

AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION MEETING
SEPTEMBER 25, 2008
REGULAR AGENDA ITEMS

DATE : September 10, 2008
TO : Historic Preservation Review Commission
FROM : Gina Eleccion, Management Analyst
SUBJECT : **DOWNTOWN HISTORIC RESOURCE INVENTORY**
UPDATE

RECOMMENDATION:

Recommend that the City Council amend the Downtown Historic Conservation Plan (DHCP) to:

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

EXECUTIVE SUMMARY:

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

At that meeting, HPRC formed an ad hoc committee to provide additional review and input on the draft surveys. The committee was charged with reviewing the list of properties evaluated by Roland-Nawi to ensure all properties were captured in the update. The committee reviewed the draft forms, performed field work to identify additional properties, and requested additional survey forms from Roland-Nawi. A report from the ad hoc committee, with its recommendations is attached to this report.

BUDGET INFORMATION:

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

ENVIRONMENTAL ANALYSIS:

City designation of historic resources (including removal of “potential” status) is Categorically Exempt under California Environmental Quality Act Guidelines Section 15331 as a project limited to the preservation and conservation of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

SUMMARY:

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

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

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

The historic survey forms and documentation have been completed, with a DPR 523 form, current photograph and description for each property recommended by Roland-Nawi Associates to be designated as landmarks or contributors. The recommended addition of historic resources also requires the HPRC to consider new district boundaries. The following text changes have already been identified by HPRC for discussion:

- a. Include new single-family construction and addition to non-historic structures in the Historic District in the Design Review process, including guidelines for such as approved by City Council in June 2008.
- b. Adopt the Secretary of the Interior’s Standards for Treatment of Historic Properties as a basis of the DHCP design guidelines.
- c. Review public notification requirements in the Downtown Historic District.
- d. Include guidelines for maintenance of historic properties.

Designation Changes

A total of 304 properties were surveyed. DPR 523 forms were prepared for all buildings recommended for designation within the historic district, as well as ones currently identified as “potential” resources. A property must meet State and Federal eligibility criteria and retain sufficient integrity to convey its significance in order to qualify as a historical resource under California law and regulation. (The California Register and the State Office of Historic Preservation do not recognize “potential” landmarks or contributors as a category.)

Properties currently categorized as a “potential contributor” or a “potential landmark” were field inspected, previous survey documentation was reviewed, and additional research was undertaken to determine whether each these buildings should be included in the list of designated resources (and if a DPR 523 form should be prepared.) The Historic Survey Committee requested DPR 523A forms for 42 properties recommended for delisting. In cases where the property did not appear to have any potential to meet the criteria, no form was prepared. Of the 304 properties surveyed, 46 are recommended as landmarks, 184 are recommended as contributors, and 74 are recommended for removal as historic resources. There are 20 properties recommended for removal that the Historic Survey Committee believes should retain their “contributor” status. In addition, there are 12 properties believed to have significance to the Portuguese community that are recommended to retain their “contributor” status. Those properties are highlighted in the committee’s summary report attached. Additional properties were evaluated, but not recommended to be designated.

Boundary Changes

A preliminary survey of areas outside the existing district boundary conducted in September 2005 identified a group of properties on East K Street as having a sufficient concentration of historic resources to constitute a historic exclave eligible for listing in the California Register. The proposed added area includes 8 residential structures and 2 historic school buildings. A DPR 523 form was prepared for each building (all contributors), and the boundaries for the potential district were defined (refer to page 10 of the Downtown Historic Survey). In addition, boundary changes are recommended to include 385 West K, 470 West J and 327 Gull Point Court.

Once approved, new designation maps will be prepared to replace Figures 1 and 2 of the DHCP to identify historic properties in the Downtown Historic Overlay District, including the added exclave along East K Street, and any additional approved boundary changes. The attached list of historic properties by address, assessor parcel number and designation has been prepared to be added as an appendix to the DHCP.

Findings

To forward the updated surveys and DHCP maps and text to the Planning Commission and City Council, HPRC would need to find that the update furthers the purposes of HPRC to:

- a) Advise and assist the City Council in implementing the goals, policies and programs set forth in the City’s General Plan relating to preservation and enhancement of the city’s historic character;

- b) Identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
- c) Maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

Conclusion

The Downtown Historic District Survey prepared by Roland-Nawi Associates and its associated recommendations, along with the Historic Survey Ad Hoc Committee's recommendations, are ready to be forwarded to the Planning Commission and City Council.

