

November 15, 2012

**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
REGULAR MEETING AGENDA**

City Hall Commission Room
Thursday, November 15, 2012
6:30 P.M.

I. OPENING OF MEETING:

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. 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.

A. WRITTEN COMMENT

B. 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.

A. [Approval of Minutes of Joint Workshop with Planning Commission of September 13, 2012](#)

B. [Approval of Minutes of October 25, 2012](#)

V. REGULAR AGENDA ITEMS

A. VON PFISTER ADOBE NOMINATION

The Benicia Historical Society in collaboration with the City of Benicia Parks and Community Services Department has prepared a nomination form for the Von Pfister Adobe to be placed on the National Register of Historic Places. Staff will present the nomination to the Commission for review and recommendation.

B. DESIGNATE A REPRESENTATIVE FOR THE BENICIA URBAN WATERFRONT ENHANCEMENT AND MASTER PLAN COMMUNITY ADVISORY COMMITTEE

At the October 16, 2012 City Council meeting, the City Council approved the execution of a contract for the Benicia Urban Waterfront Enhancement and Master Plan. As part of the process, the Council asked that a representative from each board, commission and other groups to select one member to participate in the Community Advisory Committee (CAC). The purpose of CAC is to assist the consultant and staff in preparation of the Master Plan.

C. CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT

Staff will present the CLG Annual Report 2011-2012 to the Commission for review and discussion.

VII. COMMUNICATIONS FROM STAFF

VIII. COMMUNICATIONS FROM COMMISSIONERS

IX. 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 agendized and non-agendized 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, Principal Planner, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.

 [September 13, 2012 Joint Meeting Minutes \(pdf\)](#)

 [October 25, 2012 Minutes \(pdf\)](#)

 [VON PFISTER ADOBE NOMINATION](#)

 [BENICIA URBAN WATERFRONT ENHANCEMENT AND MASTER PLAN](#)

 [CERTIFIED LOCAL GOVERNMENT \(CLG\) ANNUAL REPORT](#)



DRAFT

**SPECIAL MEETING
Joint Workshop with the
BENICIA PLANNING COMMISSION AND
BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
MINUTES**

**CITY HALL COUNCIL CHAMBERS
Thursday, September 13, 2012
7:00 P.M.**

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners:

Planning Commission:

Present: Commissioners Dean, Oakes, Smith, Syracuse, and Thomas

Absent: Commissioner Grossman and Chair Sherry

Historic Preservation Review Commission:

Present: Commissioners Delgado, McKee, Trumbly, VanLandschoot and Chair Haughey

Absent: Commissioners Crompton and Taagepera

Staff Present: Charlie Knox, Community Development Director
Amy Million, Principal Planner
Lisa Porras, Senior Planner/Recording Secretary
Kat Wellman, Contract Attorney

C. Reference to Fundamental Rights of Public

II. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN

Charlie Knox informed the Commissioners of 3 written comments received: (1) Valero, (2) Rod Herman, and (3) memo from Mr. Knox.

B. PUBLIC COMMENT

None.

III. SPECIAL MEETING AGENDA ITEM

A. WORKSHOP – JEFFERSON RIDGE RESIDENTIAL CARE FACILITY

Amy Million gave an overview of the project. Ms. Million introduced the project's representative Stephen Gizzi, who then provided the Commissioners with a presentation of the project.

The Commissioners agreed to postpone their questions until after hearing from the Public.

Public comment was opened.

Mittie Railsback stated her support of the project and that it is a good opportunity to bring youth and seniors together.

Larry Miller concurred with Ms. Railsback and supports the project.

Bill Whitney stated two reasons to support the project: (1) it's a moral imperative to look after our senior citizens; (2) it's an economic imperative.

Doug Robertson stated that the project is too close to the Valero refinery.

Bob Tokrow stated his support for the project as a great idea for seniors.

Debbie Souza supports the project so that Benicians can stay in their community.

Mitchell Churnok stated his overall support for the project, but the design is bland. He expressed concerns in regard to driving and traffic jams.

Christine Page stated that we should think of the native Benician's desire to stay in their town and recommended approval of the project.

Jim Trimble spoke in support of the project stating that if it meets the zoning then let it be built.

Dana Dean spoke as a representative of Ampports. Ms. Dean stated that she supports the project, but she objects to the location; it is inconsistent with the General Plan on the grounds of compatibility. Consider the impacts of the project to the historic district as a whole.

Stephen David spoke in support of the project, but has some concerns regarding view corridors and not being engaged by the project applicants.

Donnell Rubay stated that a project like this would be better placed downtown. She questioned the project's impact on existing businesses such as the Jefferson Street Mansion.

Sue Fisher Jones stated she is the public relations representative for the Valero refinery. She has provided a written letter to the Commission. Valero has concerns about compatibility.

Lash Alshore is a merchant on First Street and supports the project.

Public comment was closed.

Commissioners provided comments on the existing development of the arsenal and ADA accessibility. They commented on the operations of the project such as group events/gathers, nursing staff, transportation services, direct and indirect jobs, and overall project compatibility.

Commissioners commented on the project's design including the building's scale, massing. They encouraged variation in fenestration, variation in roof design, addition of decks, use of additional materials. They requested that the applicant include some cross sections with the drawings. It is important to see all these details, including retaining walls. A project in this location needs to be carefully designed so that the national historic district is protected.

Commissioners encouraged the applicant to involve the community and work with the neighboring property owners on their expressed concerns such as view corridors.

Commissioners discussed the requirements related to parking, height, and emergency access. They recommended that the applicants consider the noise and safety issues surrounding the project area, consulting an architectural historian, public amenities and the necessity of a traffic study.

Stephen Gizzi informed the Commissions that the applicants had completed a traffic study; it will be part of the complete application.

Charlie Knox informed the Commissions that the timing of the project will depend on the applicants time needed to respond to comments from this workshop. Mr. Knox further stated that the project will go before the Historic Preservation Review Commission first for Design Review, and then followed by Planning Commission for Use Permit consideration. An Initial Study will be prepared to determine if a Negative Declaration or EIR will be necessary.

IV. COMMUNICATIONS FROM STAFF

A. Update on 2007-2014 Housing Element

Lisa Porras provided an update on the final draft of the Housing Element with changes requested by the Department of Housing and Community Development. The Housing Element will be presented to the Planning Commission on October 11, followed by a City Council hearing on November 20.

V. COMMUNICATIONS FOR COMMISSIONERS

Commissioner Belinda Smith asked what the status is regarding her request for a description of the legal tools used to make decisions. Kat Wellman replied she is working on a more comprehensive report that can be used to present to all Commissions. Most likely this can be brought before the Planning Commission in October.

Commissioner George Oaks noted his appreciation for the 11 x 17 sized plan sets.

VI. ADJOURNMENT

Vice-Chair Dean adjourned the meeting at 9:07 PM.

DRAFT



**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
REGULAR MEETING MINUTES**

**City Hall Commission Room
Thursday, October 25, 2012
6:30 P.M.**

I. OPENING OF MEETING:

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Berry, Delgado, McKee, Trumbly, Van Landschoot, von Studnitz and Chair Haughey

Absent: None

Staff Present: Amy Million, Principal Planner, Recording Secretary

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA:

On motion of Commissioner Delgado, seconded by Commissioner Berry, the Agenda was approved by the following vote:

Ayes: Commissioners Berry, Delgado, McKee, Trumbly, Van Landschoot, von Studnitz and Chair Haughey

Noes: None

Absent: None

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None

B. PUBLIC COMMENT

None

IV. CONSENT CALENDAR

On motion of Commissioner Delgado, seconded by Commissioner Trumbly, the consent calendar, noting the following abstentions, was approved by the following vote:

- Ayes: Commissioners Berry, Delgado, McKee, Trumbly, Van Landschoot, and von Studnitz and Chair Haughey.
- Noes: None
- Absent: None
- Abstain: Commissioner Van Landschoot (Item IV. A) and Chair Haughey (Item IV. C)

- A. Approval of Minutes of September 27, 2012**
- B. Adoption of the Historic Preservation Review Commission 2013 Meeting Schedule**
- C. 916 WEST THIRD STREET - DESIGN REVIEW(12PLN-00043) REPLACEMENT OF 13 WINDOWS**

RESOLUTION NO. 12-10 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW TO REPLACE 13 EXISTING WINDOWS WITH 13 NEW VINYL WINDOWS AT THE PROPERTY LOCATED AT 916 WEST THIRD STREET

V. REGULAR AGENDA ITEMS

- A. 475 EAST I STREET – DESIGN REVIEW(12PLN-00046) ST. DOMINIC’S RE-ROOF**
Ms. Million provided an overview of the project.

Joseph Garcia, project architect and applicant, provided a presentation on the proposed project. Mr. Garcia provided a historic timeline of St. Dominic’s Church. He gave an overview of the planned construction method for the installation of the copper roof and the patina process.

The Commission and the applicant discussed the installation of the copper roof and maintaining the existing seam created by the 6 triangular sections. Mr. Garcia confirmed that the church intends to create the seam with a wood batten or other material to capture the original look.

Public comment was opened.

Bill Cambra, a parishioner of the church, provided information in regard to the history of the roof's deterioration and the church's restoration efforts. Mr. Cambra noted that he is excited about the new look of the restored church.

Public comment was closed.

RESOLUTION NO. 12-11 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW FOR THE REROOFING OF ST. DOMINIC'S CHURCH AT 475 EAST I STREET

On motion of Commissioner Berry, seconded by Commissioner von Studnitz, the above resolution was approved by the following vote:

Ayes: Commissioners Berry, Delgado, McKee, Trumbly, Van Landschoot, von Studnitz and Chair Haughey
Noes: None
Absent: None
Abstain: None

B. 133 WEST E STREET – DESIGN REVIEW (12PLN-00048)

Prior to the opening of the Agenda Item V. B., Commissioner McKee recused himself as the architect on the project at 133 West E Street.

Ms. Million provided an overview of the proposed project. Ms. Million noted that a standard condition of approval was omitted from the draft resolution and suggested that the following Condition of Approval be added: *The plans submitted for the building permit and construction shall substantially comply with the drawings date stamp received, October 11, 2012 prepared by Steve McKee Architect consisting of four (4) pages, 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.*

Commissioner Van Landschoot requested clarification on the location of the sewer line. Harold Diehl, property owner, stated that it runs north and south along the eastern property line.

Commissioner von Studnitz requested clarification on the front steps and whether they would be rebuilt. Mr. Diehl confirmed that they would need to be rebuilt.

Mr. Diehl stated that once the work is complete it will look the same as it

does now.

Public comment was opened.

Kathleen Olson commented on the necessity of fixing the foundation due to its poor condition.

Public comment was closed.

RESOLUTION NO. 12-12 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING THE DESIGN REVIEW APPLICATION FOR 133 WEST E STREET

On motion of Commissioner Trumbly, seconded by Commissioner Berry, with the additional condition of approval recommend by staff, the above resolution was approved by the following vote:

Ayes: Commissioners Berry, Delgado, Trumbly, Van Landschoot, von Studnitz and Chair Haughey
Noes: None
Absent: None
Abstain: Commissioner McKee

Commissioner McKee returned to the meeting.

C. DESIGNATE A COMMISSIONER TO REPRESENT HPRC AT THE CITY COUNCIL MEETING FOR THE PROPOSED MILLS ACT CONTRACTS

Prior to the opening of the Agenda Item V. C., Commissioner Van Landschoot abstained as a current Mills Act Contract applicant pending City Council consideration.

Chair Haughey introduced the item and discussed why it was important for a member of the HPRC to attend. Chair Haughey volunteered to represent the commission and provide information as to the benefits of the program for the community.

Commissioner Delgado stated that it was not the role of the HPRC to attend City Council for this purpose.

On motion of Commissioner von Studnitz, seconded by Commissioner Trumbly, the Commission designated Chair Haughey to represent the Historic Preservation Review Commission at the City Council meeting by the following vote:

Ayes: Commissioners Berry, McKee, Trumbly, von Studnitz and Chair Haughey
Noes: Commissioner Delgado
Absent: None
Abstain: Van Landschoot

Commissioner Van Landschoot returned to the meeting.

VI. COMMUNICATIONS FROM STAFF

Staff informed the Commission that the Benicia Historical Museum had recently received staff-level design review approval to paint the recessed doors and arches a sandstone color.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Van Landschoot requested staff provide a status on the City Council's review of boards and commissions. Staff will provide an update at the next meeting.

Commissioner Berry introduced himself and gave a brief overview of his professional history.

Commissioner von Studnitz introduced himself and gave a brief overview of his professional history.

A. Update on Work Group for Historic District Information Brochure

Commissioner Trumbly volunteered to recuse herself due to her busy schedule to provide an opening for another Commissioner.

The Commission discussed funding of the informational brochure for development and printing and the possibility of creating a website.

Commissioner Haughey mentioned that the Arts & Culture Commission is doing a fundraiser and requested clarification if that was something that perhaps the HPRC could do as well. Staff will return to the Commission next month with a response.

The Commission decided to maintain the original three members of the work group (Commissioner Trumbly, Van Landschoot and Chair Haughey) and will return at a later meeting with an update on their progress.

VIII. ADJOURNMENT

Chair Haughey adjourned the meeting at 7:32 p.m.



Community Development Department
MEMORANDUM

Date: November 8, 2012
To: Historic Preservation Review Commission
From: Amy Million, Principal Planner
Re: Nomination of the Von Pfister Adobe to the National Register of Historic Places

The Benicia Historical Society in collaboration with the City of Benicia Parks and Community Services Department has prepared a nomination form for the Von Pfister Adobe to be placed on the National Register of Historic Places.

Attached is a copy the National Register of Historic Places Nomination Form as well as the Historic Structure Report for your review and consideration.

Pursuant to Benicia Municipal Code 2.84.080, the Historic Preservation Review Commission shall recommend nomination of properties for the California and National Register. The commission's nomination will be forward to City Council for consideration of support.

Attachment:

- Memo dated November 7, 2012 from Vic Randall, Parks & Community Services Management Analyst
- National Register of Historic Places Registration Form
- Historic Structure Report dated 1986
- Draft Resolution

**MEMO DATED NOVEMBER 7, 2012 FROM VIC
RANDALL, PARKS & COMMUNITY SERVICES
MANAGEMENT ANALYST**



Parks and Community Services

MEMORANDUM

Date: November 7, 2012

To: Amy Million, Principal Planner

From: Vic Randall, Parks & Community Services Management Analyst

Re: National Register of Historic Places Application for Von Pfister General Store

The Benicia Historical Society (BHS) has been working with Parks & Community Services staff to seek National Register of Historic Places designation for the Von Pfister General Store, which is located on Von Pfister Alley, 150 feet west of First Street between West C and West D Streets. BHS has drafted the attached application, which seeks National Register listing under the following categories:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The Von Pfister General Store, which dates to 1847, was the first and only general store in Solano County prior to and during the Gold Rush. The building had a strong association with Dr. Robert Semple, Benicia's founder. The building is also a rare example of the adaptation of the traditional Mexican adobe brick used as masonry material much in the same manner as fired brick would have been used.

The building still stands in its original location, and consists of original historic materials. The building is in poor condition, principally due to a prior failure of a part of the roof surface. However, a protective metal frame and canvas covering has been installed, arresting further deterioration of the structure. The building was donated to the City in 1976. The attached Historic Structure Report, prepared in 1986, includes a preservation plan for the structure.

We would appreciate the Historic Preservation Review Commission's review of the attached National Register of Historic Places Registration Form, as well as consideration of a recommendation to City Council to approve application for National Register listing in the three categories identified.

**NATIONAL REGISTER OF HISTORIC PLACES
NOMINATION FORM**

Von Pfister General Store
Name of Property

Solano County/California
County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Warehouse _____

Commerce/General Store _____

Domestic/Single Dwelling _____

Social/Meeting Place _____

Current Functions

(Enter categories from instructions.)

Vacant/Not in Use _____

Von Pfister General Store
Name of Property

Solano County/California
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Adobe/Clapboard

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood Clapboard

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Von Pfister General Store is located at the end of Von Pfister Alley, west of First Street, between West C Street and West D Street in Benicia, California. Immediately to the east of the building is a small brick patio, currently used as the interpretive viewing area for the store. Two wooden benches and a brass historic marker and interpretive plaque offer information on the construction and history of the Von Pfister General Store and environs. The store faces west toward the Carquinez Strait, with a superb view that helps one visualize the dream of Benicia's founders Robert Semple and Thomas Larkin of a metropolis growing at this strategic location.

Although some of the building's original materials have been removed due to deterioration, the building retains strong physical integrity to the historic period. The Store is currently protected from the weather by a steel, framed structure with a metal front gable roof and chain link fence walls. The roof extends approximately three feet beyond the building's walls. The walls of the protective shed are covered by canvas panels that extend from the roof to grade.

Von Pfister General Store
Name of Property

Solano County/California
County and State

Narrative Description

Von Pfister General Store, which started doing business in 1847 was the only store in Solano County prior to the gold rush, and served as a gathering place for settlers and a meeting place of pioneering farmers. After the discovery of gold the Von Pfister General Store became the way station for travelers going to and from the gold fields by boat or on horseback.

The Von Pfister General Store is a rectangular, one and a half story two room structure with a moderately sloped gabled roof. The original building is in poor condition principally due to a prior failure of a part of the roof surface. A protective covering has been installed, arresting further deterioration of the structure. The building itself has not been significantly restored. It has been stabilized through the installation and maintenance of a metal frame and canvas covering over the entire structure.

The interior surfaces of the small room are in good condition. The distortions of the building frame have loosened some of the original paneling. The large room is in rather poor condition. However, seventy-five percent of the original ceiling, chair rail and baseboard moldings exist in good condition. The ceiling is largely in place and in fair condition. The half story loft is in fair condition. The rough construction (interior and the visible adobe walls) remain in place and contribute to the structural integrity of the building.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

Von Pfister General Store
Name of Property

Solano County/California
County and State

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Archeology: Historic-Non Aboriginal

Commerce

Von Pfister General Store
Name of Property

Solano County/California
County and State

Ethnic Heritage-European
Social History

Period of Significance

1847-1848 California Gold Rush

Significant Dates

1847

1848

Significant Person

(Complete only if Criterion B is marked above.)

Robert Semple

Edward H. Von Pfister

Cultural Affiliation

N/A

Architect/Builder –

BENJAMIN MCDONALD

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Von Pfister General Store meets National Register of Historic Places Criterion A within the context of the development of the City of Benicia (state capitol in 1853) and the broad patterns of California history. The store was the first and only general store in Solano County prior to and during the Gold Rush. The influence of the Gold Rush period and its impact on the state, our social history and settlement patterns were mirrored in this pioneer town.

Von Pfister General Store

Solano County/California
County and State

Name of Property

The Von Pfister General Store meets National Register Criterion B for its association with California pioneers Robert Semple and Captain Edward Horatio Von Pfister. Semple was a co-founder of the City of Benicia and Von Pfister became prominent in Benicia's civic history.

The Von Pfister General Store meets National Register Criterion C as a locally significant illustration of the earliest development of buildings for the California frontier by Anglo-American settlers faced with the shortage of conventional building materials. This building exhibits distinctive characteristics of an early, pre-statehood adobe structure. The builder utilized an adaption of the traditional Mexican adobe brick in much the same manner as fired brick would have been used.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Von Pfister General Store meets the National Register Criterion A because it is associated with events relating to the broadcasting of the discovery of gold in California and the patterns of California's development as a result of that discovery. Captain Sutter attempted to quietly establish a written claim to the land on which he had discovered gold. When he sent an emissary to Col. Richard Mason in Monterey, he set in motion a series of events which had a profound impact on the future of Benicia and California. He chose a trusted associate, Charles Bennett, to deliver his claim along with a sample of gold. Bennett's boat stopped at the Von Pfister General Store for refueling. The locals gathered at the store were bragging about the recent discovery of coal on the slopes of Mount Diablo and its importance for the future of California. Bennett had to top this with his own story of something better: Gold discovered at Sutter's Mill. A local pioneer Benicia resident, S.C. Gray, recorded that Bennett then displayed Sutter's gold. Though the first published broadcast of the discovery is documented in the newspaper, the Californian (San Francisco), word that spread from the Von Pfister General Store on that night impacted the residents of Benicia immediately and within days most of the male residents abandoned the town for the gold fields.

