

August 13, 2013 - Special Meeting

BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

SPECIAL MEETING AGENDA

City Hall Commission Room

Tuesday, August 13, 2013

6:00 P.M.

I. OPENING OF MEETING:

1. Pledge of Allegiance
2. Roll Call of Commissioners
3. 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. ADOPTION OF AGENDA:

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 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 commissioners, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

1. WRITTEN COMMENT
2. PUBLIC COMMENT

IV. 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 Historic Preservation Review 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 Historic Preservation Review Commission meeting, prior to the reading of the Consent Calendar.

V. REGULAR AGENDA ITEMS

A. DESIGN REVIEW – PORCH ADDITION AT 150 WEST I STREET

13PLN-00032 Design Review

150 West I Street, APN: 0089-044-050

PROPOSAL:

The applicant proposes to reconstruct a 456 square foot deck, located at 150 West I Street. The applicant is requesting approval of the design review because the existing deck is dilapidated. The proposed deck would be attached to the rear of the home. It would extend 19 feet from the back of the home and would be 25 feet wide. The deck consists of two levels, with a lower level less than 30 inches tall and the upper level flush to the main level of the house. The deck would be constructed of “Azek” PVC decking that has a wood-like appearance. The deck is proposed to be slate gray in color.

Recommendation: Approve a design review request to replace and expand a 465 square foot deck, located at 150 West I Street, based on the findings and conditions of approval set forth in the draft resolution.

VI. COMMUNICATIONS FROM STAFF

VII. COMMUNICATIONS FROM COMMISSIONERS

VIII. ADJOURNMENT

Public Participation

The Benicia Historic Preservation Review Commission welcomes public participation.

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

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

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact 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 the Commission may take.

The Historic Preservation Review Commission 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 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 Historic Preservation Review 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 Historic Preservation Review Commission decisions that 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. The Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). **Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have**

questions/comments outside of those hours, please call 746-4280 to make an appointment. To the extent feasible, the packet is also available on the City's web page at 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 Commission Room. If you wish to submit written information on an agenda item, please submit to Amy Million, Commission Secretary, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.

 [150 West I Street \(pdf\)](#)

AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION MEETING: AUGUST 13, 2013
REGULAR AGENDA ITEMS

DATE : July 31, 2013

TO : Historic Preservation Review Commission

FROM : Adam Petersen, Contract Associate Planner

SUBJECT : **DESIGN REVIEW REQUEST TO REMOVE AND REPLACE A DECK AT THE REAR OF THE RESIDENCE AT 150 WEST I STREET**

PROJECT : 13PLN-00032 Design Review
150 West I Street
APN: 0089-044-050

RECOMMENDATION:

Approve a design review request to remove and replace an existing deck located in the rear yard at 150 West I Street, based on the findings and conditions of approval set forth in the draft resolution.

EXECUTIVE SUMMARY:

The applicant proposes to replace an existing 323 square foot deck with a 456 square foot deck in the rear yard of 150 West I Street, which is designated as a contributing property in the Downtown Historic Conservation Plan. The proposed deck is 25 feet wide and extends 19 feet into the rear yard. The deck consists of two levels, with a lower level less than 30 inches tall and the upper level flush to the main level of the house, approximately 5 feet 3 inches above the ground. The deck would be constructed of "Azek" PVC decking that has a wood-like appearance. The deck is proposed to be slate gray in color.

BUDGET INFORMATION:

There are no budget impacts associated with this project.

ENVIRONMENTAL ANALYSIS:

This project is Categorical Exempt under Section 15331 of the State CEQA Guidelines, Historical Resource Rehabilitation. Class 31 applies to projects that are limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

BACKGROUND:

Applicant / Owner:	Rae Lynn Fiscalini / Chris and Kimberly Klein
General Plan designation:	Mixed Use - Downtown
Zoning designation:	Neighborhood General
Existing / Proposed use:	Single Family Home
Adjacent zoning and uses:	
North:	Neighborhood General, Single Family Home
East:	Neighborhood General, Single Family Home
South:	Neighborhood General, Single Family Home
West:	Neighborhood General, Single Family Home

The subject property lies inside the Downtown Historic District on the south side of West I Street between First Street and West Second Street.