FURTHER ACTION:

HPRC recommendations on Downtown Historic Overlay District proposed boundary changes, property designations, and Downtown Historic Conservation Plan text amendments will be presented to the Planning Commission and City Council.

Staff will request funds for developing a formal historic context during the upcoming 2009/2011 budget cycle.

Attachments:

- Summary Report from Historic Survey Ad Hoc Committee
- Draft Resolution
- Downtown Historic District Survey: Volume 1**
- Downtown Historic District Survey: Volume 2**
- List of Historic Properties within the Downtown Historic Overlay District
- Criteria for designation of historic resources

*** If viewing online, these attachments are available to view in the Community Development Department or in the Benicia Public Library in the September 25, 2008 Historic Preservation Review Commission packet.*

SUMMARY REPORT
HISTORIC SURVEY AD HOC COMMITTEE



Community Development Department
MEMORANDUM

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

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

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

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

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

- 7 existing contributors that were missed or needed revision

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

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

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

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

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

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

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

Respectfully submitted,
Bonnie Silveria/Benicia Historical Society

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

<u>PORTUGUESE</u>	The following properties are noted as having Portuguese influence. No new dpr forms have been prepared.	Portuguese influence needs to be formalized in a historic context. These properties should be re-evaluated at that time.
245 West H, 803-811 East 5 th	Continue as Contributor	Continue as Contributor
600, 610 East 2 nd	Remove as Contributor	
811 East 6 th	Remove as Contributor	
150 East D	Remove as Contributor	
185, 190 East F	Remove as Contributor	
133, 149, 158 East G	Remove as Contributor	
132, 172, 400 East H	Remove as Contributor	
180-182 East G, 138 East H, 180 West K	Not designated	Evaluate after historic context is completed.

DRAFT RESOLUTION

RESOLUTION NO. 08- (HPRC)

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

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

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

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

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

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

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

1. Categorize all historic resources as either landmark or contributor to the historic district;
2. Utilize the standard federal historic designation forms (DPR 523) prepared by Roland-Nawi Associates, and the Historic Survey Ad Hoc Committee's recommendation, to determine historic designation status;
3. Expand the district boundary to include the portion of East K Street Between East Third and East Fourth Streets; and include 385 West K Street, 470 West J Street and 327 Gull Point Court;
4. Update the DHCP maps (Figures 1 and 2) to reflect changes 1-3 above;
5. Identify and list all historic Resources by address, assessor parcel number and designation status; and
6. Amend the DHCP text to reflect changes 1-5 above and correct minor internal inconsistencies.

BE IT FURTHER RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby recommends that the Planning Commission recommend to the City Council that the Zoning Map be amended to expand the boundary of the Downtown Historic Overlay District to include the portion of East K Street Between East Third and East Fourth Streets; include 385 West K Street, 470 West J Street and 327 Gull Point Court.

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

* * * * *

On motion of Commissioner _____, seconded by Commissioner _____, the above Resolution, with abstentions to be noted in Exhibit A, which will be attached to the final Resolution, was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on September 25, 2008 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Gina Eleccion
Historic Preservation Review Commission Secretary

**LIST OF HISTORIC PROPERTIES
INCLUDING RECOMMENDED DESIGNATIONS**

LIST OF HISTORIC PROPERTIES WITHIN THE DOWNTOWN HISTORIC CONSERVATION DISTRICT

FORM PREVIOUS PROPOSED
PREPARED STATUS STATUS

C= Contributor, L= Landmark, R= Remove, NR = Not recommended for designation

Y or N

*Note - Highlighted properties reflect conflicting recommendations between Roland-Nawi and Historic Survey Ad Hoc Committee

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

FORM PREVIOUS PROPOSED
PREPARED STATUS STATUS

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STREET STREET # APN #

Y or N

905-907 89-043-130 C C
 909-911 89-043-250 C R
 915 89-043-270 C C
 917-919 89-043-260 C C
 935 89-043-090 C C
 1036 88-142-120 C C
 1040 88-142-110 C C