The Von Pfister General Store meets the National Register Criterion B because of its association with Dr. Robert Semple and Captain E H Von Pfister, Benicia's founder and the proprietor of the store respectively. No other place best represents both Robert Semple and Edward H Von Pfister's contributions to the history of Benicia and California.

Dr. Semple played a large role in the history of California's transition to statehood. Robert Semple played an important role in the bear flag revolt of 1846. He signed a declaration that established the California Republic. With the assistance of Walter Colton, Robert Semple published California's first newspaper, The Californian on August 15, 1846. He also initiated the first mail service in California on April 19, 1847 (between San Diego and San Francisco). In the same year (1847), Semple established both the first ferry service in California (between Contra Costa and Benicia shores) and the City of Benicia. Robert Semple was elected as the President of the First California Constitutional Convention (1849). This man of many firsts spent many hours in amiable conversation at the store he brought to Benicia and the City he brought to California.

Captain Edward H Von Pfister was a Dutch immigrant who arrived in California in 1846. Robert Semple convinced Von Pfister to open a store in Benicia in 1847. The Captain's store was the only one in Solano County and it became the community center. Settlers and pioneer farmers came from outlying areas to buy goods and exchange news. The location of the store on the waterfront made it a very efficient operation. The discovery of gold brought change to his store venture as it did to the lives of all the new settlers of California. Von Pfister went on to become a major figure in Benicia's local politics. He was elected to the Common Council in 1850-1852 and served as City Assessor. In 1853, he served as Justice of the Peace.

Von Pfister General Store

Solano County/California
County and State

Name of Property

The Von Pfister General Store meets the National Register Criterion C because it exemplifies an unusual construction technique. This store is a unique mid-nineteenth century structure illustrating the earliest development of buildings for the California frontier by Anglo-American settlers faced with the shortage of conventional building materials. It is a rare example of the adaption of the traditional Mexican adobe brick used as masonry material much in the same manner as fired brick would have been used. Even the choice of size, nine inches in width, reflects a dimension common to American masonry practice rather than the standard of the "pie" (a Spanish foot, eleven English inches), as was used by the Mexican builders. The preservation and restoration of the building could sustain a vital record of this unusual building practice by "Americanos" prior to the California gold rush. The building still stands in its original location, and consists of original historic materials, therefore retaining high integrity of location and materials.

Von Pfister General Store
Name of Property

Solano County/California
County and State

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Von Pfister General Store
Name of Property

Solano County/California
County and State

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Von Pfister General Store
Name of Property

Solano County/California
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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # HABS 1912
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one acre

Use either the UTM system or latitude/longitude coordinates

Von Pfister General Store
Name of Property

Solano County/California
County and State

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38° 2' 49.65" N Longitude: 122° 9' 40.77" W

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The von Pfister General Store property is a 25 feet by 40 feet parcel located at the south side of Von Pfister Alley at 150 feet west of First Street in the City of Benicia.

Boundary Justification (Explain why the boundaries were selected.)

Von Pfister General Store
Name of Property

Solano County/California
County and State

11. Form Prepared By

name/title :Jerry Hayes
organization:
Benicia Historical Society
street & number:
150 West G Street
city or town: Benicia state: CA
zipcode: 94510
e-mail_jerryhayes@earthlink.net
telephone: 707-746-6689
date: 10/3/12

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Von Pfister General Store
Name of Property

Solano County/California
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

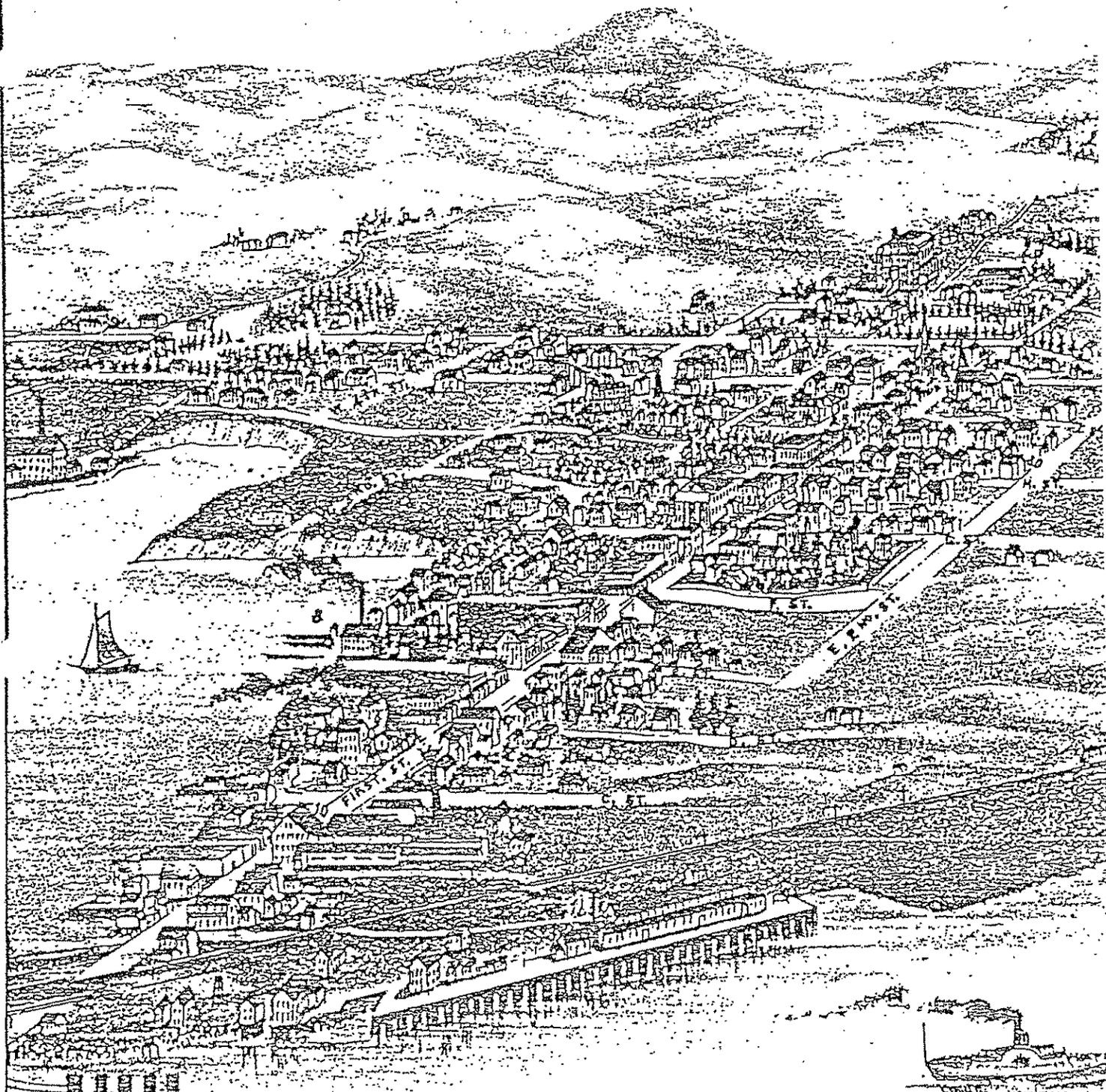
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**HISTORIC STRUCTURE REPORT
DATED 1986**

HISTORIC STRUCTURE REPORT

EXHIBIT "A"



VON PFISTER ADOBE



E. H. VON PFISTER ADOBE

BENICIA, CALIFORNIA

A Historic Structure Report
-1986

CITY OF BENICIA

Office of the City Manager

Prepared By

KENNETH H. CARDWELL, F.A.I.A.
Architect

1210 Shattuck Avenue

(415)845-6475

Berkeley, CA 94709

HISTORIC STRUCTURES REPORT-VON PFISTER ADOBE

I. HISTORICAL ANALYSIS

A. Initial development of Benicia

The area surrounding the Carquinez Straits was first populated by Indians of the Wintun, Karkin, and Patwin tribes, with sub regional names as Carquines, Soscol and Suisuns. The waters and lands adjoining the straits were abundant in fish, deer, elk and bear, and the Indians were able to live an easy life in the mild climate. In 1772, Pedro Fages and Fray Juan Crespi on an expedition to find an overland route to Punta de los Reyes became the first Europeans to explore in the region. Padre Crespi named the straits which blocked their way north, El Rio de San Francisco. In 1775, the packetboat San Carlos, captained by Juan Manuel de Ayala, was sent to chart San Francisco bay. The pilot, Jose de Canizares, operating from a long boat, sounded and made the first charts of the waters of the upper regions of the bay system now known as San Pablo and Suisun bays and the connecting Straits of Carquinez. The city of Benicia lies on the north shore of the east end of the straits, which with Suisun bay are a part of the estuarine system of the Sacramento and San Joaquin Rivers. On the opposite shore lies the city of Martinez. The western reaches of the straits are bounded by rugged terrain and the two cities mark the first easy crossing point for small craft to continue land transport north and south of the eastern shores of San Francisco Bay. The indigenous inhabitants had long used this area as a crossing even before the arrival of the Spanish padres and later Mexican colonists.

The land was a part of the Soscol grant of eleven square leagues made to Mariano Guadalupe Vallejo by Governor Micheltorena in 1843 in consideration of his service as an army officer and for repayment of the large sums of money that he had furnished to the Mexican government. Soscol was the tribal name of the Indians inhabiting the region who were ruled by Sem Yeto. The chief was given the baptismal name of Solano upon his conversion to Christianity at the Sonoma mission and the lands he once ruled now bear his Christian name. Vallejo's title to this vast acreage, extending northward from the Straits of Carquinez, was declared invalid by the United States courts, but purchases made under it were allowed when further small payments were made. The cities of Vallejo, Benicia, Cordelia and the area known as Green Valley lie within its borders.

Robert Semple, overland immigrant of 1845 and participant in the Bear Flag revolution at Sonoma in 1846, observed the potential of the Benicia site for the development of a settlement with a deep water port and a land transfer junction. He saw that it was an ideal spot to control all of the commerce developed and carried on in the great basins of origin of the Sacramento and San Joaquin rivers of the Central Valley of California. Semple, as a Bear Flagger had become acquainted with Vallejo and by December of 1846 had convinced him to set aside a five square mile

portion of the Soscól grant for a town. Vallejo stipulated that the city should be named for his wife Francisca Benicia Carrillo de Vallejo and that Semple must provide a ferry service across the straits. After the town had reached a population of one hundred families the profits of the ferry service were to be used for funding of public schools.

The enterprising Semple was long on ideas but short on funds for surveys, wharf and house building, but with unflagging energy he had soon convinced Thomas Larkin to invest in the undertaking. Semple had gone to Monterey in July of 1846 as a part of Colonel Fremont's unit. In Monterey he published a newspaper, THE CALIFORNIAN, in which he lauded the benefits of his yet unbuilt town of Francisca. With the coming of spring Larkin decided to join the enterprise and on May 19, 1847, Vallejo made a new deed naming Semple and Larkin as partners in the venture. The little settlement at San Francisco had been known Yerba Buena, but when the alcalde proclaimed that the official name of the pueblo was San Francisco, Semple angrily announced in his June 19th issue of THE CALIFORNIAN, that his town would hereafter be known as Benicia, and was destined to become the metropolis dominating northern California.

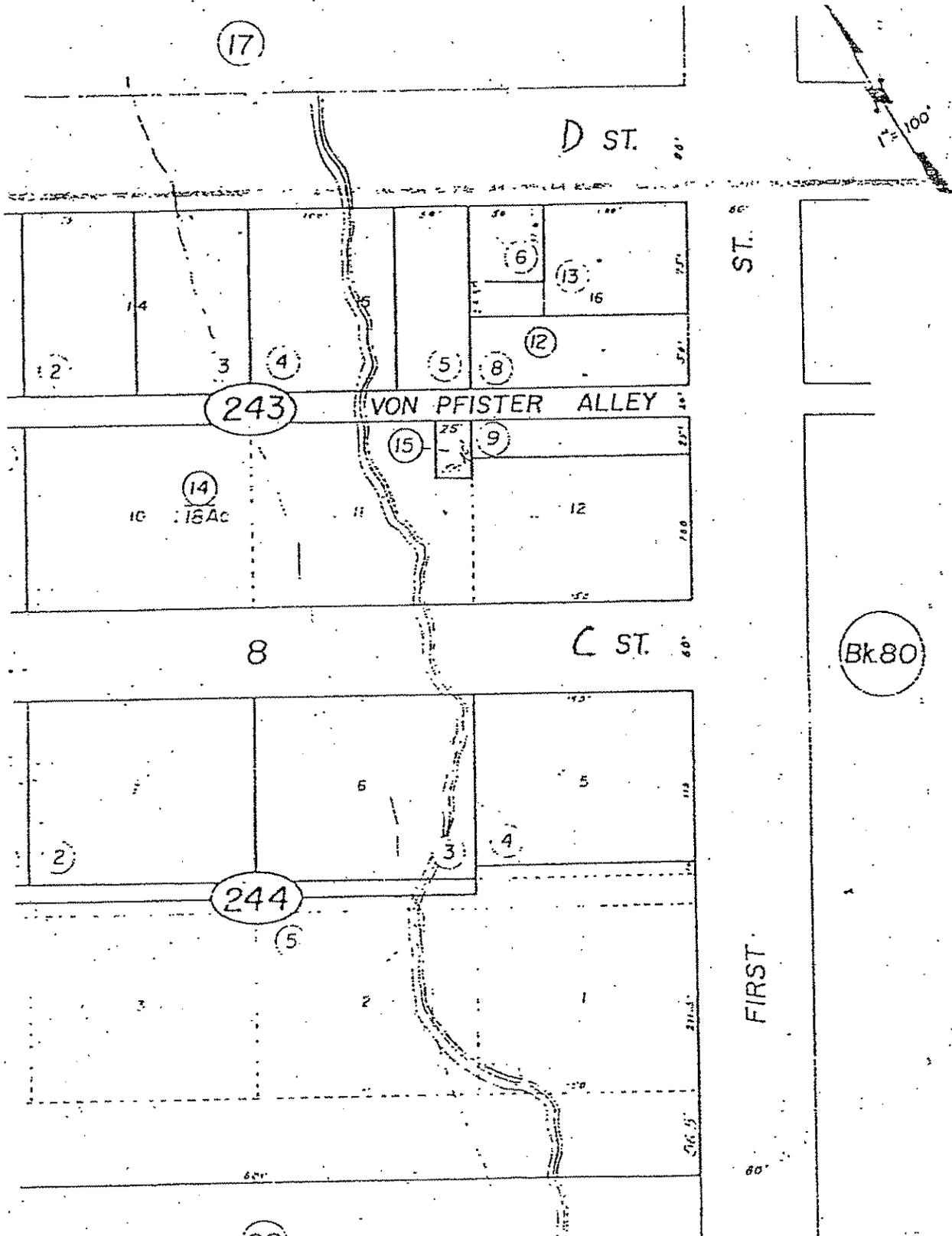
Semple and Larkin commissioned Jasper O'Farrell who with the help of an army engineer named Warner surveyed the land and made a map with 600 foot square blocks formed by main streets 80 feet wide. Secondary streets 60 feet wide running east and west divided the blocks at the mid point, and alleys at the quarter points, 20 feet wide, completed the division into four sections. Each section was divided into four lots creating sixteen parcels of 150 foot width and 125 foot depth, each fronting on a street and running to an alley. A number of the lots in blocks fronting on the shoreline were under water. 100 parcels were given to Vallejo and the remaining even numbered lots were assigned to Larkin and the odd ones to Semple.

The first house in Benicia is reported to have been built by William Isaac Tustin for his family on a lot purchased from Semple. The house was a two room adobe with a roof of part tule and part shingles. Lumber was in short supply, having to be brought by ship from the forested areas of the coast or the lower San Francisco peninsula. Semple and Larkin set about having houses constructed for sale, and the second structure to be erected was of frame construction for Semple. William McDonald is reported to have built the third house, one similar to Tustin's two room adobe. This building, the adobe portion eighteen feet by twenty five feet, was located on Lot 11, Block 8 whose western edge was lapped by wavelets formed by the winds bearing down the Carquinez Straits. The building was as yet unfinished when Semple rented it to E. H. von Pfister for use as a store.

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SIGN _____ DATE BY _____

ASSESSOR'S BLOCK
& LOT NUMBERS
SHOWN IN CIRCLES

CITY OF BENICIA
Assessor's Map Bk. 89 -Pg. 24
County of Solano, Calif.

80-31

B. Biographical sketch of E. H. von Pfister

Edward Horatio von Pfister was born in New York City in 1813. He was of Dutch ancestry and spent much of his early career on the sea, thus all of his life he was referred to as Captain von Pfister. He first came to California in 1846 and the following year was the master of the Hawaiian schooner the Commodore Shubrick, which plied trade goods from the Sandwich Islands to the coastal ports of San Francisco, Monterey and Santa Cruz. Being impressed with the climate and the unlimited opportunities for commerce in California he decided to leave the sea and become a merchant.

In the summer of 1847 he left the Islands on the French schooner Providence, with a supply of merchandise with which he planned to open a store. By chance, Robert Semple, buying supplies in San Francisco, heard of von Pfister's plans and proposed to him that Benicia be the place of his new enterprise. Von Pfister, a sea faring man, knew the importance of deep water anchorage for the success of a port city and agreed to accompany Semple to inspect the Benicia site. The two men set out in a whale boat, taking soundings all the way during the four day trip. Von Pfister convinced that Benicia had the advantages and held the promise for development that Semple promoted, decided to begin his new venture in the nascent city.

The Captain's store, the only one in Solano County, rapidly became a community center, serving as a gathering place for settlers and the meeting of pioneering farmers who came from outlying areas to buy goods and exchange news. S.C. Gray, writing his recollections of the early days of Benicia said, "the store was commodious enough to constitute the rendezvous of the whole town by day and to accomodate everyone in want of lodging for the night. The Captain, being of the jovial and hospitable sort, everbody was at home in his presence or under his roof."

Early in 1848 von Pfister began to act as Larkin's agent. His trade at the store was brisk, he carried a diverse line of general merchandise, and his ledger records articles as small as eyeglasses and suspenders or as large as kegs of brandy and loads of lumber (the first ledger accounts were entered on November 10, 1847). Von Pfister was able to unload lumber from schooners directly on his dock on the bay, making his operation a very efficient one. But the discovery of gold at Sutter's mill in the spring of 1848 brought change to his store venture and in fact to all the new settlers of the territory.

While there are numerous stories on how the news of the discovery of gold was spread, the one associated with the von Pfister store is one of the earliest. According to the pioneer Benicia resident Gray, it happened one evening in late February of 1848, when the men "who usually congregated at von Pfister's rendezvous were sitting there discussing the future prospects of the country under its new ownership, and the conversation turned upon coal mines and the great advantage that would result from their discovery,

which was much hoped for....During the conversation, a man named Bennet (also recorded as Charles Bennett), who had been engaged with John W. Marshall, at Coloma, in building a mill for Sutter, and who was on his way to Monterey, listened quietly for some time, and finally said that something better than a coal mine had been discovered where he had been at work, something which was believed to be gold, and, ...Sutter had paid his expenses to Monterey to see...Mason, and have some specimens that he had with him tested. He then displayed about four ounces in small pieces such as had been discovered. ...much difference of opinion was expressed, Doctor Semple declaring that he would give more for a good coal mine than all the gold mines that were likely to be discovered."

In spite of Semple's scepticism, continuing reports from the gold country soon began attracting more and more men to the diggings who wanted to see and perhaps find riches for themselves. The growth of Benicia, as well as other California towns ceased as the men departed. By late spring even von Pfister wrote to Larkin explaining that his sales were down and said, "I am about to leave this place as I have a very advantageous offer to go and open a store at the gold mine. If I should be fortunate up there the whole of it shall go to improve Benicia." The Captain hired Semple's launch and with his store of goods loaded, headed for Coloma to join Sam Brannan in selling supplies to the miners.

Von Pfister returned in less than a year, not much richer and a great deal sadder, as his brother John had been murdered in a frontier shooting. He turned to the operation of the California House in Benicia just north of his old adobe store, and in six months had made more money from the argonauts on their way to the mines than he had from his time spent in the gold fields. He entered fully into the life of the community, and was elected to the Common Council in 1850, 1851 and 1852 and later served as City Assessor. He held office in the Masonic Lodge and worked for the establishment of Benicia's first school. In 1853 he purchased the old adobe and advertised his services as a Justice of the Peace at that address.

