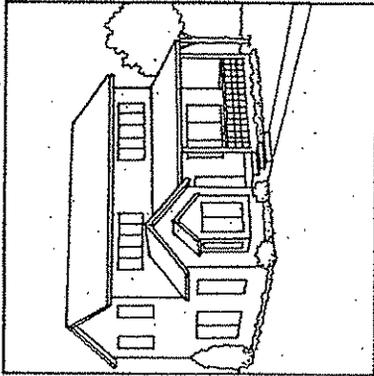
- 1.1 New buildings should generally be set back 20 feet from the front property line. Exceptions may be made if a lesser setback (i.e., the average along a block face or the average of two adjoining properties) would be more compatible with adjacent historic structures.
- 1.2 Provide side and rear yard setbacks as specified for the zoning district in which the property lies.
- 1.3 Additions should be sited to complement and balance overall form, massing and composition of the existing building.

### Policy 2: Scale, Form and Massing

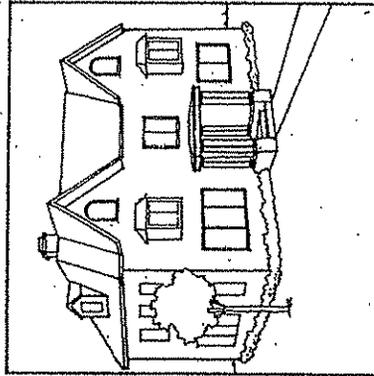
Encourage building forms which are similar in scale, form and massing to neighboring single family residential structures, particularly those of historic merit.

### Guidelines

- 2.1 Ensure that the basic structure and form of the building is balanced and well composed with respect to the placement of room or floor additions, bays, projections, and window and door openings.
- 2.2 Larger, multi-family buildings should use smaller building modules to reflect the predominant scale and facade rhythms of nearby historic residences.
- 2.3 Use projecting bays, porches, individual balconies, upper floor setbacks, bay windows and/or variations within the floor plan to provide variation in the building's volume and form.



2.3



2.4

2.4 To minimize the height and bulk of larger buildings, third floor spaces should be partially concealed beneath the building's roof by the use of gables, dormers, and the like.

2.5 Access to upper floor units should be by interior, not exterior, stairs.

2.6 Provide detached garages accessed from alleyways or side (north-south) streets whenever possible. Double or multiple garage doors on street front facades are prohibited.

**Policy 3: Architectural Style And Character**

Discourage designs which call undue attention to themselves in favor of those which reflect the architectural qualities that tie the buildings of the district together.

**Guidelines**

3.1 Avoid replicating or mimicking the distinctive architectural features of landmark buildings which set them apart from other historic buildings.

3.2 Avoid the use of architectural styles or stylistic elements which are not represented in the residential types found throughout the historic district (e.g., ranch, colonial and prairie style buildings).

3.3 Where a single architectural style is predominant in a given area or along a street, the use of that style for new residential construction is strongly encouraged.

3.4 Provide a covered entry or entry porch which does not obscure the detail or composition of the facade beyond.

3.5 Use pitched roof forms with overhanging eaves.

**Policy 4: Accessory Buildings**

Accessory buildings such as garages, storage sheds, studios or workshops should be compatible with the main structure and detailed in accordance with the structure's visual prominence and function.

**Guidelines**

4.1 Small sheds and prefabricated buildings should be sited so that they are not visible from the street. They should be the same base color as the main building or a compatible neutral shade.

4.2 Except for prefabricated buildings, accessory structures should be constructed of the same materials and finished in the same colors as the main structure.

4.3 Freestanding garages sited along alleys should generally be simply composed and detailed. Where permitted, garages or other necessary buildings which are visible from the street should be designed and detailed with the same level of care as the main structure.

## Policy 5: Materials And Color

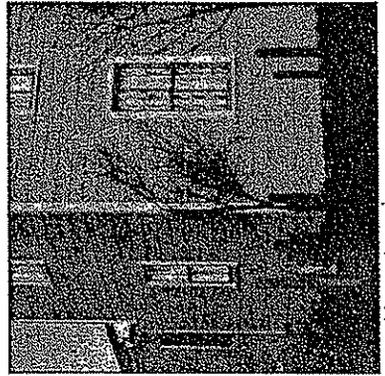
Encourage the use of materials commonly used for the construction and finishing of historic buildings in the district and colors which complement those materials and styles.

### Guidelines

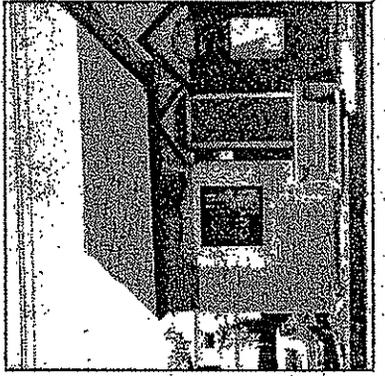
5.1 Horizontal wood siding and/or wood shingles are the preferred principal building materials. Stucco may be appropriate if it is the original or the predominant finish for adjoining buildings and may be used for institutional buildings.