SECOND STREET

East Second 532 89-373-070 Y PC R
 600 89-343-010 Y PC R/C Portuguese
 610 89-343-020 Y PC R/C Portuguese
 622 89-343-030 Y C C
 640 89-343-040 Y C C
 900 89-053-110 Y None C (add)

West Second

701 89-111-260 Y C R
 717 89-111-250 Y C R/C
 735 89-111-07 Y C C
 822 89-044-020 Y None C (add) committee form
 925 89-041-120 Y None C (add)
 932 89-034-010 Y L L
 1025 87-162-080 Y PC C
 1029 87-162-190 Y None C (add)
 1101 87-161-260 Y C C
 1121 87-161-040 Y PL L
 1135 87-161-050 Y C C

THIRD STREET

West Third 703 89-103-150 Y PC R
 715 89-103-200 Y C L
 745 89-103-120 Y None R
 903 89-033-060 Y C C
 916 89-041-270 Y None C/R

FORM PREVIOUS PROPOSED
PREPARED STATUS STATUS

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STREET	STREET #	APN #	Y or N	PREVIOUS PROPOSED STATUS	PROPOSED STATUS
FOURTH STREET					
East Fourth	801	89-062-100	Y	PC	C
West Fourth	925	89-031-110	Y	None	C (add)
FIFTH STREET					
East Fifth	803-811	89-064-220	Y	C	C Portuguese
SIXTH STREET					
East Sixth	811	89-072-100	Y	C	R/C Portuguese
C STREET					
West C	111	80-243-140	Y	C	C
D STREET					
East D	126	80-190-020	Y	L	L
	142-144	80-190-030	Y	PC	R
	145	89-372-250	Y	C	R
	149	89-372-150	Y	C	C
	150	80-190-040	Y	PC	R/C Portuguese
	159	89-372-130	Y	C	C
	161	89-372-270	Y	C	R new construction
	185	89-372-110	Y	PC	C
	195	89-372-100	Y	C	C
West D	120	89-243-060	Y	PC	C
	123	89-174-080	Y	L	L
	131	89-174-090	Y	C	C
	145	89-174-100	Y	L	L
E STREET					
East E	110	89-372-220	Y	C	C Ameson
	125	89-371-060	Y	L	L
	129	89-371-060	Y	L	L

FORM PREVIOUS PROPOSED
PREPARED STATUS STATUS

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STREET	STREET #	APN #	Y or N	PREVIOUS PROPOSED STATUS	PREPARED STATUS	STATUS
	126	89-372-060	Y	PC	R	demolished
	129	89-371-060	Y	L	L	
	133-137	89-371-050	Y	L	C	
	136	89-372-070	Y	PC	R	
	141	89-371-040	Y	L	R/C	
West E	130-132	89-174-020	Y	PC	C	
	133	89-173-090	Y	C	C	
	143	89-173-100	Y	C	C	
	153	89-173-110	Y	None	R	
F STREET						
East F	117	89-342-21	Y	PL	C	
	125	89-342-190	Y	C	R/C	
	141	89-342-180	Y	C	C	
	157	89-342-350	Y	PC	C	
	165	89-432-360	Y	C	C	
	175	89-342-140	Y	C	L	
	185	89-342-130	Y	PC	R/C	Portuguese
	190	89-371-020	Y	PC	R/C	Portuguese
	195	89-342-120	Y	None	R	delisted - 2004
West F	128	89-173-040	Y	C	C	
	138	89-173-030	Y	PL	L	
	141	89-115-180	Y	C	C	
	148	89-173-020	Y	C	L	
	149	89-115-190	Y	C	C	
	165	89-115-210	Y	C	C	
	168	89-173-230	Y		R	
	173	89-115-220	Y	C	C	
Waterfront VIII.	174-178	89-173-140	N		R	
	179-181	89-115-230	Y	C	R/C	
	185	89-115-240	N	C	R	