In 1854 Captain von Pfister married Mary Hall Sheridan, sister of Catherine Fischer whose husband was a leading Benicia citizen. It is likely they made their home in the small adobe. In 1856 von Pfister became the manager of the El Dorado Saloon on First street in the Solano Hotel block, and advertised for sale, "none but the best wines and cigars. Everybody knows E. H. Von Pfister." In 1863 he bought the property where he operated his saloon and shortly thereafter was reported to be reconstructing a structure on the property into "a neat and substantial dwelling." It is assumed that he and Mary moved to this new house behind his store familiarly known to Benicia residents as Von's Place. While von Pfister listed his occupation as saloon keeper, he was also very active in real estate trading in the city. From the first day of his arrival in Benicia he had invested in various properties throughout the city and a good portion of his income no doubt came through property sales and rentals.

When Edward von Pfister died on April 9, 1886 the Saturday edition of "The New Era" published a memorial. "On Friday morning at 9 o'clock Capt. E.H. von Pfister passed away after an illness of a few weeks. Knowing that the end was near he waited calmly and patiently for it. Captain was one of the best known pioneers in the state, having come here in 1846 and to Benicia in 1847, where he has resided ever since with the exception of two years. Captain's first place of business was the adobe building situated in the rear of Jas. Ewing's store...(He)was elected one of the concilmen of this city and since has filled the office of Trustee and Assessor at many different times. With the political history of both the county and city he has been closely connected. The first deeds on record are in the handwriting of the Captain's. As a citizen he has been one of our best, always upright and honest in all his dealings and making many friends. His wife survives him. The deceased was a native of N.Y. and was born in 1813 being 73 years of age at the time of his death.... The funeral will take place from the Episcopal church on Sunday afternoon at 2 o'clock under the auspices of the Benicia Lodge No.5, F & A.M.

Edward von Pfister was owner of the adobe for the greatest portion of its existence. He used it as a store for almost a year prior to his venture in the gold country and purchased it in 1853 a few years after his return to Benicia. He used it as an office for a short lived stint as Justice of the Peace and most likely made it his home during the early years of his marriage. With the purchase of the store and related out buildings on First street between E and F streets in December of 1863, he appears to have let the building for residential use. Except for the two years when he was involved in litigation with Thomas Johnson and transferred his ownership to his sister-in-law and her husband, he must have been the one responsible for most of its maintenance and refurbishment.

After the sale of the property upon von Pfister's death to C.B. Houghton, it is possible that any residential function of the building ceased to exist. The adobe was surrounded with stored building supplies and accessory buildings of a lumber yard and it probably took on the function of a yard office and storage room. There would have been no change in its function under the ownership of the Port Costa Lumber Company nor its successor in the twentieth century, the Johnson Lumber Company. Although lumber yard activity ceased with the acquisition of the property by Joseph Garske, the small adobe structure continued its use for storage. All in all the von Pfister adobe was used for a store with residence or office and residence from the year 1848 until 1881. At that time it is possible it continued to be used as a residence until the turn of the century. It seems most likely that after its repair necessitated by the destructive fire, the building only functioned as a storage building with an office.

C. Construction history

The unfinished adobe that Semple rented to von Pfister in 1847 probably consisted of two rooms partially walled and roofed. It appears that the adobe wall planned to enclose the north end of the building was never constructed. Von Pfister set about adding a wood frame addition to the south end of the building and enclosing and constructing a loft space above the adobe section. In letters to Thomas Larkin dated February 18, 1848, von Pfister reports that a portion of the southeast corner of the store had been damaged in the wind, more likely of wooden construction than adobe. He gives the size of the store as eighteen by forty feet, a size corroborated by the 1886 Sanborn Map showing a one-half story adobe building clad with clapboards and a small one story wooden addition at the south.

Von Pfister left his rented store for the gold fields in May of 1848 and Semple sold it to Ricker and Evans who in turn sold it to Mitchell in November of 1851. Von Pfister acquired it in September of 1853. During this five year period the building was referred to in the deeds as an "adobe house," "adobie store," and "(the) Mitchell house." There is no record of improvements made by the time von Pfister reoccupied the building and it can be assumed that the building still exhibited exterior walls of plastered, whitewashed adobe with a wooden addition built of vertical redwood boards clad with whitewashed clapboards repeating the construction of the north wall.

The interior of the large room of the adobe was sheathed with redwood boards affixed to the adobe walls. The boarding was covered with muslin, and a rag based wall paper decorated the walls trimmed with a baseboard and chair rail. The flooring was probably wood tongue and groove board on sleepers placed in the ground although it is possible that hard packed adobe served in the early years. (The baseboard sets on top of the existing flooring.) The earliest ceiling consisted of muslin stretched from the soffits of the ceiling joists which carried one inch boards for the flooring of the loft story. The finish of the small room of the adobe cannot be determined other than it too was sheathed with redwood boards attached to the adobe walls. Subsequent fire damage left no clues of the finish surfaces, but this room did contain the ladder like stairway that was necessary to reach the loft spaces.

It has not been determined when the exterior adobe walls were clad with clapboards but the Sanborn map indicates that it was prior to 1886. The boards of the east wall, originally nailed with square nails, are larger and set with a greater exposure than those of the north wall. It may also be assumed that the west wall once had a similar cladding as the boarding is done for protection and the west wall had the most severe exposure. Probably at this time the building also received the second layer of wallpaper which is of a pattern consistent with designs of the mid years of the latter half of the 19th century. The flush board ceiling and cove molding would also be a contemporary improvement.

The next changes came as a result of extensive fire damage to the structure. It appears that the fire started in the small room of the adobe and spread through the eaves and doorway to the west wall of the large room. Perhaps water used in quelling the fire saturated the wall and led to its collapse. In any case most of the west adobe wall was destroyed and replaced with studs fashioned from two by nine inch planks placed to support the plate. Burned rafters and joists were left in place and reinforced with new timbers. A new western exterior of shiplap siding replaced the old clapboards which were used to rebuild portions of the north wall.

The large room in the adobe suffered smoke damage to the third layer of wallpaper which is a pattern consistent with turn of the century designs. This would put the fire date post 1900. The refinishing of the small room was done by installing vee grooved redwood siding over the charred surfaces of the walls and ceiling with a new plank floor placed several inches higher than the original level. Little seems to have been done to the large room, and it appears that it was no longer in use as residential space, but that racks and shelving were crudely installed to use the room as storage space.

Whether or not the southern wooden addition perished in the fire has not been determined but it seems unlikely as the adobe wall at the south stopped the spread of fire so that even the gable end of the story and one half portion which rose above the one story structure was not damaged other than on the interior. In any case the one story structure was removed at some time, exposing the adobe wall to the elements with consequent deterioration and eventual dissolution.

A photograph circa 1947 shows the building with a lean-to addition on the east side and a pent roof canopy sheltering the northwest door. Historic openings, a doorway at the northeast, and windows on the east and west walls had been boarded over prior to this date.

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E. Annotated Record of Title

June, 1847

Grantor: Original Subdivision
Grantee: Robert Semple
(House built Wm.(sic)McDonald. November 11, 1847 Semple
letter states rented to von Pfister. Tustin states
Benjamin McDonald builder).

March 12, 1849

Grantor: Robert Semple
Grantee: Ricker and Evans
(eastern 1/2 of said lot fronting 75 feet on C Street and
extending back 125 feet to an alley there being an adobe
house on said lot).

March 8, 1850

Grantor: Winfield S. Ricker
Grantee: Osgood H. Evans
Deed Bk B pg 276 (being 25 feet fronting on C Street and
running back 125 feet to an alley, together with the build-
ing therein known as the "ADOBIE STORE").

November 24, 1851

Grantor: Osgood H. Evans
Grantee: Josiah A. Mitchell
Deed Bk F pg 111 (Fronting 25 feet on C Street and extending
back to an alley 125 feet being the lot of land on which the
house known as Mitchell House is situated).

Date Undetermined

Grantor: Josiah A. Mitchell
Grantee: Osgood H. Evans
(No deed found to indicate reason title returned to Evans).

Date Undetermined

Grantor: Osgood H. Evans
Grantee: Charles W. Hayden
(No record of deed found).

September 28, 1853

Grantor: Charles W. Hayden
Grantee: E.H. von Pfister
Deed Bk G pg 583 (In the Benicia Vedette of December 1853
E.H. von Pfister ad as Justice of the Peace, Office near
First street, between C and D streets at the rear of the
St. Charles Hotel, Benicia).

February 12, 1855

Grantor: E.H. von Pfister
Grantee: Catherine Hall
Deed Bk I pg 242 (being the same property purchased by
Charles W. Hayden of O.H. Evans, dec'd. and by the said
Charles W. Hayden sold and conveyed to the said Edward H.
von Pfister).

Date Undetermined
Grantor: Catherine Hall
Grantee: Joseph Fischer
(No record of deed found).

Date Undetermined
Grantor: Joseph Fischer
Grantee: Thomas Johnson
(No record of deed found, but a deed dated January 17, 1854 from von Pfister to Johnson is found in Solano District Court case #739.) Solano County Herald 5/1/58 — Adobe house and lot known as Von Phister's house, situated on an alley back of the St. Charles Hotel...Inquire of E.H. Von Phister, Gem. Saloon.

February 16, 1859
Grantor: Thomas Johnson
Grantee: Joseph W. Sanborn Jr.
Deed Bk N pg 199 (addenda describes as the same parcel deeded by E.H. von Pfister to Catherine Hall to Joseph Fischer to Thos. Johnson).

Date Undetermined
Grantor: Joseph W. Sanborn Jr.
Grantee: E.H. von Pfister
(No record of deed found).

March 20, 1868
Grantor: City of Benicia
Grantee: E.H. von Pfister
Minute Book of the City of Benicia, Claim No. 66, pg 191, Filed May 2, 1867 (von Pfister's affidavit claims to have had the property rented to a tenant in July of 1866).

May 23, 1881
Grantor: E.H. von Pfister
Grantee: C.B. Houghton
Bk 77 pg 324 (A portion (25 x 60) with the building on it. C.B. Houghton had purchased the south portion (25 x 65) of Lot 11 Block 8 on April 1, 1870. In 1867 he had purchased from Sanborn other adjacent surrounding property).

Date Undetermined
Grantor: C.B. Houghton
Grantee: Fanny Houghton
(No record of deed found. C.B. Houghton is spelled C.B. Houton on the Sanborn Insurance map of 1886).

November 17, 1898
Grantor: Fanny Houghton
Grantee: Port Costa Lumber Co.
Deed Bk 134 pg 34.

Date Undetermined

Grantor:

Grantee: Alfred R. Johnson

(Record of deed not found. Site occupied prior to 1937).

October 13, 1960

Grantor: Alfred R. Johnson

Grantee: Joseph Garske

Deed Bk1047 pg 595.

May 28, 1976

Grantor: Joseph Garske

Grantee: City of Benicia

Deed Document Number 32680.

II. DESCRIPTION OF EXISTING EXTERIOR AND INTERIOR BUILDING FABRIC

A. Site

The site of von Pfister's adobe store is located approximately one hundred feet east of the original shoreline of a north south cove formed in Carquinez Straits by Benicia Point. The cove faces the opening in the western headlands of the straits and the adobe property is located at its center providing a superb view to the west. The view to the north is generally restricted by buildings and the potential construction at the east will block the outlook to First Street. The view south is over undeveloped land sloping away to the straits and its steep banks of Point Carquinez opposite rise more than three hundred feet.

The property is a parcel 25 feet by 40 feet located at the south side of Von Pfister Alley at 150 feet west of First Street. The alley is an unimproved way used by cars and trucks belonging to the residence located north of the way. Excavations and formwork for a structure are in place along the south side of the alley. ~~Two large eucalyptus trees mark the approach to the property, both have been severely pruned, the north one so heavily as to endanger its survival. The section of the alley directly north of the parcel is blocked by a tubular steel frame hoist. The alley right of way to the water is further blocked by metal scrap, hulls, marine gear and miscellaneous jetsam.~~ The lot is bounded on the south by a sloping deteriorated gravel drive which is the access to a large corrugated metal clad industrial building located directly southeast of the property. The west side is bounded by an unimproved drive approximately fifteen feet wide and separates the property from an assemblage of shipways and wharfage adjoining the bay. The north side is bounded by the alley as described and the east is bounded by unimproved ground covering approximately twenty feet to building formwork set in the property south of the alley.

B. Exterior

The von Pfister Adobe is a rectangular, story and one half structure with a moderately sloped gable roof. The structure is in extremely poor condition and is in danger of immediate collapse. The storms of the winter season 1985/86 eroded more adobe and support of the east wall plate has been severely reduced and lack of ground water drainage along the east wall has further increased its overturning.

Almost all surfaces are in extremely poor condition, have failed or are failing. Shingles of the roof are non-existent and a composition board applied over the roof stripping as a temporary roofing has been severely damaged and now covers less than fifty percent of the structure. The south wall (at one time adobe) now consisting of the backside of the interior sheathing is in fair condition. The upper exposed gable is badly weathered and much of the nailing of the clapboarding has failed. The west wall facing of horizontal shiplap has slid off its footing and

leans against remaining adobe walls and 2 by 9 inch plank studs used in an early rebuilding. The north wall of 4 inch clapboards is in fair condition although it is racked by the overturning motion of the structure. The east wall clapboarding is bowed out of place by the crumbling of interior adobe and its south end boarding is missing. All window and door openings are badly deteriorated.

C. Interior

The interior surfaces of the small room (Room 101) of the von Pfister adobe are in good condition, although the distortions of the building frame have racked and loosened some members. The small window in the east wall has portions of the existing sash in poor condition and the frame and sill have been damaged by the crude installation of material to block the opening. The door and any hardware of its installation are missing.

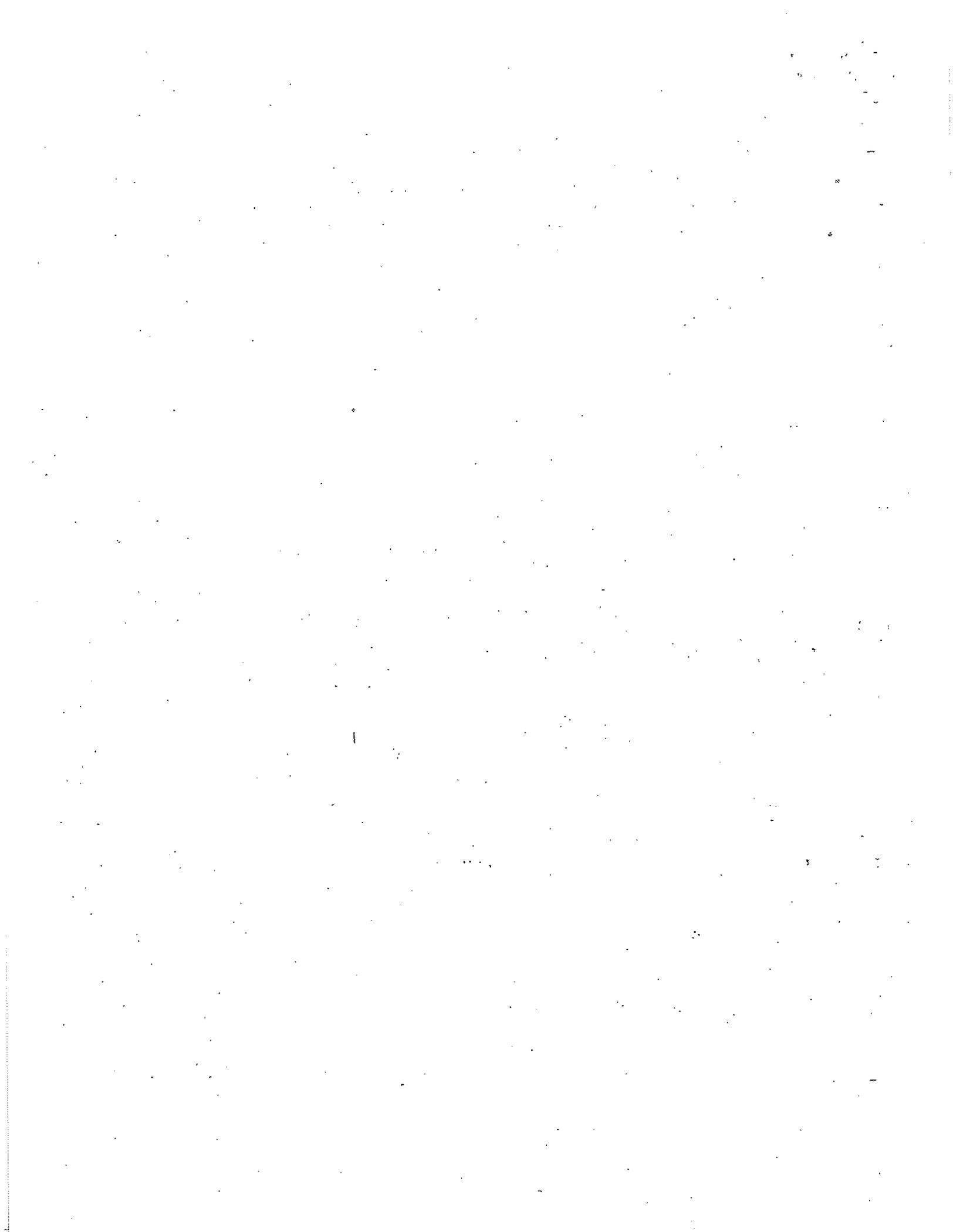
The interior of the large room (Room 102) is in extremely poor condition, although seventy five percent of the original ceiling, chair rail and baseboard moldings exist in good condition. Very little of the wall paper is left, but samples were taken and preserved for analysis and identification. The flooring has decayed over the supports and has been attacked by termites and wood destroying fungi. None of it is serviceable. The ceiling is seventy five percent in place and in fair condition. Much of the interior redwood wall sheathing of the east and west walls has been displaced by failure of the structural walls and a good portion on the south adobe cross wall has been removed, possibly to find support for the installation of storage racks.

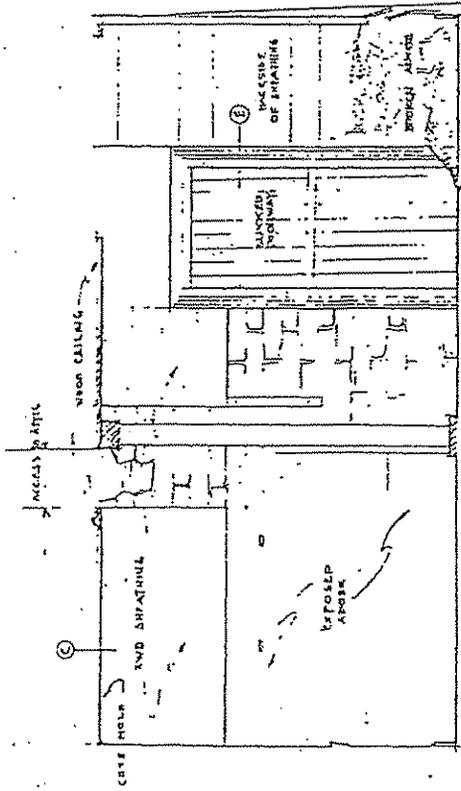
The loft space is in fair condition considering the havoc wracked by fire and exposure to weather. Charred rafters and joists have been reinforced with new timber. Much of the rough construction is as it must have been originally, although charred.