SUMMARY:

The applicant proposes to replace and expand an existing deck at the rear of the house located at 150 West I Street. The existing 323 square foot wood deck was built in 1990 and is severely weather damaged. The deck is raised to the first level of the home. In December 2012, a tree fell damaging the deck. The applicant is requesting approval to reconstruct and expand the deck. Figure 1 provides an image of the deck in its existing condition.

Figure 1 – Existing Conditions



The applicant proposes to rebuild and reconfigure the deck to be larger, measuring 465 square feet. The proposed deck consists of two levels. The upper portion would extend off the first floor level of the home and measure 250 square feet then step down to a 215 square foot area that is less than 30 inches

above finish grade. The applicant proposes to construct the deck out of "Azek" PVC decking, which has a natural wood finish appearance. The decking would be a slate gray color.

The upper portion of the deck would include a wood guard rail extending 42 inches above the deck, and would have vertical wood balusters. The wood guard rail and balusters would be painted Kelly-Moore "Swiss Coffee," which matches the decorative trim of the home. A decorative lattice would cover the front of the deck, similar to the photos above, and would also be painted the "Swiss Coffee" color. The lower deck contains a built-in bench along the south and eastern sides of the deck. The bench is constructed of wood and would be painted Benjamin-Moore "Cos Cob Stonewall" color, which would also match the trim of the residence.

Downtown Historic Conservation Plan

The Downtown Historic Conservation Plan provides Design Guidelines for all categories of designated historic residential buildings. The subject home is a contributing property. The guidelines are intended to guide alterations and construction projects. Staff has determined that the proposed project is consistent with the following guidelines.

Consistency with the Downtown Historic Conservation Plan			
Design Guidelines for Residential Building Types)			
Chapter 5 – Residential Building Types			
Policy 3	Fences, Walls, Site Features		
Guideline 3.1	Fences, walls and other site features associated with historic buildings shall be maintained in good repair. Where already deteriorated, replacement with like materials and designs is encouraged.		<i>A tree damaged the original deck, resulting in a site feature that is not in good repair. The applicant proposes to restore the deck, which would allow it to exist in a good condition. While the material of decking is different, it has a similar finish and design as the original wood. Further, the vertical elements, which consist of the railings and balusters, lattice work, and bench, would be constructed of wood. The wood material matches the siding of the home and is consistent with the original deck materials. Replacing the railings, lattice, and balusters with the same wood material fulfills the intent of Guideline 3.1. Additionally the color scheme of the proposed deck and its features compliments the existing historic home. The slate gray color is within the same color spectrum as the home and trim. It is slightly lighter than the trim but darker than the home. The railings, balusters, lattice and bench match the residence's trim. This</i>

			consistency of colors and range creates a cohesive design for the home and proposed deck feature.
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Consistency with the Downtown Historic Conservation Plan			
<u>Design Guidelines for Residential Building Types</u>			
<u>Chapter 5 – Residential Building Types</u>			
Policy 4	Appropriate Materials, Colors, and Finishes		
	Guideline 4.1	Use original materials wherever possible in restoration, renovation, or repair work and use the same materials for building additions.	<i>The existing wood deck was built circa 1990 and is not original to the home. However, the wood railings, lattice, balusters and bench are proposed to be wood and would continue the use of the original materials. Use of the original materials will create a consistent theme between the deck and the home, thereby lending a historically authentic appearance to the deck. The proposed "Azek" PVC decking, although not an original material, has a wood like appearance and finish, and will not require the maintenance associated with wood decks. It is a more sustainable material while maintaining the historical character through its wood-like appearance. In addition, the deck is located at the rear of the structure; therefore, it does not significantly impact the historic integrity of the residence.</i>

Secretary of the Interior's Guidelines for Rehabilitation "Standards"

Of the four treatments for historic properties, those pertaining to rehabilitation are the most applicable to the proposed project. The State Office of Historic Preservation defines rehabilitation as: "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

According to the Standards, additions that preserve those portions or features that convey the historical, cultural or architectural values constitute rehabilitation. The historic features identified by Carol Roland of Roland-Nawi Associates include the following:

- Queen Anne Cottage architectural style.
- It has a cross gable and hip roof.
- A three-quarter length porch with a flat roof supported on turned posts.
- Windows are one-over-one double hung and are arranged singly and in pairs.
- The house is clad with clapboard.

The proposed deck allows the structure to retain the historical features identified.

The proposed deck would not degrade the form and design of these character-defining features. Please refer to the attached Standards for additional analysis.