FORM PREVIOUS PROPOSED
PREPARED STATUS STATUS

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STREET STREET # APN #

Y or N

G STREET

East G

133 89-341-180 Y C C Portuguese

140-142 89-342-400 Y PL L

141 89-341-170 Y C R

149 89-341-160 Y None R/C Portuguese

150 89-342-060 Y C C

157 89-341-150 Y C C

158 89-342-070 Y PC R/C Portuguese

164 89-342-250 Y C C

165 89-341-140 Y C R

172 89-342-090 Y C C

191 89-341-110 Y C C

West G

103 89-113-130 Y State L

110 89-115-120 Y C C

130 89-115-110 Y C C

135 89-113-140 Y L L

140 89-115-100 Y C C

149 89-113-150 Y C C

150 89-115-410 Y C C

153 89-113-160 Y C C

159 89-113-170 Y C C

160-162 89-115-400 Y PL R new construction

165-167 89-113-180 Y C C

170 89-115-080 Y None R

172 89-115-070 Y PC R

223 89-111-160 Y None R/C (add)

241 89-111-120 Y C R/C

251 89-111-130 Y C R/C

285 89-111-200 Y L L

H STREET

East H

132 89-341-030 Y C C Portuguese

FORM PREVIOUS PROPOSED
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Y or N

STREET	STREET #	APN #	FORM PREPARED	PREVIOUS PROPOSED STATUS	PROPOSED STATUS
141	89-052-140		Y	C	R/C
148	89-341-050		Y	None	R/C (add)
152	89-341-050		Y	None	C (add)
155-157	89-052-280		Y	PC	R
164	89-341-060		Y	C	C
166	89-341-070		Y	C	R
168	89-341-080		Y	C	R
172	89-341-090		Y	PC	R/C (add) Portuguese
180	89-341-100		Y	PC	R
191	89-052-110		Y	C	R/C
360	80-171-010		Y	C	C
368	80-171-020		Y	C	C
384	80-171-040		Y	PC	R
392	80-171-050		Y	C	C
400	80-171-080		Y	None	R/C (add) Portuguese
445	89-064-170		Y	None	R
448	80-171-130		Y	PC	C
451-455	89-064-160		Y	C	C
456	80-171-140		Y	C	R
464	80-171-150		Y	C	C
465	89-064-150		Y	PC	R
472	80-171-190		Y	PC	L
480	80-171-200		Y	PC	L
486	80-171-210		Y	PC	R
535	89-072-160		Y	None	R
561	89-072-140		Y	None	C (add)
575	89-072-120		Y	C	C
583	89-072-110		Y	PC	R
West H	120-128		Y	None	C (add)
	131	89-044-340	Y	PC	C
	134	89-113-090	Y	PC	C
	141	89-044-350	Y	C	C
	150	89-113-070	Y	C	C

new construction

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STREET	STREET #	APN #	Y or N	None	C/R	STATUS	STATUS
	151-153	89-044-170	Y	None	C/R		
	160	89-113-060	Y	PC	C		
	161	89-044-180	Y	C	C		
	166	89-113-050	Y	PC	L		
	171	89-044-190	Y	PC	C		
	175	89-044-200	Y	C	C		
	176	89-113-040	Y	PC	C		
	180	89-113-030	Y	None	R/C (add)		
	181	89-044-210	Y	C	C		
	185	89-044-380	Y	PC	L		
	192	89-113-010	Y	C	C		
	215	89-042-100	Y	C	C		
	225	89-042-110	Y	C	C		
	226	89-111-220	Y	PC	R		
	242-248	89-111-210	Y	C	C		Portuguese
	245	89-042-120	Y	C	C		
	250	89-111-040	Y	C	C		
	257	89-042-130	Y	C	C		
	260	89-111-030	Y	C	C		
	267	89-042-140	Y	C	R		
	270	89-111-020	Y	C	L		
	277	89-042-150	Y	PL	L		
	283	89-042-160	Y	PC	R/C		
I STREET							
East I	125	89-051-120	Y	C	C		
	145	89-051-110	Y	C	C		
	155	89-051-100	Y	C	C		
	159	89-051-090	Y	C	C		
	160	89-052-070	Y	C	C		
	163	89-051-170	Y	C	C		
	172	89-052-080	Y	C	C		
	182	89-052-090	Y	C	C		
	183	89-051-180	Y	C	C		
	195	89-051-060	Y	None	C (add)		