D. Record Drawings

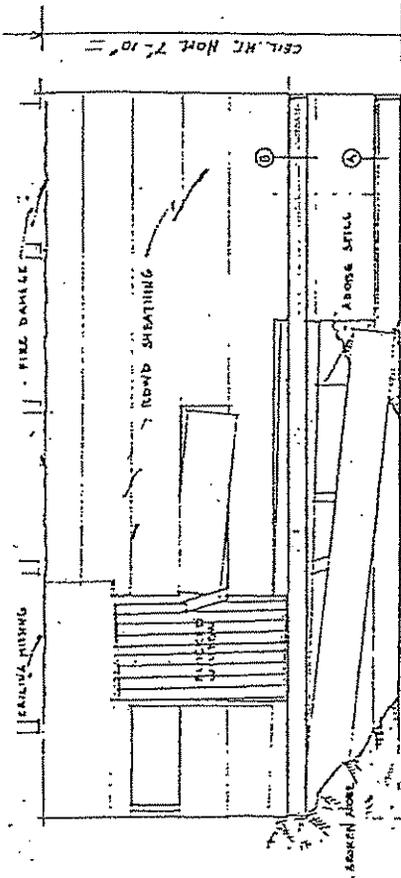
The drawings were made during the early part of 1986 by Kenneth H. Cardwell assisted by Mary Sullivan Cardwell. The condition of the building precluded the normal degree of accuracy and cumulative dimensions given should not be considered to have more than an accuracy of plus or minus six inches. The failures of surfaces and structural members drawn are an indication of the nature of deterioration and are not to be considered as the absolute conditions to be found.

1. SHEET #1 - Plan
2. SHEET #2 - South Elevation
3. SHEET #3 - North Elevation
4. SHEET #4 - East Elevation
5. SHEET #5 - West Elevation
6. SHEET #6 - Section
7. SHEET #7 - Interior Elevations Room 102
8. SHEET #8 - Interior Elevations Room 101
Molding Profiles
Sketch Plot Plan

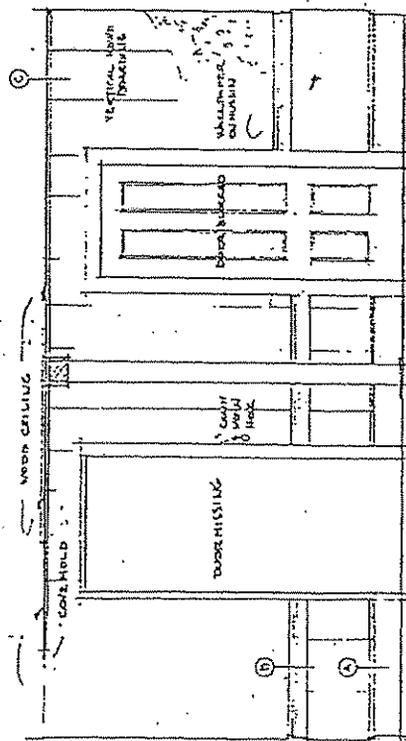




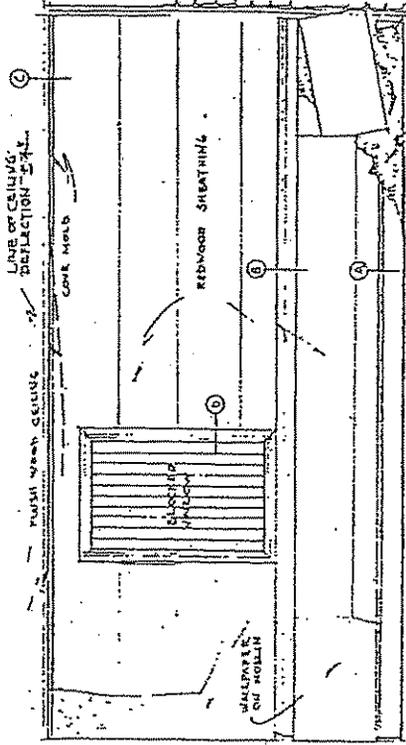
SOUTH WALL



WEST WALL



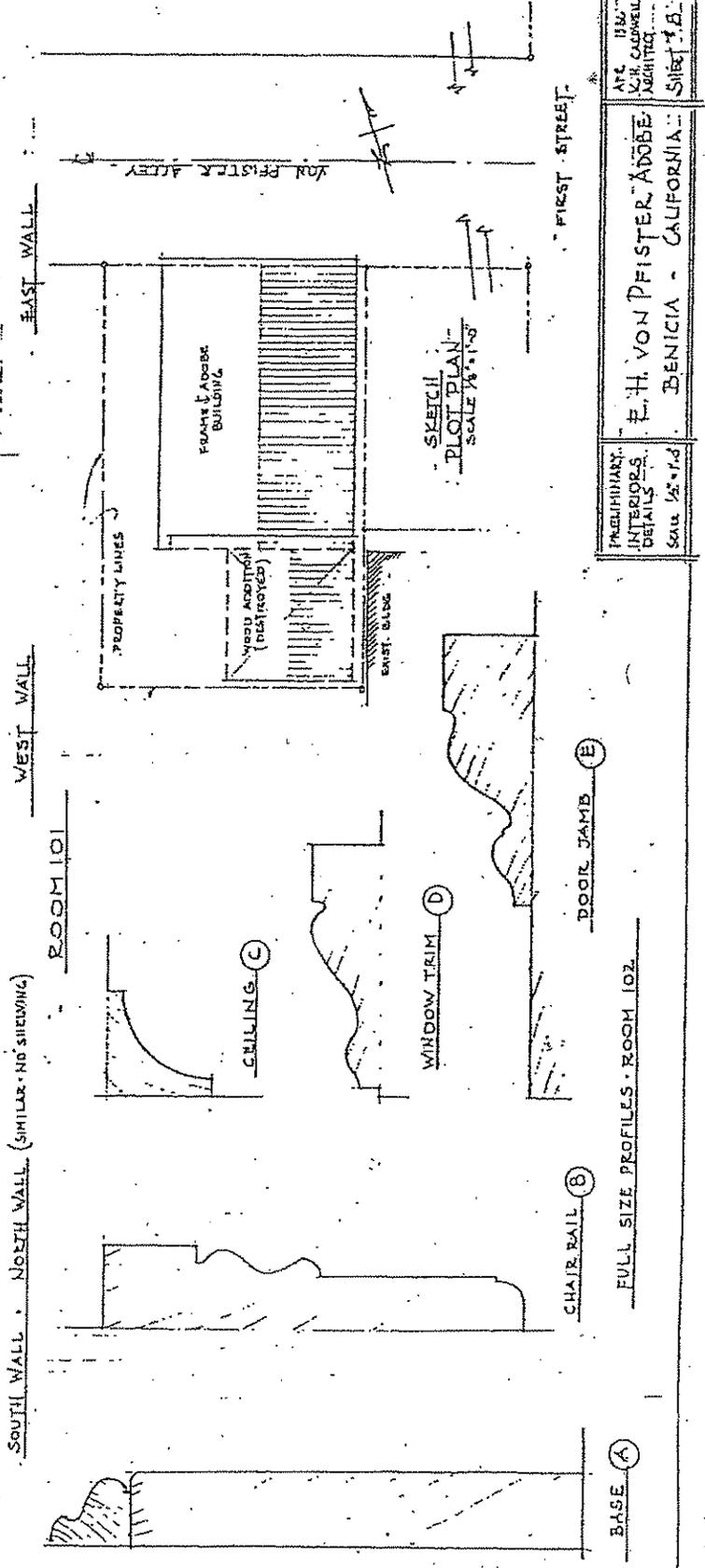
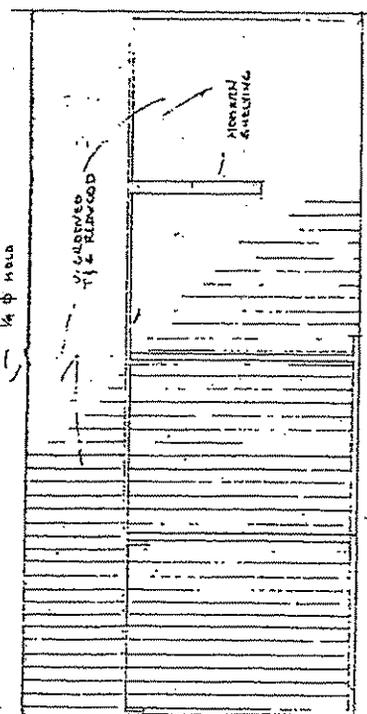
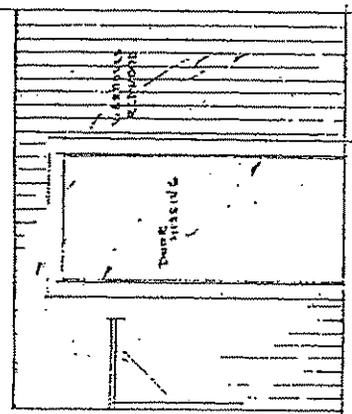
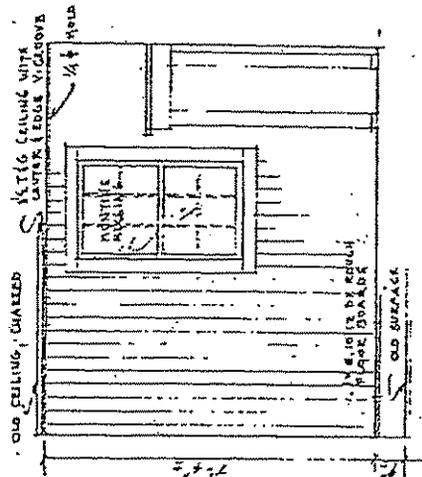
NORTH WALL



EAST WALL

ROOM 102

PRELIMINARY INTERIOR ARCHITECTURE SHEET NO. 1
 E. H. VON PFISTER-ADBE
 BENICIA, CALIFORNIA



PRELIMINARY INTERIORS DETAILS scale 1/8" = 1'-0"

E. H. VON PFISTER, ARCHT. BENICIA - CALIFORNIA

ATC 1540
V. H. CALDWELL ARCHT. SHEET 1.5

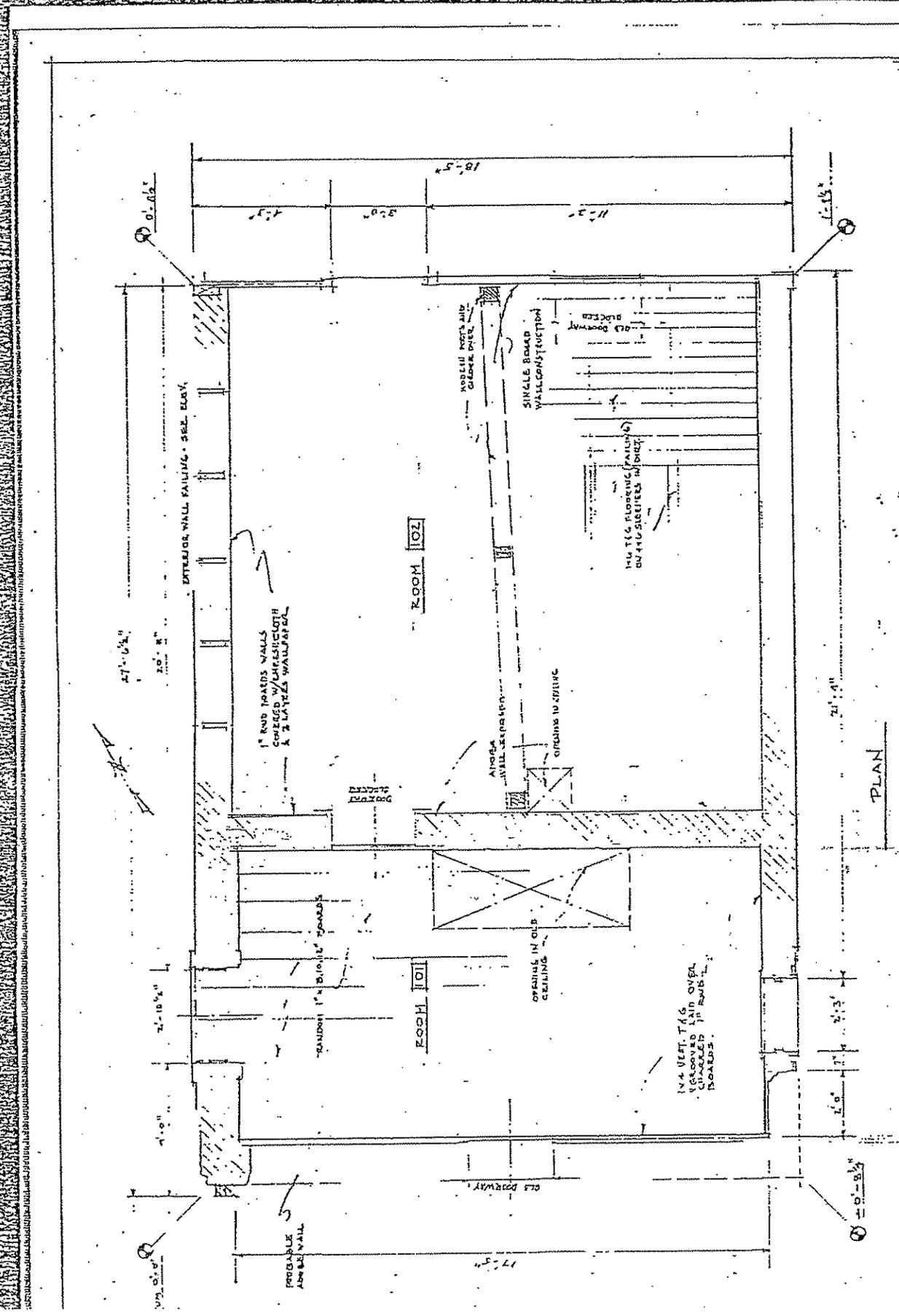


FIG. 1. 11-
 CONSTRUCTION

E. H. VON FLISTER-ADOBE
 SAN FRANCISCO - CALIFORNIA

786 LAMAR
 PLAN

NOTE: DIMENSIONS ARE NOMINAL
 CONSTRUCTION CONDITIONS
 MAY BE 1/8"

PLAN

PROBABLE
 ASBESTOS WALL

OLD DOORWAY

OPENING IN OLD
 CEILING

1 1/4" X 4" T & G
 FLOORING OVER
 1" X 4" BOARDS

ROOM 101

ROOM 102

1" END BOARD WALLS
 COVERED WITH SHEET
 & 2" X 4" WALL PAPER

SINGLE BOARD
 WALL CONSTRUCTION

WOODEN ROOF WITH
 GUTTER OVER

Adobe
 WALL CONSTRUCTION

1 1/4" X 4" FLOORING (PARTIAL)
 ON 1" X 4" STUDS IN BAY

OLD DOORWAY

EXTERIOR WALL FINISHING - SEE DRAWING

27'-0 1/2"

20'-0"

2'-10 1/2"

4'-0"

18'-5"

4'-7"

5'-0"

11'-2"

12'-0"

21'-4"

2'-3"

2'-3"

0'-0 1/2"

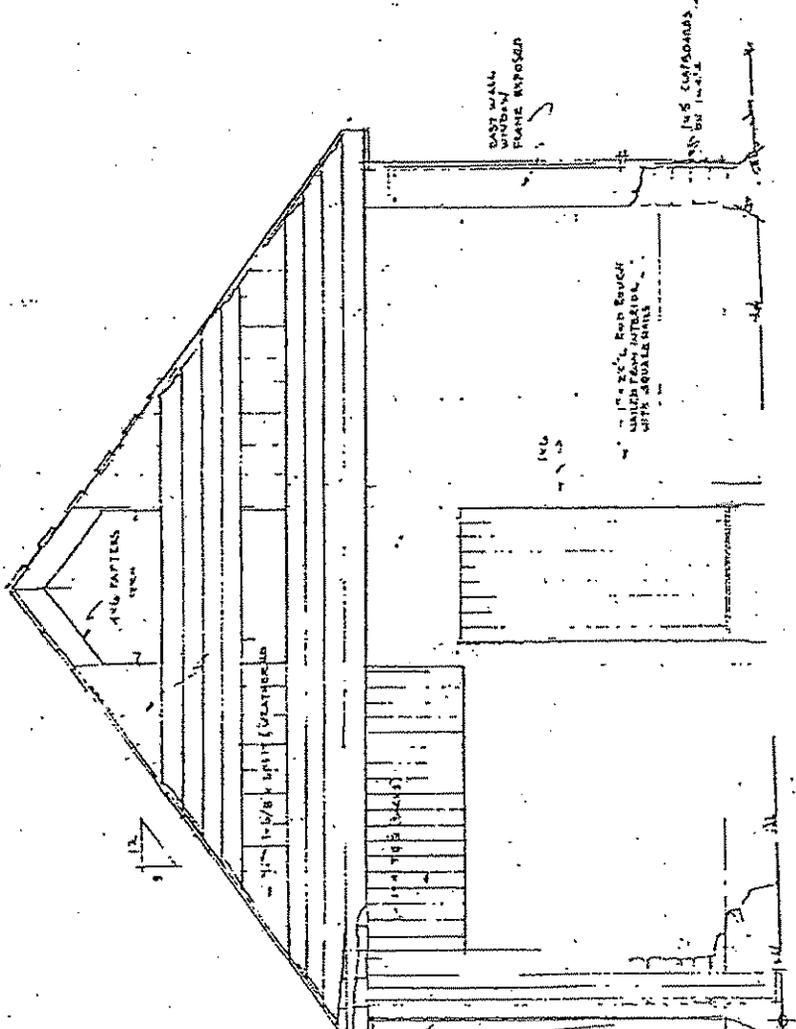
17'-5"

0'-0 1/2"

0'-0 1/2"

ROOF SLOPES 1:10-14

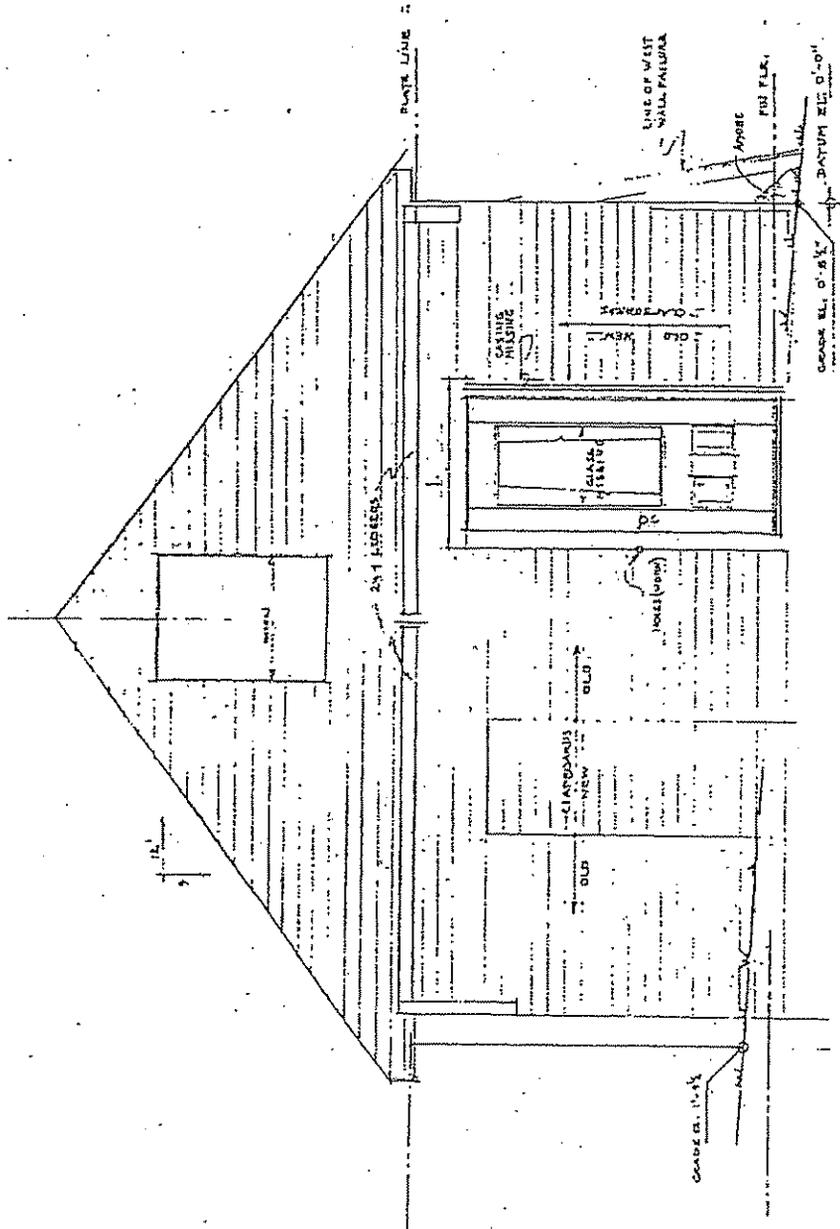
APPROX PLUMB LINE 2-26-32



SOUTH ELEVATION

PRELIMINARY ELEVATION	SCALE 1/8" = 1'-0"
E. H. VON PFISTER, ARCHT. BERNICA - CALIFORNIA	
MAY 1934	

ROOF SLOPES 1/4" IN 12"