Downtown Mixed Use Master Plan (DMUMP) Standards

The DMUMP designates the property as Neighborhood General (NG). The NG zone prescribes that the rear yard setback for the main structure is 40 feet, including any attachment to it over 30 inches in height. The upper portion of the deck is located outside of the 40 foot rear yard setback. The lower portion extends 7 feet into the setback; however it is less than 30 inches in height beyond it. The deck is setback 10 feet from one side property line and greater than 14 feet from the other side property line. Therefore, the deck meets the rear and side setback requirements.

CONCLUSION:

In summary, staff finds that the proposed deck complies with the Downtown Historic Conservation Plan, the DMUMP, and the Secretary of Interior Standards as discussed in an attachment to this staff report. Therefore, staff recommends the Historic Preservation Review Commission approve the proposed project, based on the findings and conditions contained in the draft resolution.

FURTHER ACTION:

The decision of the Historic Preservation Review Commission may be appealed to the Planning Commission within ten (10) business days.

Attachments:

- Draft Resolution
- Analysis of the Project Compliance with the Secretary of the Interior's Standards for Rehabilitation
- DPR Form 532 A
- Project Plans

DRAFT RESOLUTION

RESOLUTION NO. 13- (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW FOR THE REPLACEMENT AND EXPANSION OF A DECK AT 150 WEST I STREET (13PLN-00032)

WHEREAS, On June 13, 2013, Kimberly and Chris Klein requested design review approval to replace and expand a deck at 150 West I Street; and

WHEREAS, 150 West I is a locally designated historic structure and is listed as a contributing building in the Downtown Historic Conservation Plan; and

WHEREAS, the Historic Preservation Review Commission, at a special meeting on August 13, 2013, 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 finds that:

- a. The proposed project is Categorically Exempt under Section 15331 of the CEQA Guidelines. Class 31 allows projects limited to maintenance, repair, stabilization, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.
- b. The proposed project is consistent with the purpose of the Benicia Municipal Code title 17.108 Design Review.

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

1. This approval shall expire two years from the date of approval, unless made permanent by the issuance of a building permit and the commencement of work that is diligently pursued to completion. Alternatively, the time period may be extended, by the Community Development Director, if the application for time extension is received prior to the end of the initial two year deadline and there has been no change in the City's development policies which affect the site, and there has been no change in the physical circumstances nor new information about the project site which would warrant reconsideration of the approval.
2. The plans submitted for the building permit and construction shall substantially comply with the plans and sample board date stamped received June 13, 2013 except as modified by the following conditions. Any change from this approval including substitution of materials, shall be requested in writing and approved by

the Community Development Director, or designee, prior to changes being made in the field.

3. All construction shall be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. The Historical Building Code shall be applied to the project at the discretion of the Community Development Department.
5. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
6. 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's, Historic Preservation Review Commission 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 at a regular meeting of the Historic Preservation Review Commission on August 13, 2013, by the following vote:

Ayes:
Noes:
Absent:
Abstain

Toni Haughey
Historic Preservation Review Commission Chair

**ANALYSIS OF THE PROJECT COMPLIANCE WITH
THE SECRETARY OF THE INTERIOR'S STANDARDS
FOR REHABILITATION**

**Secretary of the Interior's Standards for Rehabilitation
Analysis of Proposed Project (13PLN-00032)
150 West I Street, Benicia, CA**

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, rehabilitation may be considered as a treatment.

The bolded text is the applicable Secretary of the Interior's Standards for Rehabilitation guidelines. The regular text is staff's response about how the particular guideline or policy relates to the proposed project.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The property will continue its use as a residence and does not require changes to the character defining features to meet operational needs.

The proposed project meets this Standard.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The project does not include the removal of features and spaces that characterize the property. The existing wood deck was constructed in 1990 and is not original to the home; nor does its removal constitute the removal of any historic materials. The roofline, siding, porch and other defining features will remain intact.

The proposed project meets this Standard.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The proposed change does not add architectural elements from other buildings, nor does it create a false sense of historical development. The

proposed deck is located at the rear of the building and is not visible from the public right of way.

The proposed project meets this Standard.

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

The removal of the existing deck will not alter any historical features that the property has acquired over time. The proposed project will replace and expand a deck that is approximately 23 years old and is not considered to be of historic significance.