**FORM PREVIOUS PROPOSED
PREPARED STATUS STATUS**

C= Contributor, L= Landmark, R= Remove, NR - Not recommended for designation

STREET STREET # APN #

Y or N

West I	117	89-043-150	C	C
	126	89-044-310	C	R
	129	89-043-160	C	R
	138	89-044-400	C	R
	140	89-044-060	C	L
	145	89-043-180	None	C (add)
	150	89-044-050	C	C
	153	89-043-190	C	C
	160	89-044-040	C	C
	216	89-042-080	C	C
	224	89-042-070	C	C
	225	89-041-160	C	R
	233	89-041-170	C	R
	241	89-041-180	C	R
	242	89-042-190	C	C
	262	89-042-040	C	C
	281	89-041-240	C	C
	282	89-042-020	C	C
	292	89-042-010	PC	C
	293	89-041-260	PC	C

J STREET

East J	107	88-142-080	Y	PL	L
	121	88-142-070	Y	C	C
	120-122	89-051-160	Y	State L	L
	130	89-051-020	Y	C	R
	135	88-142-130	Y	C	C
	145	88-142-050	Y	C	C
	155-157	88-142-040	Y	C	C
West J	106	89-043-090	Y	L	L
	119	87-164-110	Y	C	C
	121	87-164-120	Y	C	C
	135	87-164-130	Y	L	L
	140	89-043-070	Y	PL	L

FORM PREVIOUS PROPOSED
PREPARED STATUS STATUS

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STREET	STREET #	APN #	Y or N	C	R/C
150		89-043-060	Y	C	C
151		87-164-150	Y	C	C
155		87-164-230	Y	C	C
159		87-164-160	Y	C	C
160-164		87-043-040	Y	C	C
163		87-164-170	Y	C	C
175-181		87-164-190	Y	PC	R
185		87-164-200	Y	PC	R
186		89-043-020	Y	C	C
191		87-164-210	Y	C	C
201-207		87-162-090	Y	PC	C
225		87-162-110	Y	C	C
235		87-162-120	Y	C	R
241		87-162-130	Y	C	C
251		87-162-140	Y	C	C
261		87-162-150	Y	PL	L
271		87-162-160	Y	C	C
280		89-041-030	Y	PL	C
288		89-041-020	Y	C	C
292		89-041-010	Y	C	C
303		87-154-080	Y	PC	R
304		89-033-040	Y	C	L
375		87-154-150	Y	C	C
385		87-154-130	Y	C	C
395		87-154-140	Y	C	C
401		87-152-110	Y	None	C (add)
402		89-031-100	Y	None	C (add)
405		87-152-120	Y	PC	C
410		89-031-090	Y	None	C (add)
419		87-152-130	Y	PC	C
420		89-031-080	Y	C	R/C
430		89-031-070	Y	PC	R
440		89-031-060	Y	C	C
441		87-152-150	Y	C	C
453		87-152-170	Y	C	C

FORM PREVIOUS PROPOSED
PREPARED STATUS STATUS

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STREET	STREET #	APN #	Y or N	Y	None	C (add)	boundary committee form
K STREET							
East K	470	89-031-030	Y	None	C (add)		
	240	88-143-040	Y	None	R		
	301	88-151-170	Y	None	C		East K District
	315	88-151-130	Y	None	C		East K District
	325	88-151-120	Y	None	C		East K District
	333	89-151-110	Y	None	C		East K District
	350	88-152-030	Y	None	C		East K District
	351	88-151-090	Y	None	C		East K District
	361	88-151-080	Y	None	C		East K District
West K							
	118	87-164-080	Y	C	C		
	130	87-164-070	Y	C	C		
	140	87-164-060	Y	C	C		
	190	87-164-280	Y	C	C		
	230	87-162-060	Y	C	C		
	245	87-161-340	Y	L	L		
	246	87-162-050	Y	C	C		
	250	87-162-040	Y	C	C		
	255	87-161-160	Y	C	C		
	260	87-162-030	Y	C	C		
	290	87-162-010	Y	PC	C		
	385	87-153-180	Y	None	C (add)		boundary
	410	87-152-100	Y	C	C		
	420	87-152-090	Y	C	C		
L STREET							
East L	190	88-141-060	Y	None	C		
	230	88-116-240	Y	L	L		
	235	88-116-240	Y	L	L		
	250	88-141-060	Y	L	L		
Gull Point Ct.	327	89-103-060	Y	None	C (add)		boundary