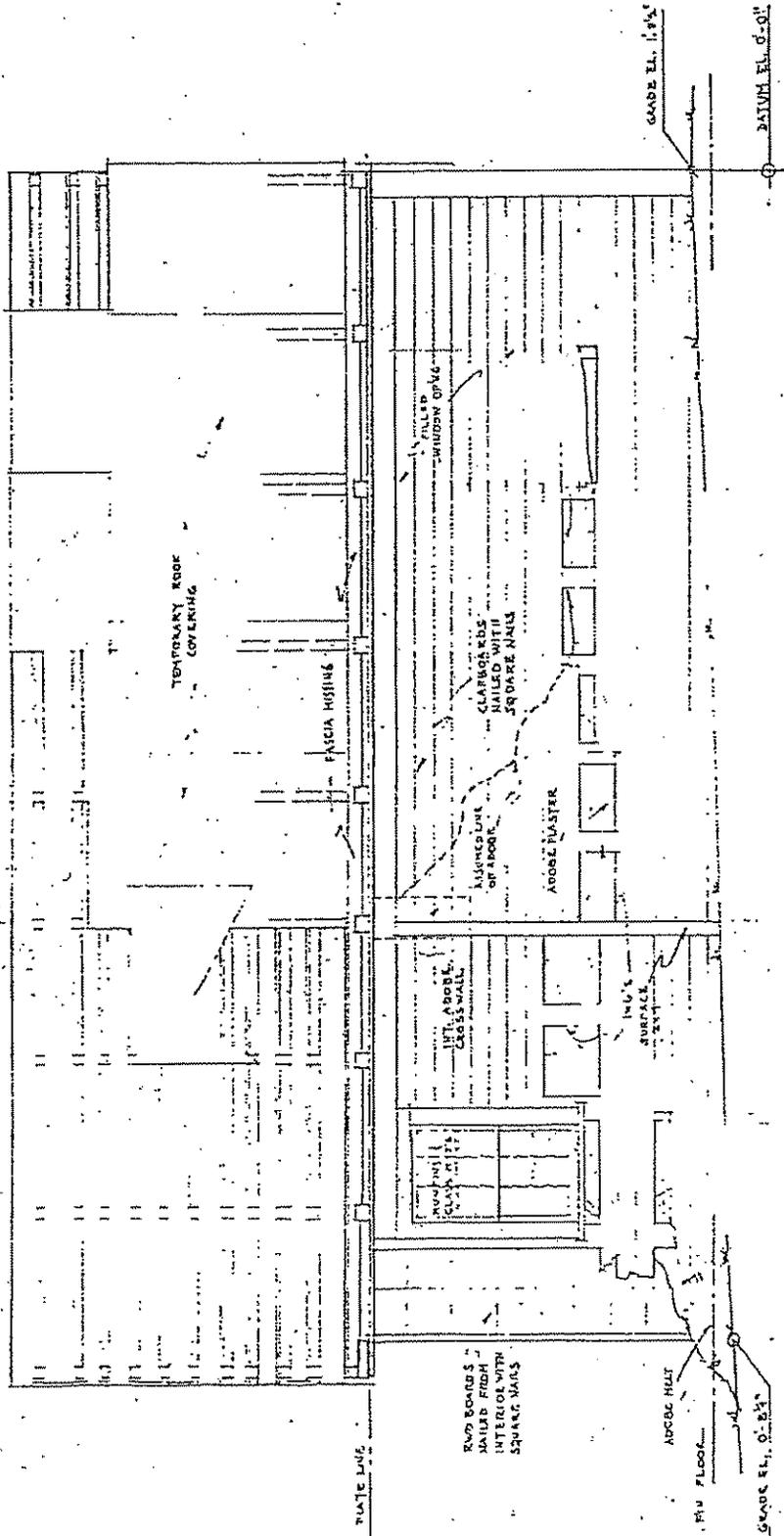


NORTH ELEVATION

PRELIMINARY
ELEVATION
SCALE 1/2" = 1'-0"

E. H. VON PFISTER, ARCHT.
BENICIA - CALIFORNIA

MARCH 20
E. H. VON PFISTER
ARCHT.
SHEET 1 OF 2

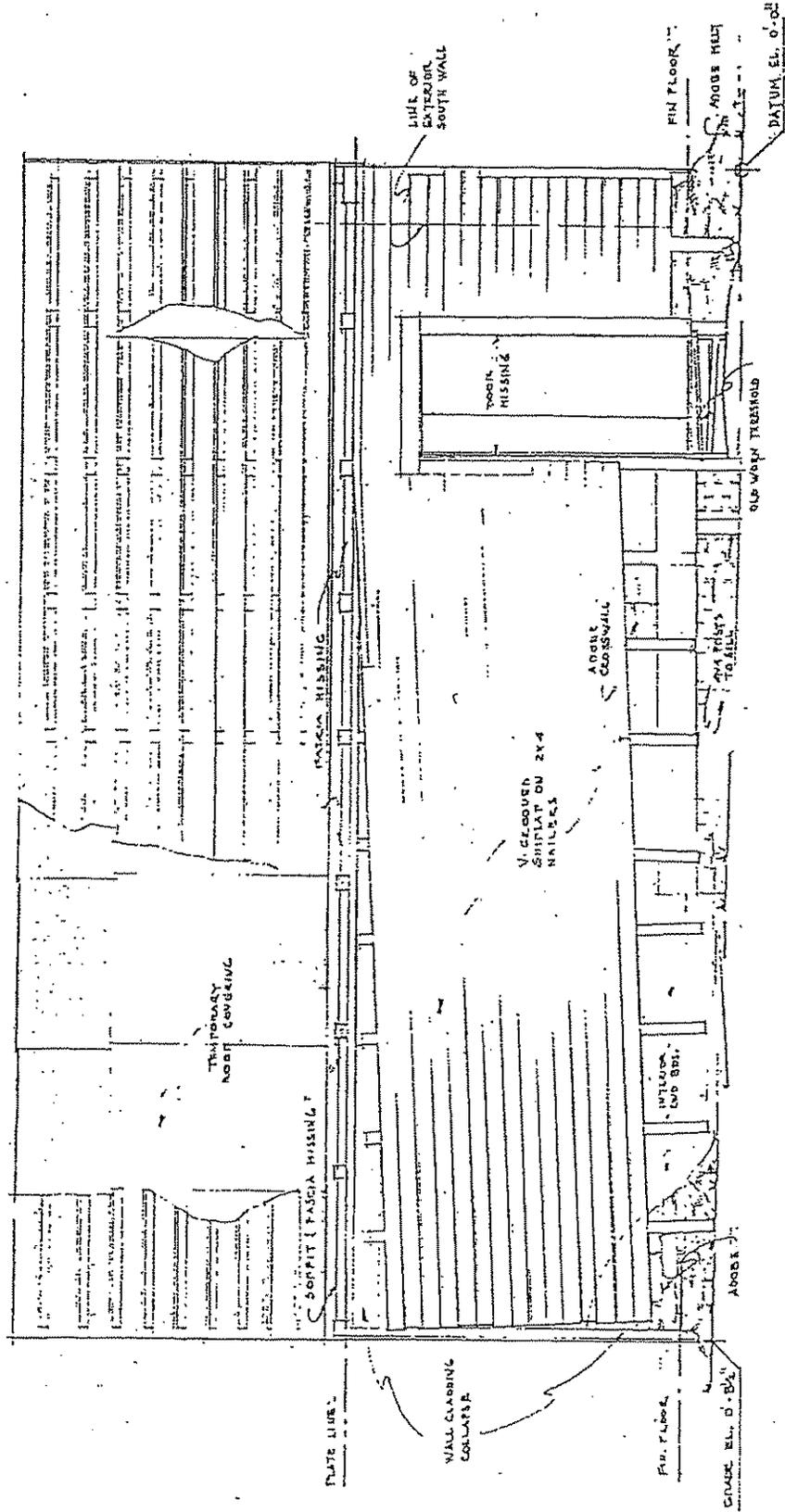


EAST ELEVATION

PRELIMINARY
ELEVATION
SCALE 1/2" = 1'-0"

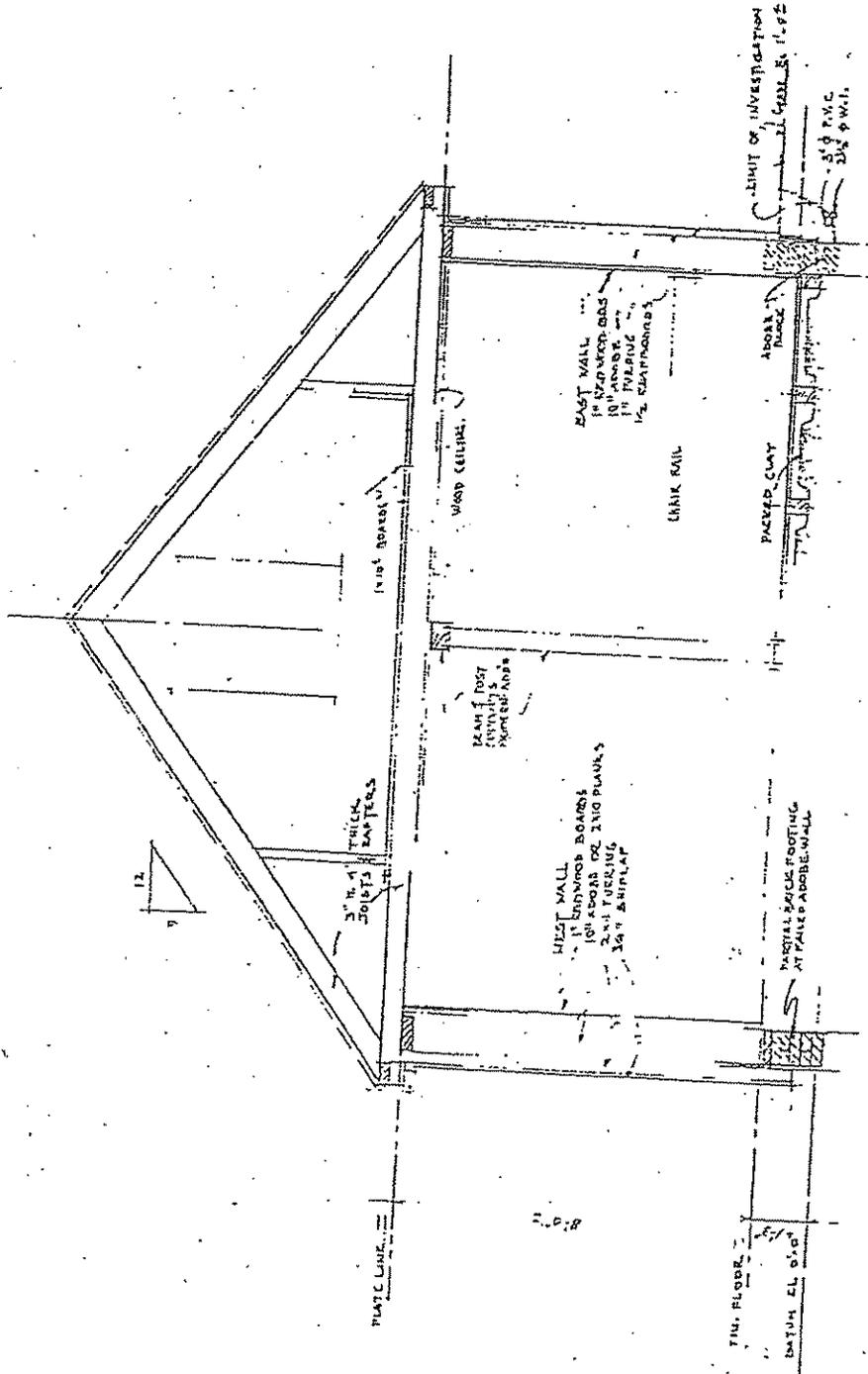
E. H. VON PFISTER, ARCHT.
BENICIA, CALIFORNIA

MARCH 1911
E. H. VON PFISTER, ARCHT.
SHEET #4



WEST ELEVATION

PRELIMINARY ELEVATION
 SCALE 1/4" = 1'-0"
 E. H. VON PEISTER-ADOBE
 DENICIA, CALIFORNIA
 ARCHITECT
 MARCH 24, 1934
 SHEET # 5



SECTION

South Elevation

PRELIMINARY SECTION
SCALE 1/8" = 1'-0"

E. H. VON PEISTER, ARCHT.
DENICIA - CALIFORNIA

MARCH 24
CINCINNATI
ARCHT. OFF.

LIMIT OF INVESTIGATION
10' ABOVE
11' BELOW
1/2" CONTINUOUS
3" P.V.C.
3" x 3" P.W.I.

EAST WALL
1 1/2" ABOVE
10' ABOVE
11' BELOW
1/2" CONTINUOUS

LINK RAIL

PACKER CLAY
BOARD
DRAIN

WOOD CEILING

PLATE LINK

FIN. FLOOR

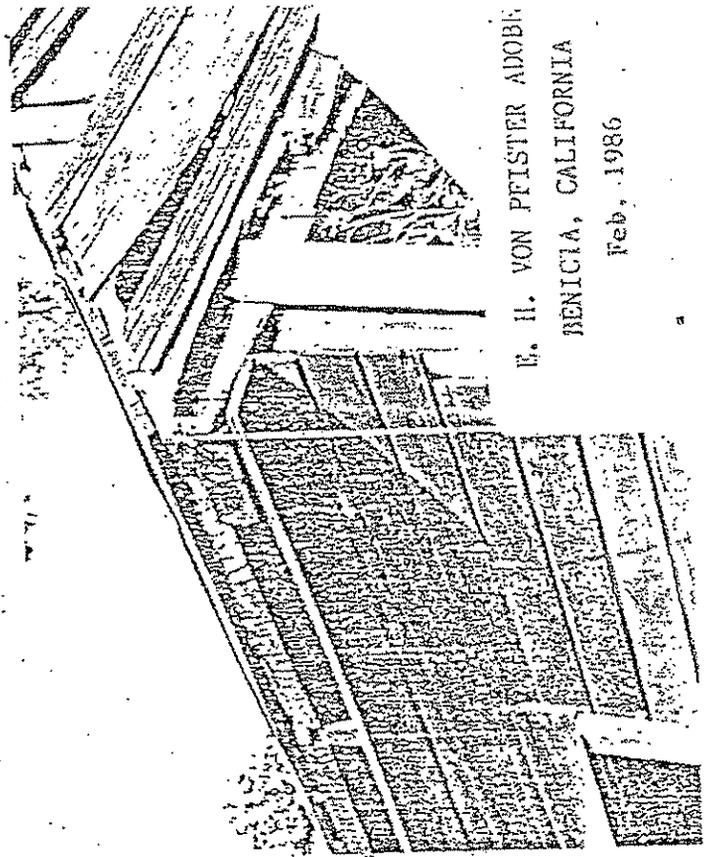
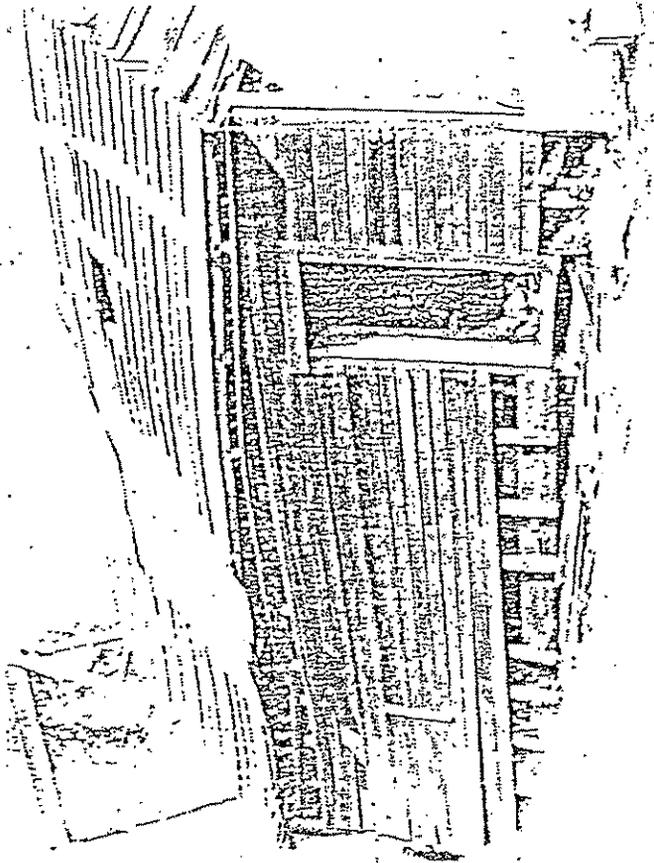
DATUM EL. 0'-0"

NEGATIVE FOOTING
ATTACHED TO WALL

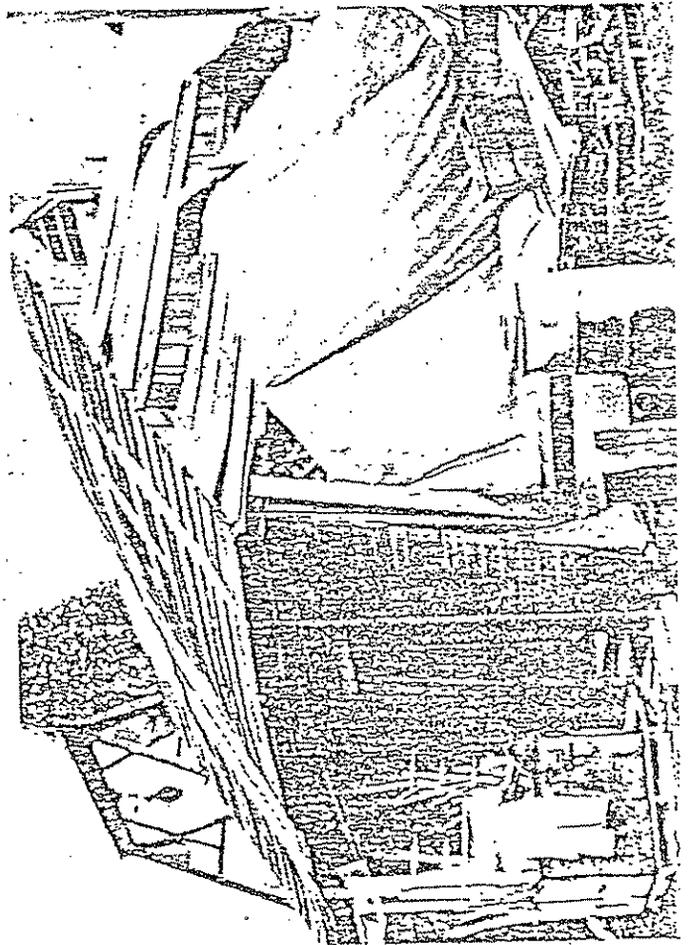
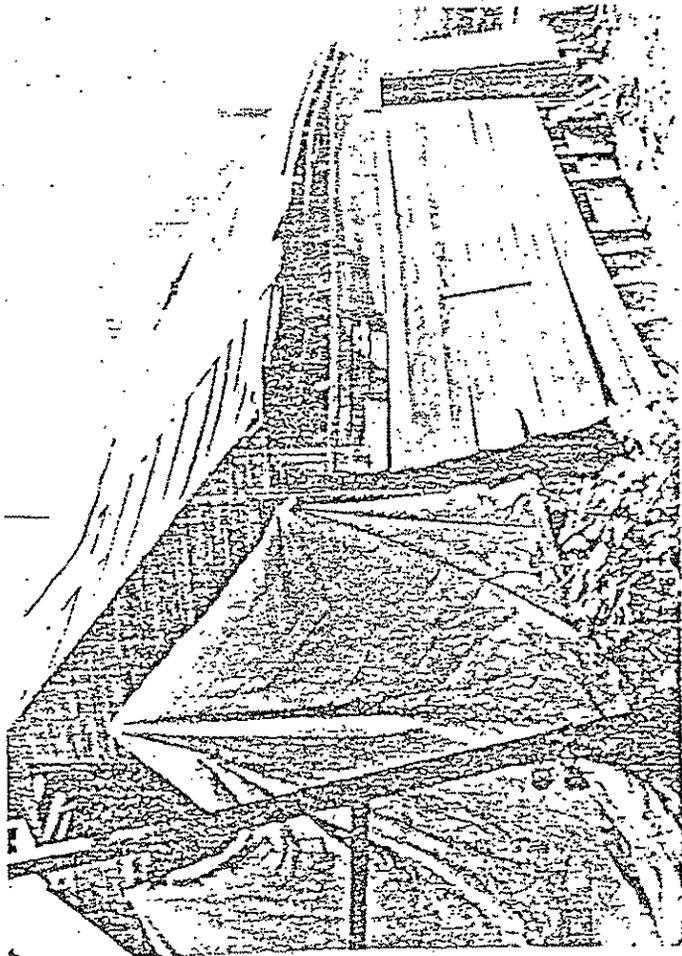
WEST WALL
1 1/2" ABOVE
10' ABOVE
11' BELOW
1/2" CONTINUOUS