The proposed project meets this Standard.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed project does not remove a distinctive feature, finishes or construction techniques.

The proposed project meets this Standard.

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

The project does not involve the repair of historic features. The deck is approximately 23 years old and is not identified as a historic feature.

The proposed project meets this Standard.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments are planned.

The proposed project meets this Standard.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed project would require minimal disturbance to the ground for the removal of existing wood posts and placement of the new deck; therefore, no significant archeological resources will be affected by this project.

The proposed project meets this Standard.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The replacement and expansion of the deck will be placed adjacent to the house. The project does not propose alterations to the structure or forms of attachment that would affect the house. The deck is compatible with the massing, color scheme, size, scale and architectural features because it is confined to the width of the house. The deck is located appropriately, and designed to not dominate the building façade.

The proposed project meets this Standard.

- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

If the deck were to be removed in the future, the house would remain in a similar condition. The deck will not affect the essential form and integrity of the house because its replacement does not include alterations to the house.

The proposed project meets this Standard.

DPR FORM 523 A

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 #: 150 West I Street

- P1. Other Identifier: none
 *P2. Location: *a. County Solano
 b. Address: 150 West I Street
 *c. City: Benicia Zip 94510
 d. UTM: N/A
 e. USGS Quad: Benicia T2N R3W MDM
 *f. Other Locational Data (APN #): 89-044-05

*P3a. Description

This building is a one-story, L-plan Queen Anne Cottage. It has a cross gable and hip roof with a prominent projecting gable wing on the west side of the house. The roof is moderately pitched with closed overhanging eaves supported on curved brackets. The gable is closed with a molded fascia and a wide plain cornice. The gable end is clad with fish scale shingles. The east side of the façade is occupied by a three-quarter length porch that extends from the end of the east wall to the L formed by the projecting gable wing. The porch is covered with a flat roof supported on turned posts. A spindle work frieze rests on carved brackets. A long stair leads to the porch and is enclosed with a geometrically patterned balustrade with square newel posts. The porch is enclosed by a low rail of the same pattern as the balustrade. Windows are one-over-one double hung and are arranged singly and in pairs. The gable wing has a canted bay. The gable overhang at the canted corners is supported on double brackets. There also is a canted bay on the east elevation to the rear the house south of the brick chimney which has been rebuilt with used brick. 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

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



*P6. Date Constructed/Age: 1880
 Prehistoric Historic Both

*P7. Owner and Address:
 Christopher Klein
 150 West 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Identifier: 150 West I 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: Queen Anne

*B6. Construction History: The house appears to have been minimally altered, except for the chimney which is constructed of used brick.

*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

The house is a good example of its architectural style and has been minimally altered. It is an example of the expansion of the downtown residential district in the 1880s. It contributes to the Downtown Historic District and should continue in 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.

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

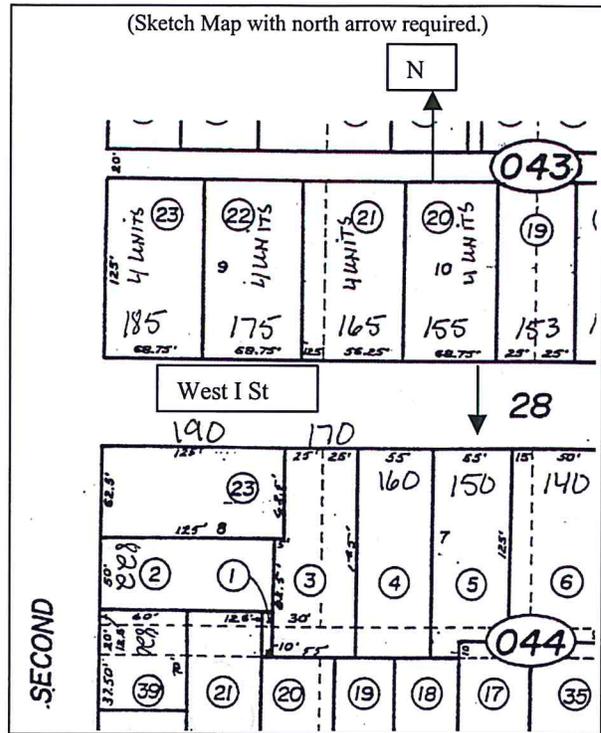
Primary #:
 HRI#:

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.)

PROJECT PLANS