FORM PREVIOUS PROPOSED
 PREPARED STATUS STATUS
 C= Contributor, L= Landmark, R= Remove, NR - Not recommended for designation

STREET STREET # APN #

Y or N

EXISTING LANDMARKS OUTSIDE DISTRICT

St. Dominic's 475 E I L L
 Wingfield Way 36 88-083-020 L L

PROPOSED LANDMARK OUTSIDE DISTRICT

West K 690 87-142-310 Y None L (add) L (add) Victorian across from Willow Glen Park

**CRITERIA FOR DESIGNATION
OF HISTORIC RESOURCES**

CRITERIA INFORMATION

The following information is included as reference documents to the Historic Resource Inventory Update:

- California Office of Historic Preservation – Technical Assistance Series #6
 - A Comparison of California Register and National Register (for purposes of determining eligibility for the California Register)

- Excerpt from Downtown Historic Conservation Plan regarding designation criteria

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

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

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

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

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

Eligibility Criteria**California Register**

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

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

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

National Register

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

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

Integrity

California Register

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

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

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

National Register

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

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects

or qualities that, in various combinations, define integrity. These are location, design, setting, materials, workmanship, feeling, and association.

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

Special (Criteria) Considerations

California Register

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

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

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

National Register

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

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

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

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

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

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

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

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

Nomination Process

California Register

1. Obtain nomination packet from the Office of Historic Preservation (OHP).
2. Complete application, including all necessary supplemental forms, according to instructions.
3. Notify the clerk of the local government in whose jurisdiction the resource is located by certified mail that an application will be filed with OHP and request that the local government provide written comments. The notification must include a copy of the application.
4. Upon receiving written comments from the local government or ninety days after sending notification to the local government (whichever is sooner), the applicant forwards the completed application and any comments to OHP.
5. Within 30 days, OHP staff will ensure that the application is complete and will send notification to the property owner (if the applicant is not the property owner). When the application is complete and the property owner has been notified, the application will be scheduled on an agenda of the SHRC for action.

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

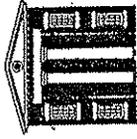
National Register

1. Obtain nomination packet from OHP. Read National Register criteria and *How to Complete the National Register Forms* (Bulletin 16A) and follow these guidelines exactly when preparing application form.

2. If you are not the owner of the property you are submitting for registration, please inform the owner of your intention to apply for registration. The property or district may not be listed over the objection of the owner or majority of owners.
3. If the area is proposed for registration as an historic district, please follow the SHRC district policy prior to submission of the application. OHP staff is available to assist district applicants and should be contacted in the early stages of the process.
4. Submit completed forms, photographs and maps to OHP for review. If the property is endangered or the applicant is requesting rehabilitation incentives under the Tax Reform Act or Revenue Act of 1978, this must be stated clearly in the cover letter.
5. Applications will be reviewed by the OHP. Those which are inadequate or are not prepared in accordance with the guidelines published in Bulletin 16A will be returned to the applicant for further work.
6. OHP notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.
7. If approved by the SHRC, the application is sent to the State Historic Preservation Officer for nomination to the National Register. The final determination is made 45 days after receipt by the Keeper of the National Register in Washington, D.C.

Chapter Two

Historic Resources



Historic Resources Survey

The survey of historic resources in the city of Benicia undertaken by the consultant has identified two historic districts and three landmark properties outside the boundaries of the districts. The districts are the Downtown Historic District and the Arsenal Park Historic District. These areas have the longest continuity of use and the highest concentration of historic buildings. Historic sites which have lost their structures are not noted in this report nor were boundaries drawn to include these sites, which are recognized in other state and local programs.

The survey of historic resources was carried out within the context of a larger inventory which was done by volunteers with a grant from the State Office of Historic Preservation. The survey files were an important source of information as were national archives such as the Historic American Buildings Survey, which documented sixteen buildings in downtown Benicia during a survey carried out from June to August of 1976 in cooperation with the Benicia Historical Society. Several buildings in the Downtown district are listed on the National Register of Historic Places. The Capitol, the Masonic Hall, and St. Paul's Episcopal Church are State Landmarks.