THICK
JOISTS
RAFTERS

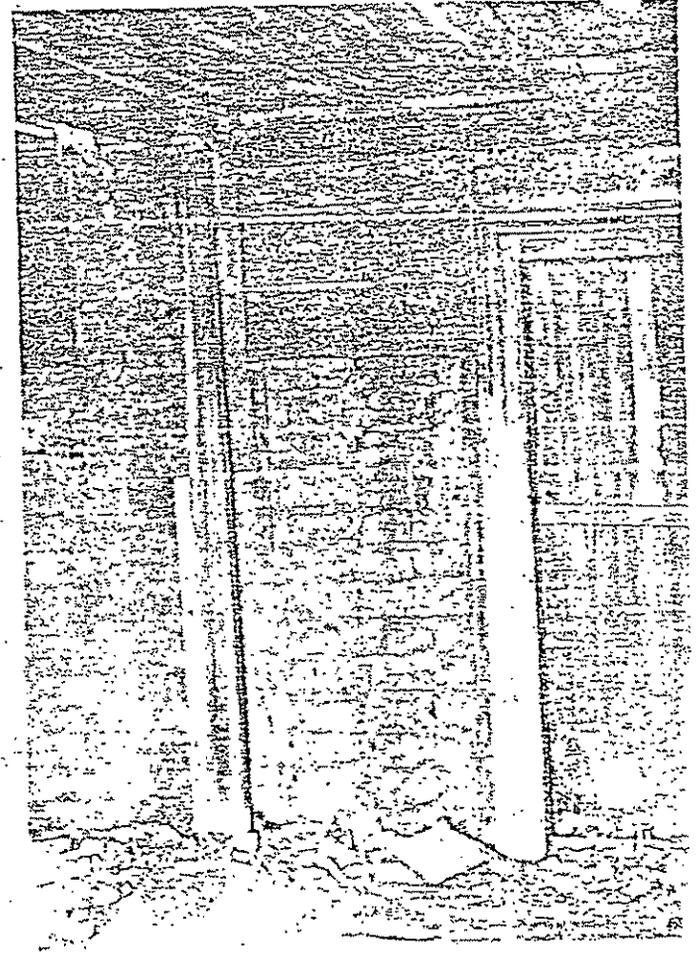
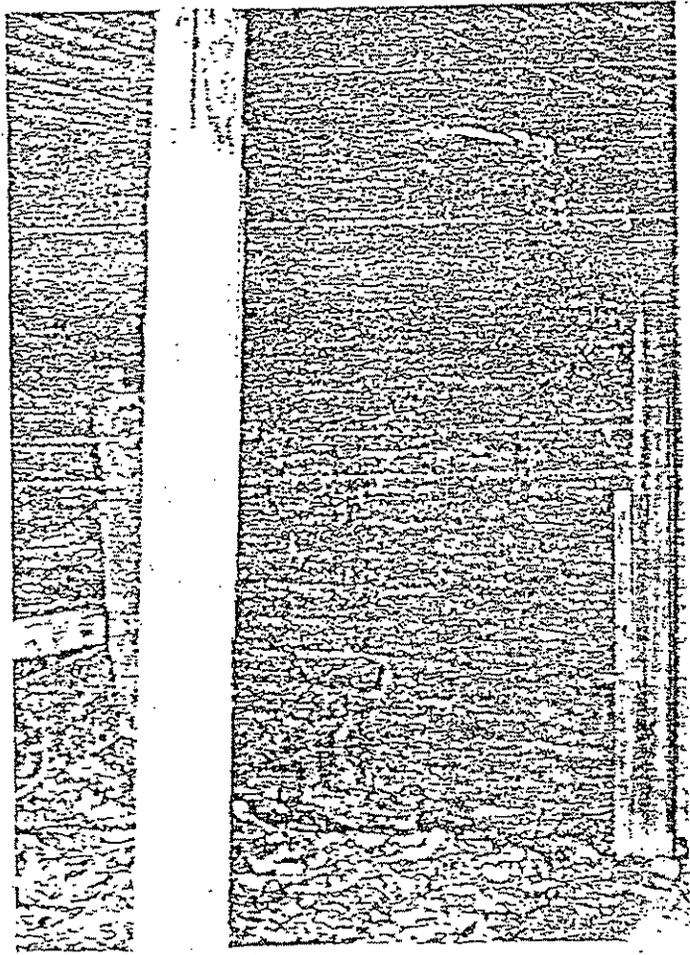
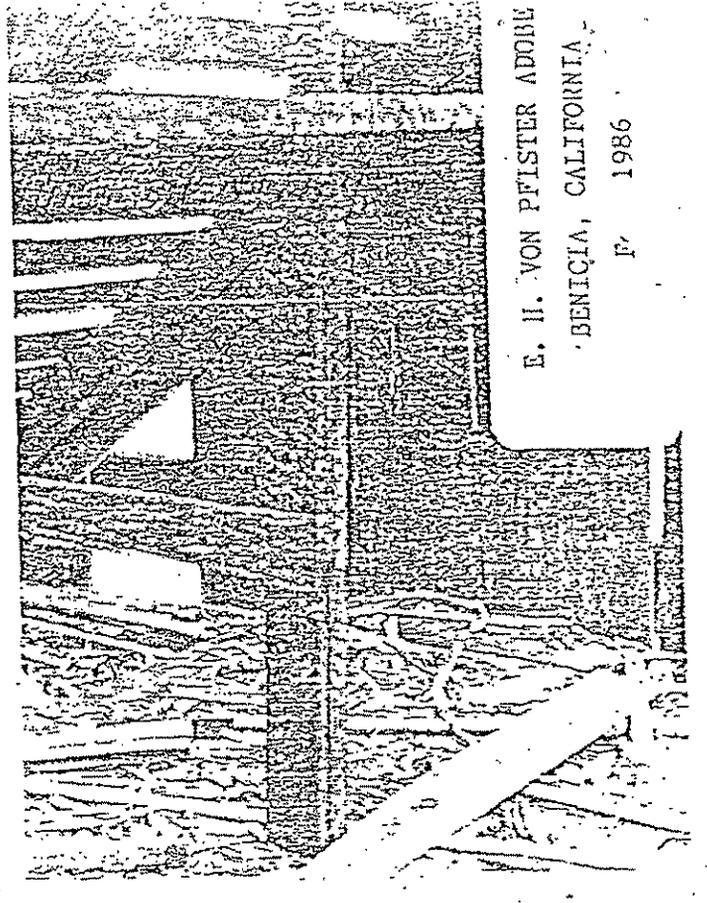
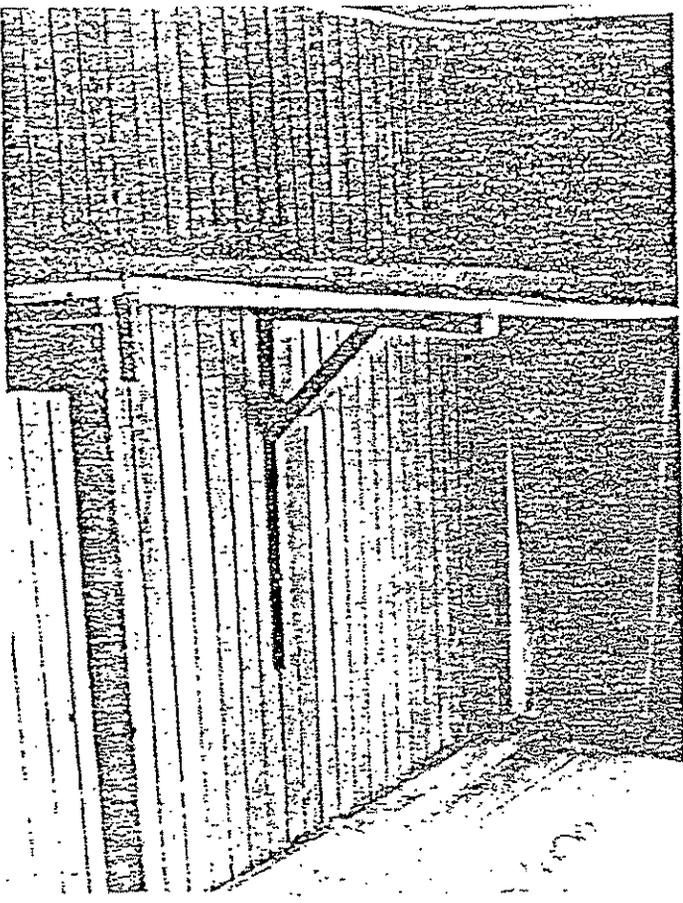
12
9

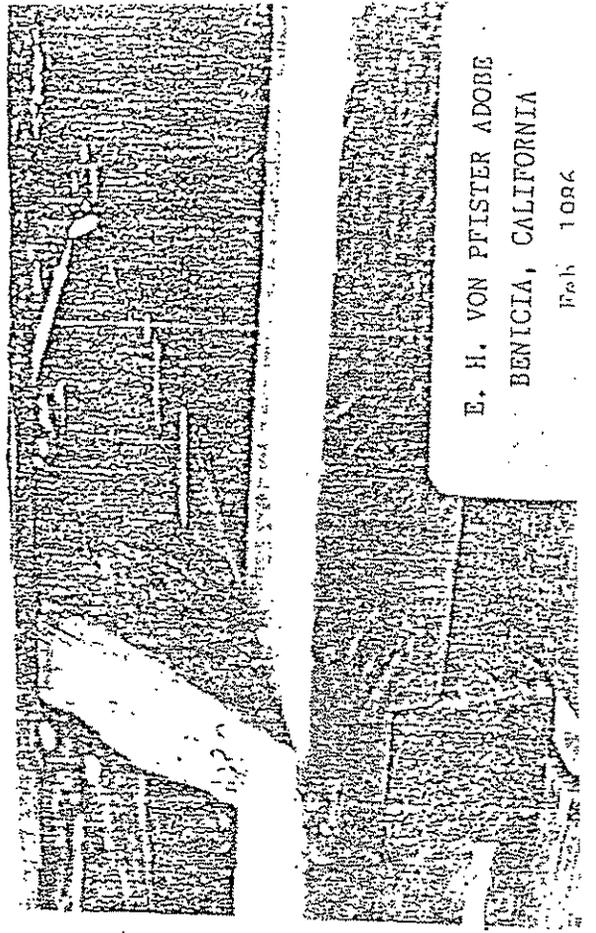
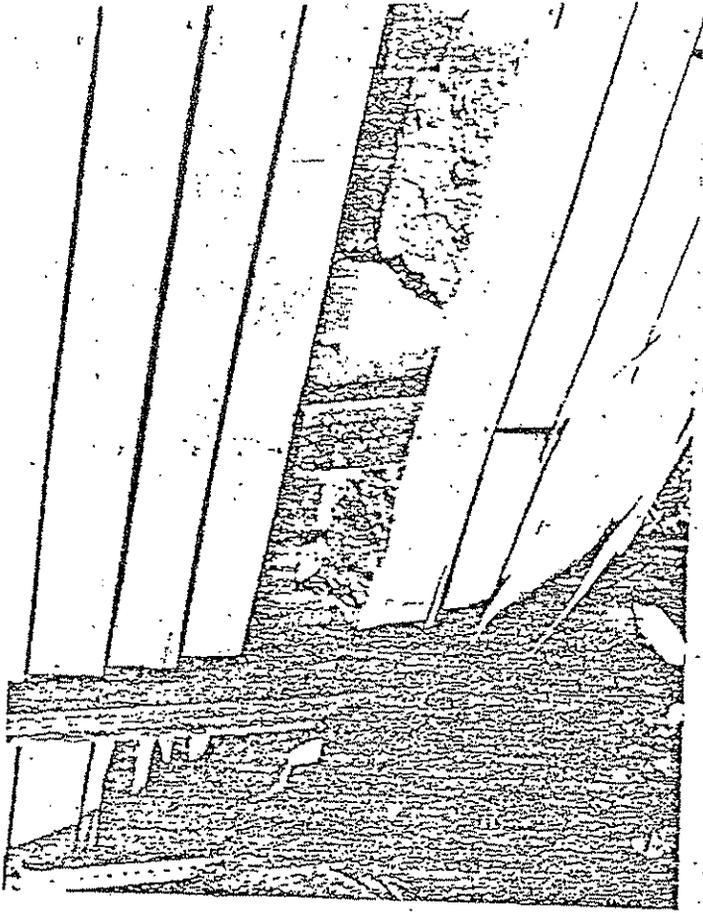


E. H. VON PFISTER ADOBE
RENICIA, CALIFORNIA
Feb. 1986



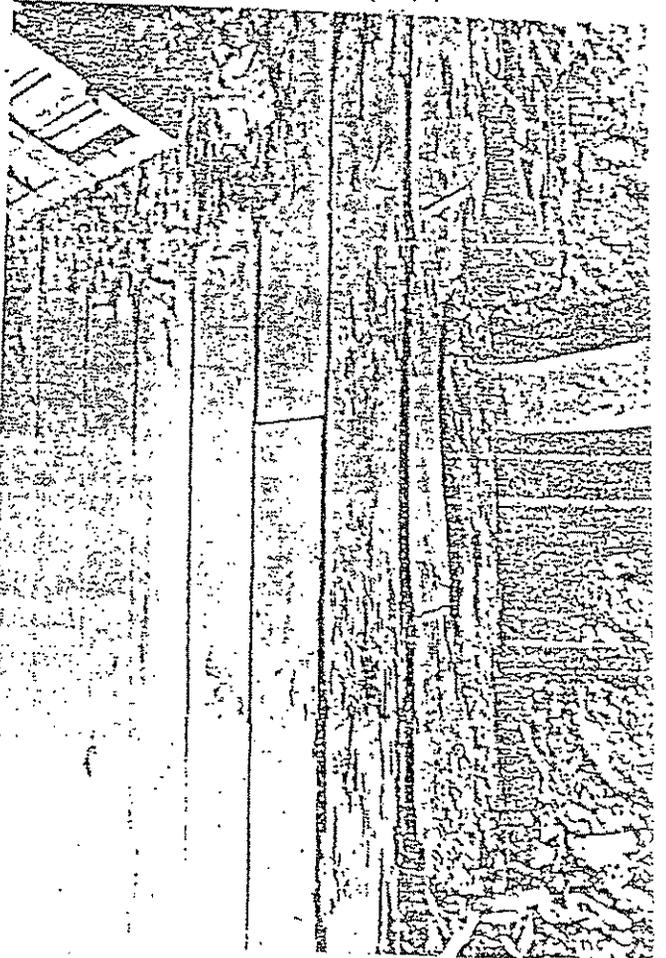
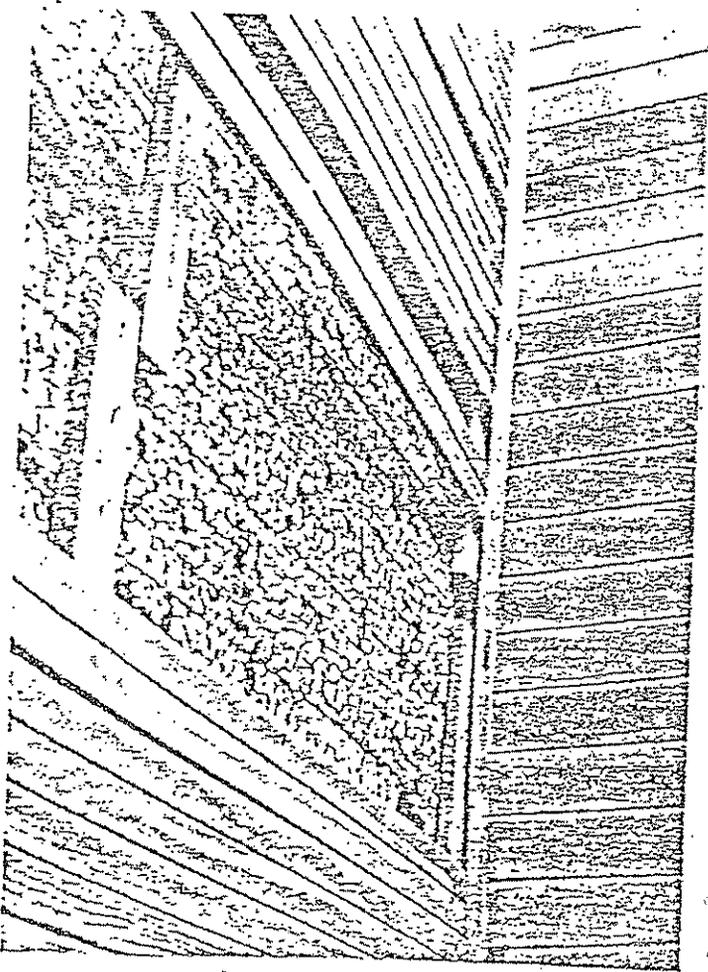
E. H. VON PFISTER ADOBE
BENICIA, CALIFORNIA
F. 1986





E. H. VON PFISTER ADOBE
BENICIA, CALIFORNIA

Feb 1966



III. EXISTING CONDITIONS AND RECOMMENDATIONS FOR PRESERVATION

A. Restoration Objectives and Future Development

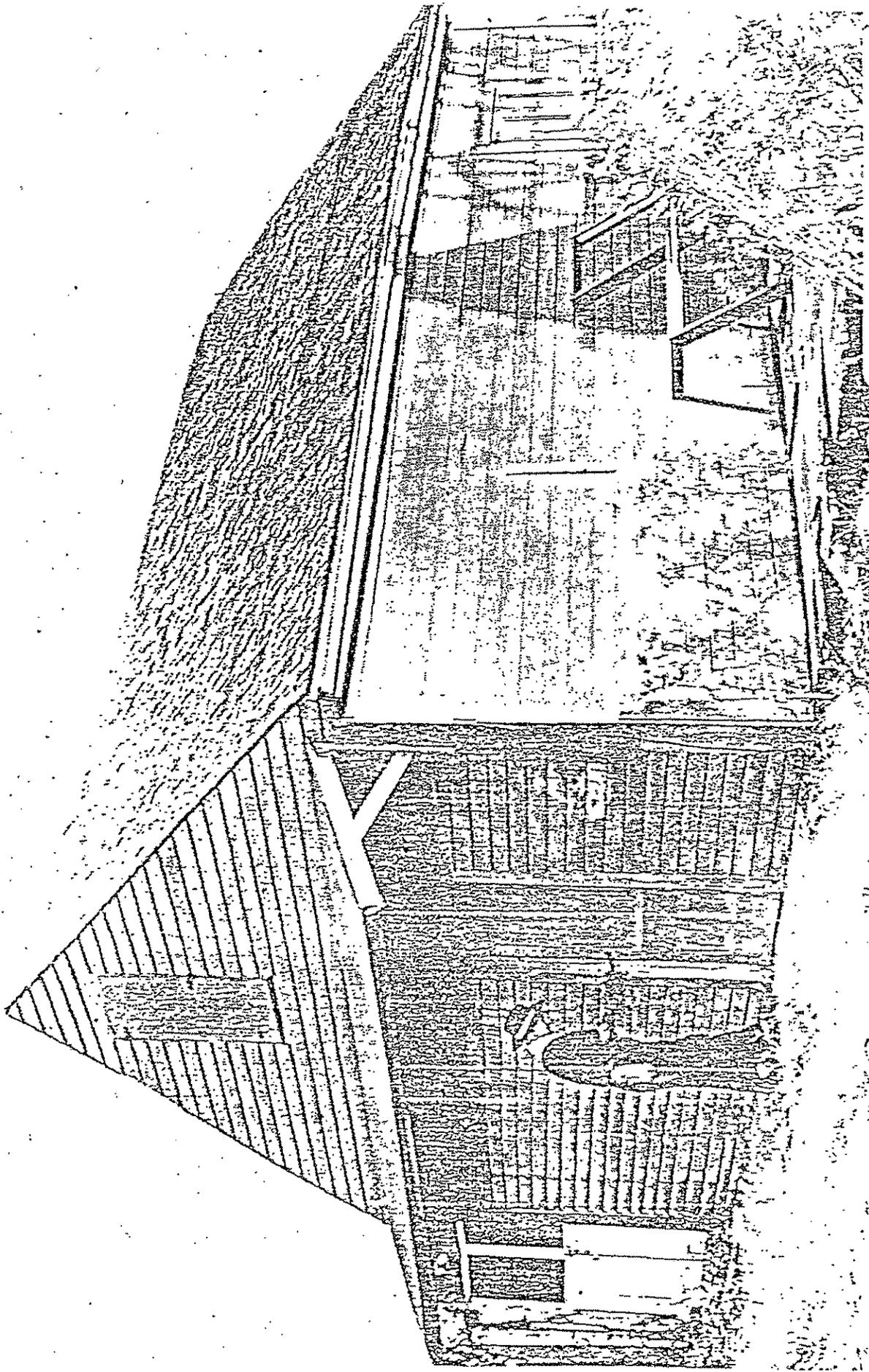
As one of the first buildings constructed in a developing town, the E. H. von Pfister Adobe and its site are significant for its association with the founders of Benicia, Robert Semple and Thomas Larkin. From the site the superb view west through the Carquinez Straits makes it is easy to visualize their dream of a metropolis growing at this strategic location. The building's initial role as a store for Captain von Pfister is associated with a story about the spread of the news of gold discovery and its secondary use as a residence owned by von Pfister has local significance in telling the story of an early and respected citizen of Benicia.