5.2 Wood should generally be painted unless used in the Craftsman style.

5.3 Plywood, aluminum or other panel siding products and composition shingles (on walls) are inappropriate building materials.



5.1



5.7

5.4 Brick, stone, concrete and other types of masonry should not be used as principal residential building materials. They may be considered on a case by case basis for institutional buildings if appropriate to the context.

5.5 Metal or metallic finishes are generally inappropriate including handrails, porch railings, decorative iron work and aluminum canopies or awnings.

5.6 Chimneys should generally be of brick. Where zero-clearance or prefab units are used, avoid the use of plywood or wood sheathing. Stucco or a dark painted metal flue are preferable finishes.

5.7 Set-in or "nail-on" aluminum windows with thin frames set close to the exterior wall surface are not appropriate.

5.8 Window frames should be painted or factory-finished. Metallic finishes such as silver or bronze anodized aluminum are inappropriate.

5.9 Colors which are neon bright, shiny, metallic iridescent or otherwise attention grabbing are inappropriate for paint or any other finish.

5.10 Rustic, rough-hewn, or heavily textured materials, such as wood shakes, rough-sawn timber or siding are inappropriate.

5.11 Composition shingles in a similar or darker tone than the building walls should generally be used for roofing. White and black colors which contrast strongly should generally be avoided. Mission style clay tiles or other decorative roofing materials are appropriate only where authentic for the particular architectural style of the building.

**DPR FORM 523 A & B**

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 #: 182 East I Street

P1. Other Identifier:

- \*P2. .Location: \*a. County Solano  
b. Address: 182 East I Street  
\*c. City: Benicia Zip 94510  
d. UTM: N/A  
e. USGS Quad: Benicia T2N R3W MDM  
\*f. Other Locational Data (APN #): 89-052-09

\*P3a. Description

This is a double gable bungalow. The house is rectangular in plan with a moderately pitched front gable roof. Eave overhangs have exposed rafter tails and the gable is finished with a plain facial. An attic vent is located under the roof ridge on the gable end. A three-quarter length porch spans the front elevation, its front gabled roof creating the double gable effect. The porch gable is finished in a manner identical to the principal roof gable. It is supported on full-length square posts. There is no porch rail. Fenestration consists of paired double hung windows arranged on either side of the central entry door. The building 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 south

\*P6. Date Constructed/Age: 1920

Prehistoric  Historic  Both

\*P7. Owner and Address:

Robert Vanwert  
182 East I 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: 182 East I Street

\*NRHP Status Code: 3D

B1. Historic Name: N/A

B2. Common Name:

B3. Original Use:

B4. Present Use: commercial

\*B5. Architectural Style: Craftsman Bungalow

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 is a simple example of the Bungalow Style, one that relies on form, massing, and roof and porch shape to convey its style. The building has been minimally altered over time and retains its integrity in all regards. The building is a contributor in the Benicia Downtown Historic District and should retain its 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.

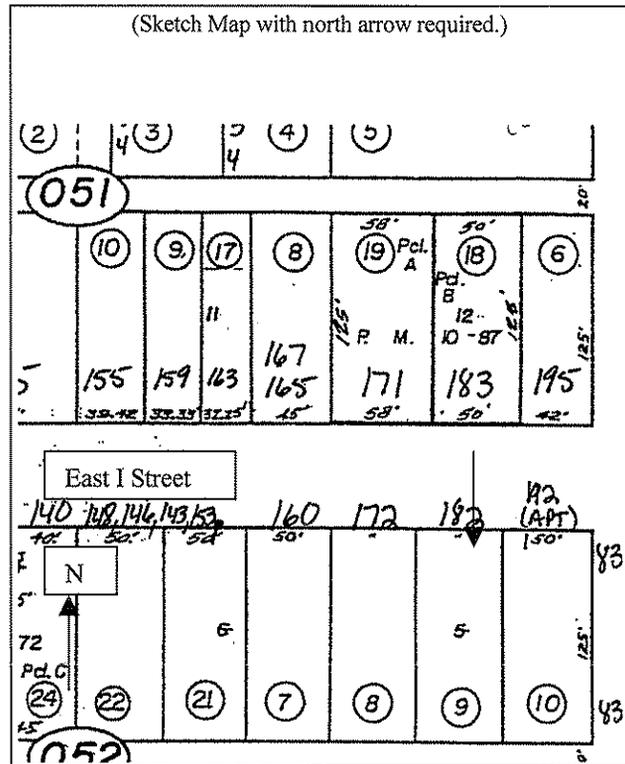
**BUILDING, STRUCTURE, AND OBJECT RECORD**

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: 11-22-04



(This space reserved for official comments.)