Methodology and Criteria

The survey methodology combined field work with research of the above-mentioned secondary sources. The consultant walked and drove the downtown area to verify the location of historically significant buildings noted in the city survey which could contribute to an historic district. The criteria for recognizing buildings as historically significant are age, architectural integrity, and architectural/historical distinction.

In respect to age, national and state programs, which register buildings of significance, require that they be at least fifty years old. Since this age is the result of national consensus, it has been adopted as the criterion for the historic buildings in downtown Benicia.

The second criterion, architectural integrity, requires that buildings retain enough of their original materials and stylistic character to convey a strong impression of their period. Those buildings which, through alterations, additions, and deterioration no longer convey a strong impression of their style or period have lost their integrity. However, alterations such as new or different siding or cladding, changes to roofs, windows, and doors, and small additions that do not alter historic character

or are not visible from the street generally do not destroy the architectural character of buildings. Such alterations may also be reversed or removed in future restorations.

The third criterion, architectural/historical distinction, recognizes buildings that have unusual or exceptional design quality and/or are historically significant because they are associated with major events or important people.

District Boundaries and Significance

Based on the research and field work, boundaries for the Downtown Historic District were drawn to include the blocks with the highest concentration of historic buildings that relate to the development of Benicia's central business district from the waterfront at the foot of First Street to Military West and L Street and to the residential areas associated with this business district (see Figures 1 and 2). Those blocks with a high percentage of buildings constructed within the last fifty years were excluded.

The Downtown Historic District has two sub-areas: the Central Area and the Eastern Residential Area. The boundaries for the Central Area are shown in Figure 1; those for the Eastern Residential Area are in Figure 2. These two areas are discontinuous because most of the development surrounding the Eastern Residential area is recent and, though mixed in some blocks, is quite different in character from the older areas.

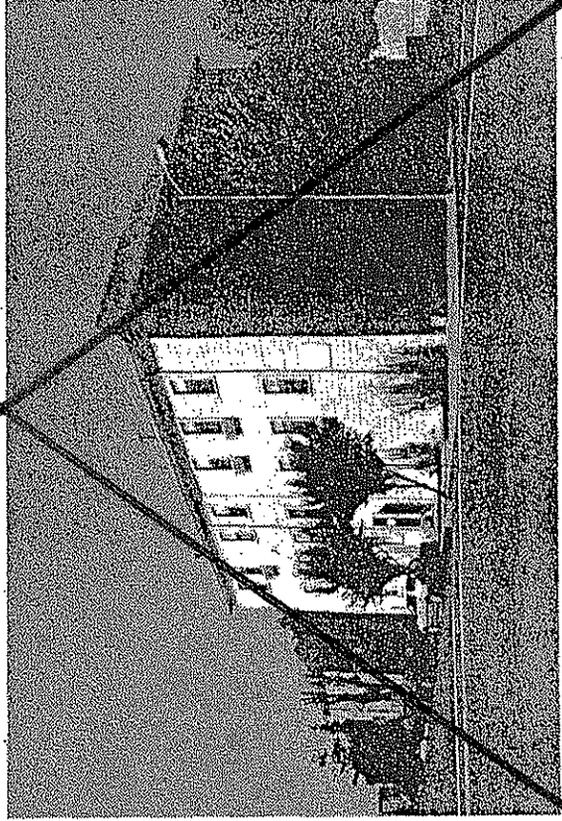
The period of significance for both areas which comprise the Downtown district is from 1847 to 1940. This period begins with the plotting of the city by Jasper O'Farrell and ends when most of the buildings will be fifty years old or older.

Categories of Significant Buildings

The term "historic buildings" as used throughout this plan refers to those structures which meet the three criteria described above and which, therefore, have significance within the district. The historic buildings located within the district have been placed in four categories as described below.

1. Landmark Buildings:

These officially recognized historic buildings are listed on the registers of important national, state and/or local programs: the National Register of Historic Places, the Historic American Buildings Survey, the State Historic Landmarks program, and the Benicia Historical Resources Survey. These buildings are listed in Appendix A.



The Union Hotel

A Benicia Landmark