The von Pfister Adobe is a unique mid nineteenth century structure illustrating the the earliest development of buildings for the California frontier by Anglo-American settlers faced with the shortage of conventional building materials. It is an adaptation of the traditional Mexican adobe brick used as masonry material much in the same manner as fired brick would have been used. Even the choice of the size, nine inches in width reflects a dimension common to American masonry practice rather than the standard of the "pie" (a Spanish foot, eleven English inches) as was used by the Mexicans. Unfortunately, the lack of understanding of the material and techniques that Mexican builders used, such as the above grade stone footings and bonding even in one story walls, have contributed to the deterioration of the structure. Nevertheless, although the preservation of much of the original fabric may be impossible, the restoration of the building could create a vital record of building by "Americanos" prior to the Gold Rush.

An ideal preservation program would reconstruct the adobe as part of a local historic park by developing Von Pfister Alley into an attractive public way, acquiring land to the west of the historic site and reconstructing the original store landing. This would make a civic amenity of strong historic association of the founding of Benicia and give to the southern section of the city a historic site of great interest to both visitors and citizens. It may not be feasible at this time to undertake such a comprehensive project, but if the city is committed to any program to preserve significant artifacts of its cultural heritage the stabilization of the remains of the store building is essential.

B. Condition of the Building Fabric

The building is in poor physical condition, principally due to the failure of the roof surface. Drainage conditions along the east wall have contributed to its overturning and the rotation of the entire structure. In spite of the extreme distress of the structural order by both weather and fire, the building retains much historic material which is undisturbed by remodeling or renovation which could be used in its reconstruction.



E. H. VON PFISTER ADOBE

BENICIA, CALIFORNIA

ca. 1947

E. Photographs

1. View from the Northwest, circa 1947
Courtesy of the San Francisco Archives
Public Library, San Francisco, California

2. Upper Left
View from the Northwest, February 1986

Upper Right
View from the Southwest, February 1986

Lower Left
Southern Elevation

Lower Right
Detail - Showing out of plumb condition of
building

3. Upper Left
Interior of Room 101

Upper Right
Interior of Loft space

Lower Left
South wall of Room 102

Lower Right
South wall of Room 102 and Doorway to Room 101

4. Upper Left
Ceiling of Room 101 showing old charred surfaces

Upper Right
East exterior wall showing weatherboards over mud
plastered adobe wall

Lower Left
Wood Flooring in Room 102

Lower Right
Joinery of 1847 roof timbers

D. Description of Work by Phases

PHASE I - HIGHEST PRIORITY

1. Hand grading of the site to provide good surface water drainage.
2. Leveling and stabilization of roof framing with temporary shores and covering.
3. Partial disassembly of marked wall materials, doors, window frames and trim for storage.
4. Installation of chain-link fence with locked access.
5. Clearing of miscellaneous non-historic and unreusable material from the interior.
6. Providing construction for storage of historic materials.

PHASE II - HIGH PRIORITY

1. Archeological survey at selected locations to locate artifacts, historic building materials and original ground levels.
2. Preparation of restoration drawings for structural stabilization and installation of exterior surfaces.
3. Construction of walls, roof, windows and doors to provide a weathertight building.
4. Reconstruction of wood floor in large room.

PHASE III - BUILDING REUSE

1. Development of interim and long-range site plan.
2. Remove security fence and provide adequate public access.
3. Install historic materials.
4. Provide mechanical systems necessary for adaptive use.

PHASE IV - LONG RANGE

1. Create Von Pfister Alley with attractive public amenities as the entrance to a historic park.
2. Acquire land west of site.
3. Construct historic dock.

The roof covering of shingles is completely destroyed although there are enough shingle remnants in the attic spaces to accurately determine its nature. The roof framing, once heavily damaged by fire, has been reinforced with new framing members and appears to be in a structurally sound condition. Some fascia and soffit trims are missing and will have to be reproduced.

The east and west walls are in a state of collapse and will have to be reconstructed. However the skin materials of clapboards and shiplap are eighty percent intact and can be replaced if expertly disassemble and given good protection while stored. The bearing adobe walls have failed. Their reconstruction even under the State Historic Building Code will required some modification of their historic form. The north wall is in good condition. There is no south wall except for an interior skin and archeological investigation may help determine its historic form.

The interior materials are eighty percent intact, although many have been displaced by structural failure of the planes to which they were attached. The floor boards in Room 102 are beyond repair and will have to be replaced. The cross wall of adobe is in fair condition and can be stabilized in place. Some trim will have to be reproduced as will the wallpaper for covering the walls.

Only one historic sash, partially destroyed, remains in the structure. There are historic frames in windows which have been boarded over. There are two old panel doors existing and two doors missing.

There are no mechanical systems in the building. In some ways this has helped preserve much of the original materials, however any adaptive use proposal must take this fact into consideration either by limiting access to daylight hours or by compromise of the original historic character by the installation of modern mechanical and electrical devices.

C. Recommended Preservation Program

The work required to adequately stabilize and preserve the von Pfister Adobe can be divided into four phases. The first phase includes work necessary to make the roof framing of the building structurally sound and give it a temporary covering. It will provide security of the site, disassembly of materials to provide their protected storage and rudimentary grading to create satisfactory run-off of rainwater thereby affording a degree of protection of historic material left in place. The second phase includes archeological investigation to help determine original building form and materials as an aid in the preparation of restoration drawings and the reconstruction of the exterior surfaces of the building. The third phase will restore the interior and provide the support systems determined by the adaptive use of the building. The fourth phase will be the design and implementation of the site work.

E. Cost Estimates

These estimates can only be considered as a working figures for developing a budget to accumulate funds for restoration. Many assumptions have been made about the desired use of the site, the building and its development which may be altered by the information uncovered by the professional study called for in this program.

Phase I	7,960.00
Phase II	66,888.00
Phase III	8,730.00
CONSTRUCTION TOTAL	83,578.00
General Conditions 8%	6,686.00
Contingency 5%	4,179.00
Overhead & Profit 15%	12,536.00
GRAND TOTAL	106,979.00

PHASE I - Immediate Stabilization Work - HIGHEST PRIORITY
Must be completed before the Winter Season 1987.

1. Hand grading of the site to provide good surface water drainage.

Two man days 16 hours @ \$15.00 240.00

2. Leveling and stabilization of roof framing with temporary shores and covering.

Ten man days 40 hours @ \$35.00 1,400.00

40 hours @ \$25.00 1,000.00

Materials Lumber 1,000.00

Roof (8 squares) @ \$0.50 400.00

3. Partial disassembly of marked wall materials, doors, window frames and trim for storage.

Five man Days 40 hours @ \$25.00 1,000.00

4. Installation of chain-link fence with locked access.

150 lineal feet @ \$15.00 2,500.00

5. Clearing of miscellaneous non-historic and unreuseable material from the interior.

Labor one man day 8 hours @ \$15.00 120.00

6. Providing construction for storage of historic materials.

Carpentry of racks 150.00

Materials 150.00

Phase I TOTAL 7,960.00

PHASE II - Exterior Restoration - HIGH PRIORITY - Timing is not a factor but temporary stabilization measures should not be expected to last more than three years.

1. Archeological survey at selected locations to locate artifacts, historic building materials and original ground levels.

Limited to no more than two or three exploratory trenching.
 Ten man days 80 hours @ \$50.00 4,000.00

2. Preparation of restoration drawings for structural stabilization and installation of exterior surfaces.

Ten man days 80 hours @ \$50.00 4,000.00

3. Construction of walls, roof, windows and doors to provide a weathertight building.

120 lin.ft. foundation @ \$12.00	1,440.00
80 lin.ft. adobe wall @ \$75.00	6,000.00
4 doorways & 3 windows reconstructed	1,200.00
Wall reconstruction 480 sq.ft. @ \$10.00	4,800.00
Exterior trim 120 lin.ft. @ \$20.00	240.00
Shingle roof 8 squares @ \$200.00	1,600.00

4. Reconstruction of wood floor in Room 102

256 sq.ft. @ \$1.75 448.00

Phase II TOTAL 66,888.00

PHASE III - Interior Restoration - BUILDING REUSE

1. Development of interim and long-range site plan.

Five man days 40 hours @ \$50.00 2,000.00

2. Remove security fence and provide adequate public access.

One man day 8 hours @ \$25.00 200.00

3. Install historic materials.

512 sq.ft. @ \$2.50	1,280.00
200 lin.ft. trim @ \$1.25	250.00
Wallpaper	1,000.00
Ceilings	500.00
Carpentry Room 101	500.00

4. Provide mechanical systems necessary for adaptive use.

Minimal electric and security system	1,500.00
Tempered heating	1,500.00

Phase III TOTAL 8,730.00

PHASE IV - LONG RANGE

No estimates are given for this section as it deals with public policy and is not a part of the direct restoration of the E. H. von Pfister Adobe.

1. Create Von Pfister Alley with attractive public amenities as the entrance to a historic park.
2. Acquire land west of site.
3. Construct historic dock.

Acknowledgement:

This report was prepared by Kenneth H. Cardwell as Principal Investigator with the assistance of Mary Sullivan Cardwell as Research Assistant. The contributions and assistance rendered by Lee Syracuse, Administrative Assistant, City Managers Office; Fran Greco, City Clerk; John Bunch, Director and Del Lacy, Planning Department; Larry Melandez, Public Works; and Susan Firestein, City Librarian was greatly appreciated and contributed to timely execution of the project. Benicia citizens LeNoir Miller, Peggy Martin and Harry Wassman, well versed in the history of the building were kind enough to offer help and provided information and thoughtful comment. Michael Hayes provided most of the early history of the title of the property and the friendly assistance of Joseph L. Garske at the site at all times made the work pleasant and interesting.

Report Submitted: May 7, 1986



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: VON PFISTER GENERAL STORE

Other names/site number: Von Pfister Adobe

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Von Pfister Alley, 150 feet West of First Street

City or town Benicia State: CA County: Solano

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

Von Pfister General Store
Name of Property

Solano County/California
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

DRAFT RESOLUTION

RESOLUTION NO. 12- (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA RECOMMENDING TO THE CITY COUNCIL TO SUPPORT THE NOMINATION OF THE VON PFISTER ADOBE TO THE NATIONAL REGISTER OF HISTORIC PLACES

WHEREAS, the Benicia Historical Society in collaboration with the Parks & Community Services Department drafted a nomination of the Von Pfister General Store to the National Register of Historic Places; and

WHEREAS, General Plan Goal 3.1 is to "Maintain and enhance Benicia's historic character" and the nomination of the Von Pfister Adobe to the National Register of Historic Places is consistent with this Goal; and

WHEREAS, on November 15, 2012 the Historic Preservation Review Commission held a public meeting, received public testimony and considered the nomination.

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission recommends the City Council to support the nomination of the Von Pfister Adobe to the National Register of Historic Places.

* * * * *

On motion of Commissioner _____, seconded by Commissioner _____, the above Resolution was adopted at a regular meeting of the Historic Preservation Review Commission on November 15, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Toni Haughey
Historic Preservation Review Commission Chair



Community Development Department
MEMORANDUM

Date: October 31, 2012
To: Historic Preservation Review Commission
From: Vic Randall, Parks & Community Services Management Analyst
Amy Million, Principal Planner
Re: Benicia Urban Waterfront Enhancement and Master Plan
Community Advisory Committee Appointment

The City is beginning a 16 month process to develop the Benicia Urban Waterfront Enhancement and Master Plan, which will develop a site Master Plan for the First Street Green and adjacent tidal marshland. At its October 16 meeting, City Council directed staff to establish a Community Advisory Committee (CAC) to add value to the development of the plan. The CAC will assist the consultant and staff in conducting alternatives analysis and developing the Alternative Concept Plans and the draft Master Plan.

The plan process will also involve two Community Workshops that will be open to the whole community. At the first, tentatively scheduled for winter 2013, participants will work in teams to develop design and open space concepts for the project area. At the second workshop, tentatively planned for fall 2013, participants will work in small groups to review and comment on the alternative concept plans and develop their own preferred alternatives for the study area. CAC member attendance at these workshops is preferred, though not required.

CAC members will be asked to attend four meetings with City staff and the project consultant during the course of development of the plan:

- CAC Meeting #1 will be held when we begin Alternatives Development and Analysis, and is tentatively planned for late January, 2013. CAC members will be asked to provide input on program needs to be considered during the conceptual design phase.
- CAC Meeting #2 will be held in conjunction with Alternatives Review and Revision, tentatively planned for early summer, 2013. CAC members and City staff will review the alternatives to ensure that they adequately cover the range of possibilities that we want to see assessed.
- CAC Meeting #3 will be a Review Meeting to review the alternative concept plans prior to development of a Draft Master Plan, tentatively planned for late summer, 2013. This meeting will follow the second Community Workshop, and the CAC will help develop a preferred

concept, based on the products of that workshop, for presentation to the Parks, Recreation and Cemetery Commission and City Council.

- CAC Meeting #4 will be a Review Meeting in the early stages of Master Plan Adoption, tentatively planned for late fall, 2013. The project consultant will present the Draft Master Plan to the CAC during the required 30 day public comment period on the Initial Study/Negative Declaration.

Per Council's direction, the CAC will include one representative from the following Commissions, Committees, and organizations:

- Planning Commission
- Historic Preservation Review Commission
- Arts and Culture Commission
- Economic Development Board
- Community Sustainability Commission
- Parks, Recreation and Cemetery Commission
- Benicia Main Street
- Benicia Yacht Club
- California Native Plant Society
- Solano Transportation Authority Bicycle Advisory Committee
- Solano Transportation Authority Pedestrian Advisory Committee

The attached staff report from the October 16th City Council meeting provides additional background information regarding the Waterfront Master Plan.

Staff is requesting that the Commission designate a representative to participate in the CAC.

AGENDA ITEM
CITY COUNCIL MEETING DATE - OCTOBER 16, 2012
BUSINESS ITEMS

DATE : October 8, 2012

TO : City Manager

FROM : Community Development Director
Parks and Community Services Director

SUBJECT : **AWARD OF CONTRACT FOR BENICIA URBAN WATERFRONT
ENHANCEMENT AND MASTER PLAN**

RECOMMENDATION:

Adopt a resolution awarding a contract for professional consulting services for the Benicia Urban Waterfront Enhancement and Master Plan to The Planning Center/DC&E in the amount of \$152,669, authorizing the City Manager to sign the contract on behalf of the City, and directing Staff to proceed with development of the Plan.

EXECUTIVE SUMMARY:

Consultant services will include planning, community outreach, design, and environmental services necessary to prepare the plan for adoption by the City Council. In December 2011, the City Council approved a grant agreement with the Coastal Conservancy for up to \$140,000, which required the City to provide a \$20,000 cash match. Staff issued a Request for Proposals in May 2012, which generated seven proposals whose total budgets were all within a \$540 range. Four firms were interviewed by a selection panel comprised of City staff and representatives from Benicia Main Street and the Waterfront Subcommittee of the Parks, Recreation and Cemetery Commission.

BUDGET INFORMATION:

The Planning Center/DC&E proposal included a budget of \$152,669. The City will provide \$20,000 from the City's Park Dedication Account, while the Coastal Conservancy grant will provide \$132,669. Under the rules of the grant, the City will periodically submit invoices based on expenditures and then get reimbursed by the Coastal Conservancy. The Conservancy will hold back 10% of project costs, which will be released upon project completion and acceptance. The City will also provide an in-kind match of \$10,000 in City staff time, as required by the Coastal Conservancy grant.

STRATEGIC PLAN:

Relevant Strategic Issues and Strategies and Actions:

- Strategic Issue 3: Strengthening Economic and Fiscal Conditions
 - Strategy 1: Implement Economic Development Strategy
 - Action 1(g): Pursue planning grant for Downtown Waterfront Park
- Strategic Issue 5: Maintain and Enhance a High Quality of Life
 - Strategy 2: Implement the Downtown Master Plan
 - Action 2(a): Pursue outside funds for Downtown improvements

GENERAL PLAN:

Relevant General Plan Goals and Policy:

- Goal 2.12: Strengthen the Downtown as the City's central commercial zone
 - Policy 2.12.4: Create a social, recreational, and economic anchor at the waterfront end of First Street by establishing a waterfront park which provides a site for community festivals, preserves open space, and allows commercial and civic uses at the Depot site.
- Goal 3.13: Improve urban design qualities of the waterfront and public access to the shoreline

PARKS, TRAILS AND OPEN SPACE MASTER PLAN:

Relevant Plan Goal and Objective:

- Goal 2: Provide a range of trail opportunities with a variety of settings in a comprehensive, City-wide trail network.
 - Objective 2.2: Seek continuous public access along the waterfront

BACKGROUND:

The City Council adopted the Waterfront Park Initiative (Measure C) in November 2004. The purpose of the Initiative was to establish a waterfront park on the city-owned land south of B Street, between First Street and the Harbormaster's Office, and extending to the water's edge, but excluding the Southern Pacific Depot site, including property immediately north and south of the building totaling about one acre (see map in Measure C attachment). The Initiative changed the land use designation of this area from Waterfront Commercial/Downtown Commercial to Open Space and amended the General Plan to include Waterfront Park, with the following definition:

A waterfront park serves the entire community and accommodates activities appropriate to the characteristics of the site such as low impact recreational activities, community events and festivals, and enjoyment of the surrounding natural environment. The waterfront park south of B Street may not include any permanent sports fields, courts, or equipment.

Nor may it include any permanent buildings, except for a public restroom and similar amenities. Walkways, benches, drinking fountains, and trash receptacles are permitted. The waterfront park south of B Street will preserve the marshlands within its boundaries, thereby protecting the wildlife that rely on this ecologically sensitive habitat.

A group of citizens formed the Waterfront Park Committee in 2008 in an effort to develop a conceptual plan for the waterfront that expanded on the vision for the area contained in the 1997 Parks, Trails, and Open Space Master Plan within the context created by the 2004 adoption of the Waterfront Park Initiative. The group became a subcommittee of the Parks, Recreation and Cemetery Commission in March 2009.

City staff submitted a grant application to the Coastal Conservancy in October 2009 for funding to build on the subcommittee vision by producing a site master plan with significant public input. The Coastal Conservancy approved a grant award of up to \$140,000 for this purpose in September 2011.

At Council direction, staff issued a Request for Proposals in May 2012 for the Benicia Urban Waterfront Enhancement and Master Plan, which would include estimates of implementation costs, a schedule for construction phasing, an adaptive management plan for sea-level rise and completion of environmental review. The Plan will provide enough detail to guide the development of construction documents, which will be the subject of a subsequent contract.

The following firms submitted proposals:

Primary Consultant	Office Location	Budget	Panel Ranking
The Planning Center/DC&E	Berkeley	\$152,669	1
Wallace Roberts & Todd	San Francisco	\$152,960	2
Alta Planning and Design	Berkeley/Benicia	\$152,868	3
MIG	Berkeley	\$152,455	4
RHAA	Mill Valley	\$152,888	Not interviewed
SWA	Sausalito	\$152,964	Not interviewed
Questa Engineering	Point Richmond	\$152,993	Not interviewed

The Planning Center/DC&E, Wallace Roberts & Todd, Alta Planning and Design, and MIG teams were selected to be interviewed in June by a panel comprised of Community Development Director Charlie Knox, Parks and Building Superintendent Rick Knight, Parks and Community Services Management Analyst Vic Randall, Nancy Martinez from Benicia Main Street, and Susan Street from the Waterfront Subcommittee of the Parks, Recreation and Cemetery Commission. Coastal Conservancy staff also approved the list of firms to be interviewed. Following the interviews, the selection panel chose The Planning

Center/DC&E team as the preferred project consultant.

Though each of the teams were very capable, and one of the teams maintains an office in Benicia, the selection panel agreed that The Planning Center/DC&E team had the best mix of technical abilities and skills to lead the project. The Planning Center/DC&E provides services in landscape architecture, urban design, environmental review, comprehensive planning, regional planning, and Geographic Information Systems. The team also includes TranSystems Corporation (civil and marine engineering), Balance Hydrologics (hydrology, wetland restoration, and sea level rise adaptation), and Environmental Collaborative (biological assessments, regulatory permitting requirements, and resource management planning).

Following Council approval, staff will work with the consultant team to refine the project schedule, including public workshops, with the goal of completing the plan by late 2013.

Waterfront Master Plan Scope of Work

The Planning Center/DC&E proposal included a conceptual scope of work (a copy of the proposal is available at City Hall and on the City's website). As described below staff worked with the consultant team to refine the review process and deliverables in the scope of work so they better aligned with the objectives set forth in the Coastal Conservancy Grant Agreement and the goal of enhancing the Benicia Waterfront Park. The modified scope of work is attached to this staff report and will be incorporated by reference in the contract.

The Waterfront Plan will consist of a master plan, an engineer's estimate of costs (for final design, construction documents and bidding, construction, and installation), a schedule for phasing construction, an adaptive management plan for sea-level rise and environmental documentation. The public process will include consideration of alternatives for:

- The mix and physical distribution of active and passive recreation areas.
- The type and level of urban improvements, such as plazas, parking, and landscape and streetscape improvements.
- Strategies for accommodating stormwater and drainage requirements.
- Delineation and protection of natural resources, including tidal marshland.
- Site circulation and connectivity to the adjacent commercial district and residential neighborhood.
- Responses to sea level rise and other climate adaptation strategies.

The plan area includes mudflats and tidal marsh, a pocket of freshwater marsh, small sandy beaches, vacant uplands, the First Street Green, the Peninsula Pier,

remnants of railroad, on- and off-street parking, and streets, all owned by the City. Immediately adjacent are the First Street commercial district, a marina, the Southern Pacific Depot (Benicia Main Street office) and the commercially zoned parcels north and south of the Depot, and residential areas.

The plan will include recommendations for improvements within the project area and for connections with the surrounding marina and downtown district. The plan will also include measures for adapting to rising sea level, a requirement of the Coastal Conservancy grant. The site gradually slopes up from the Carquinez Strait, reaching an elevation of about 9 feet along the inland edge and bit higher at the pier and depot. The site is subject to the 100-year flood under existing conditions, with localized flooding occurring annually in certain areas.

Though currently utilized for special events and passive recreation, the First Street Green has an absence of unifying design elements and lacks amenities for visitors such as interpretive displays, benches, and launch sites for non-motorized boats. The site also has issues such as flooding and impacts to wetlands.

One goal of the project is to enhance the First Street Green with improved trail access and parking, public art, observation areas, interpretive kiosks, and seating. In addition, the project envisions restoration of the adjacent marsh. The plan will address the following objectives, plus others that may emerge from the public workshops:

- Improve public access to and along the shoreline
- Improve amenities for visitors, such as interpretive displays
- Increase passive recreation and non-motorized boat use
- Explore the potential for a launch site for the Bay Area Water Trail
- Protect tidal wetlands and other fish and wildlife habitat
- Improve storm water management
- Preserve scenic vistas
- Ensure that implementation is feasible

Increased visitation to the waterfront park has the potential to create significant positive economic impacts on downtown and the marina. The plan also is expected to link Bay Trail and Bay Ridge Trail segments, enhancing the park's regional significance. The location is an ideal focal point for education, recreation, and interpretation related to the Bay-Delta system and Bay Area trails.

One modification to the scope of work dealt with the section that analyzed adjacent land uses. This section will inventory buildings and land use activities bordering the park study area, including the Tannery Building and the vacant

commercial parcel adjacent to the Depot. The end product is intended to be a list of suggested use types that would be the most compatible with the park and also support the economic vitality of Downtown.

The project will include a range of planning, community outreach, design, and environmental services necessary to prepare the plan for adoption by City Council. In addition to conducting two general community workshops, the review and adoption process proposed by the scope of work includes establishment of a Community Advisory Committee (CAC) with participants representing key interest groups to assist the consultant and staff in conducting the alternatives analysis and developing the Alternative Concept Plans and the draft Master Plan. In that this is a park master plan, the modified scope of work designates the Parks, Recreation & Cemetery Commission as the body responsible for hearing and making recommendations to the City Council on the Alternative Concept plans and the final draft of the Master Plan. The Council is responsible for adoption of the Plan and the environmental determination.

The structure of the CAC can take many forms. For example the group could consist of one or two representatives from those City Council advisory bodies whose purpose and responsibilities are consistent with the objectives of the Master Plan (Parks, Recreation, and Cemetery Commission, Planning Commission, Historic Preservation Review Commission, Arts and Culture Commission, Community Sustainability Commission, Economic Development Board). The City Council could appoint the representatives or the boards/commissions could be asked to make the appointment.

Other non-city interest groups could also be included such as Main Street and the Chamber of Commerce. The Council could also appoint one or more at-large members. Whatever the structure, it is important that the make-up is fair and balanced and of a manageable size. However, staff would strongly encourage the Council to consider appointment of City advisory body representatives to the CAC, if it is the Council's desire to get their input. The scope of work does not include meeting separately with each advisory body. Not only would it significantly increase the cost of preparing the plan, but it would also absorb a significant amount of staff time and inhibit completion of other important City projects.

In addition, clearly defining the purpose and role of the committee is also important. As discussed in the scope of work, the purpose of the CAC is to assist the consultant and staff in preparation of the Master Plan. Before the process begins it is important to clarify how the recommendations that will be presented to the Parks, Recreation & Cemetery Commission and eventually acted upon by the City Council will be developed. The consultant, with oversight from City

staff, would be responsible for conducting the analysis and meetings, developing the alternatives, and preparing initial recommendations. The CAC would review and provide input on the analysis, findings and recommendations developed by the consultant and staff. Consistent with their role, input from the CAC would be advisory in nature and considered in the recommendation made by staff to the Parks, Recreation & Cemetery Commission. Where the recommendations of staff and the CAC might diverge, they would be clearly documented and presented to the Parks, Recreation & Cemetery Commission and Council for their consideration.

Please note that the Environmental Analysis component of the scope of work anticipates that an Initial Study/Mitigated Negative Declaration will be prepared for the Plan using existing information from the City or other sources. If additional technical studies must be prepared or a full Environmental Impact Report required, the contract and budget for the Master Plan will need to be amended.

Implementation Funding

When the Council approved the grant agreement in 2011, the Council requested information regarding prospective funding sources that could enable the City to implement the plan. A variety of potential funding sources have been identified, the most likely of which are summarized in the attached memorandum from The Planning Center/DC&E, and include:

- California Strategic Growth Council Urban Greening Grants
- California Dept. of Boating & Waterways Facility Grants and Loans
- Wildlife Conservation Board programs
- Land and Water Conservation Fund
- Coastal Conservancy
- San Francisco Bay Trail Grant Program
- San Francisco Bay Restoration Authority
- California Dept. of Water Resources Stormwater/Flood Management Grants

Other grant programs that might also provide additional support include California Transportation Enhancements, San Francisco Bay Area Water Trail, and U.S. Fish and Wildlife programs. The attached Implementation Grant Matrix provides additional details on a range of prospective funding sources that could reasonably be expected to provide funding for projects identified during the planning process. In summary, staff believes there are sufficient, realistic funding sources to indicate that improvements to the park can be constructed within several years of adoption of the plan.

Attachments:

- Proposed Resolution
- The Planning Center/DC&E Scope of Work
- Project Schedule
- Plan Area Boundary Aerial Map
- 2008 Waterfront Subcommittee Waterfront Park Preliminary Conceptual Plan
- Waterfront Park Initiative (Measure C) of 2004
- 1997 Parks, Trails and Open Space Master Plan Waterfront Plan
- The Planning Center/DC&E Memorandum Regarding Potential Funding Sources for Benicia Waterfront Improvements
- Implementation Grant Matrix



Community Development Department
MEMORANDUM

Date: October 31, 2012
To: Historic Preservation Review Commission
From: Amy Million, Principal Planner
Re: Certified Local Government (CLG) Annual Report

As a Certified Local Government, the City is required to submit an annual report each calendar year to the State Office of Historic Preservation. The report period covers October 1, 2011- September 30, 2012 and is attached for Commission review and discussion.

Attachment:

- 2011-2012 CLG Annual Report (w/o attachments)

Certified Local Government Program – 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

Name of CLG City of Benicia

Report Prepared by: Amy Million, Principal Planner

Date of commission/board review: November 15, 2012

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals. **REMANDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.**

Updates to Chapter 17.54 Historic Overlay District of the Benicia Municipal Code are proposed. The text amendment will update the designation process for all historic resources (Historic Districts, Contributing Structures and Landmarks). The update will also include the process for demolition of a designated historic structure.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal code.

The proposed update is to Chapter 17.54 Historic Overlay District, Benicia Municipal Code.
<http://www.codepublishing.com/cal/benicia/>

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance)

1. During the reporting period, did you have a local register program to create local landmarks/local districts (or a similar list of designations) created by local law? Yes No

The designating of local landmarks and districts is currently regulated by Benicia Municipal Code Chapter 17.54. Although this does provide the tools for designation, the intention is to update the ordinance so that it is more comprehensive and specific to the needs to the City.

2. If the answer is yes, then, during the reporting period, what properties/districts have been locally designated?

Certified Local Government Program – 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

No individual properties or districts designated under the local ordinance were added during this reporting period.

Property Name/Address	Date Designated	Number of Contributors in District	Date Recorded by County Recorder
Not applicable.			

REMINDER: Pursuant to California Government Code § 27288.2, "the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof."

- What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed
Not applicable.	

C. Historic Preservation Element/Plan

- Do you address historic preservation in your general plan? No Yes, it is included in another element.
 Yes, in a separate historic preservation element.

Provide an electronic link to the historic preservation section(s) of the General Plan.

Historic Preservation is addressed in Chapter 3, Community Identity. Specifically pages 102-107 in Part II of the General Plan.

Part I of the General Plan: <http://beniciaca.govoffice2.com/vertical/Sites/%7B3436CBED-6A58-4FEF-BFDF-5F9331215932%7D/uploads/%7B3328E313-6933-47AC-B8DF-B6D19564CE7F%7D.PDF>

Part II of the General Plan: [http://beniciaca.govoffice2.com/vertical/Sites/%7B3436CBED-6A58-4FEF-BFDF-](http://beniciaca.govoffice2.com/vertical/Sites/%7B3436CBED-6A58-4FEF-BFDF-5F9331215932%7D/uploads/%7B3328E313-6933-47AC-B8DF-B6D19564CE7F%7D.PDF)

Certified Local Government Program – 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

[5F93312159332%7D/uploads/%7B78274C76-8FDB-4346-B7D0-956673A4C6BA%7D.PDF](#)

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? No Yes If yes, provide an electronic link. **No updates made in the reporting cycle.**
3. When will your next General Plan update occur?

The General Plan was adopted in 1999. There is no scheduled date for an update.

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

- All projects subject to design review go the commission.
- Some projects are reviewed at the staff level without commission review.
- What is the threshold between staff-only review and full-commission review?

The Design Review process is determined by Chapters 17.54 and 17.108 of the Benicia Municipal Code as well as the adopted Conservation Plans (Downtown Historic Conservation Plan and Arsenal Historic Conservation Plan). Most projects require Commission level review, though some minor residential, commercial or industrial projects are reviewed at the staff level. In regard to historic resources, generally minor changes to structures within the historic districts which are not visible from the public right-of-way and do not result in a permanent, irreversible change to a historic structure are reviewed at staff level. Most other exterior changes are reviewed by the Historic Preservation Review Commission.

2. California Environmental Quality Act

- What is the role of the staff and commission in providing input to CEQA documents prepared for or by the local government?
- What is the role of the staff and commission in reviewing CEQA documents for projects that are proposed within the jurisdiction of the local government?

Certified Local Government Program – 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

In accordance with the CEQA process, all projects are reviewed for their potential impact of the environment. As part of the planning application, an environmental checklist is submitted by the applicant for review by the staff planner. Staff is responsible for review and/or preparation of all CEQA documents for adequacy and compliance with the law. It is the duty of the Commission to review and certify CEQA documents for projects which require only Commission approval, and review CEQA documents and make recommendations for approval to the Planning Commission and City Council as appropriate. For projects that require review and approval by any Commission or Council, analysis of the CEQA determination is provided within the staff report for commission and public review/comment.

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by: the local government?
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government?

As the lead agency on a Section 106 project, City staff would review the document and make a recommendation to the Commission. It would be the Commission's role to take final action on the project, taking into consideration the findings of the Section 106 document. If Benicia is not the lead agency, the Section 106 document would go before the Commission for review, with a recommendation from City staff. Comments from the Commission would be forwarded to the decision making body for consideration. This would be part of a public review process, to allow input from the community, commissioners and staff.

Certified Local Government Program – 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Discipline	Date Appointed	Date Appt. Expires	Email Address
Michael White	Landscape Contractor	February 2006	February 2012 (Last Meeting)	mwbenicia@comast.net
Chuck Mang	Construction Superintendent	May 2007	February 2012 (Last Meeting)	chuckmang@sbcglobal.net
David Crompton **	Principal Planner	March 2008	March 2012	dcrompton@ci.danville.ca.us
Leann Taagepera **	Environmental Planner/Historic Property Owner	March 2008	March 2012	ktoride@sbcglobal.net
Steve McKee **	Architect	March 2008 August 2009 – Reappointed	July 2013	mckee@sbcglobal.net
Toni Haughey	Realtor/Historic Property Owner	March 2005 August 2009 – Reappointed	July 2013	tonihaughey@hotmail.com
Jon Van Landschoot **	Retired History Teacher/Historic Property Owner	April 2010	January 2014	jonvanland@yahoo.com
Maggie Trumbly**	Cultural Resources/ Environmental Planning/Historic Property Owner	March 2012	January 2016	magsnoel@hotmail.com
Luis Delgado **	Architect	March 2012	January 2016	LFDarchitect@sbcglobal.net

** Designates Qualified Professionals (per OHP's definitions)

We currently have four qualified professionals on the Commission. In addition to our qualified professionals, we have professionals in the construction, real estate, and landscape field, all with an interest in historic preservation.

Certified Local Government Program – 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

Attach resumes and Statement of Qualifications forms for all members.

If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided?

If all positions are not currently filled, why is there a vacancy, and when will the position will be filled?

Two of the commissioners' terms ended and new commissioners were seated in March 2012.

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No
2. If the position(s) is not currently filled, why is there a vacancy?

Attach resumes and Statement of Qualifications forms for all new staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Amy Million Principal Planner	Professional Planner	CLG Coordinator and Staff to Historic Preservation Review Commission	amillion@ci.benicia.ca.us

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

Certified Local Government Program – 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	April	May	Jun	July	Aug	Sep
Michael White (term ended February)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	-	-	-		-	-	-
Chuck Mang (term ended February)	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	-	-	-		-	-	-
David Crompton	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Leann Taagepera	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Steve McKee	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Toni Haughey	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Jon Van Landschoot	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Maggie Trumbly (term started March)	-		-	-	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Luis Delgado (term started March)	-		-	-	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Amy Million (Principal Planner)	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lisa Porras (Senior Planner)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stacey Hatfield (Recording Secretary)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Charlie Knox (Director)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Heather McLaughlin (City Attorney)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Melissa Morton (Assistant Director)	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Rhoades (Intm. Land Use Manager)	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Cancelled							Cancelled			

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1 Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description	Duration of Training	Training Provider	Date
Luis Delgado Leann Taagepera Toni Haughey Jon Van Landschoot Maggie Trumbly Charlie Knox (staff) Amy Million (staff)	California Preservation Foundation 2012 Annual Conference	1-3 days	California Preservation Foundation	May 3-5, 2012
Toni Haughey Steve McKee	Preservation Incentives Explore the economic tools and incentives for historic preservation. We will discuss the benefits to property owners, local communities, and the region.	2 hours	California Preservation Foundation in partnership with the Berkeley Architectural Heritage Association and the City of Berkeley	September 25, 2012

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year

NOTE: California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

The City did not undergo any survey or inventory updates this reporting year. However, updates to Chapter 17.54 Historic Overlay District of the Benicia Municipal Code are proposed. The text amendment will update the designation

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process for all historic resources (Historic Districts, Contributing Structures and Landmarks), which will provide a system for the survey and inventory of historic properties.

Context Name	Description	How it is Being Used	Date Submitted
Not Applicable.			

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

California CLG procedures require CLGs to submit survey results including historic contexts, to OHP. If you have not done so, submit a copy (electronic format preferred) with this report.

No new surveys or survey updates have been undertaken in the reporting period.

Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
Not applicable.	<input type="checkbox"/> Yes <input type="checkbox"/> No					

How are you using the survey data?

C. Corrections or changes to Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change	Reason	Date of Change
Not applicable.				

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No corrections of changes to Inventory in the reporting period.

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs have you undertaken? Please provide copy of (or an electronic link) all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Historic Preservation Bulletin Board (located at City Hall)	Bulletin Board showcasing historic preservation efforts and successful rehabilitation projects	Continuous
Farmer's Market	HPRC Commissioners and Planning staff will have a booth and be available to meet the public, answer questions and discuss the City's preservation programs.	May 17, 2012
Meet and Greet Session with the HPRC	City Building and Planning staff, HPRC Commissioners and Benicia Historical Society members will be available to meet the public, answer questions, and discuss general issues.	May 24, 2012

V. National Park Service Baseline Questionnaire for new CLGs (certified after September 30, 2011).

The City of Benicia was certified prior to September 30, 2011. This section does not apply.

NOTE: OHP will forward this information to the NPS on your behalf.

Guidance for completing the Baseline Questionnaire is located at www.nps.gov/hps/clg/forms.html.

A. CLG Inventory Program

1. What is the net cumulative number of historic properties in your CLG inventory as of September 30, 2011? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory from all programs, local, state, and Federal during the report year.

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

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1. As of September 30, 2011, did your local government have a local register program to create local landmarks/local historic districts (or a similar list of designations created by local law? Yes No
2. If the answer is yes, what is the net cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) locally registered/designated as of September 30, 2011?

C. Local Tax Incentives Program

1. As of September 30, 2011, did your local government have a local historic preservation tax incentives program (e.g. Mills Act)? Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties whose owners have taken advantage of those incentives as of September 30, 2011?

D. Local "Bricks and Mortar" Grants/Loans Program

1. As of September 30, 2011, did your local government have a locally-funded, historic preservation grants/loan program for rehabilitating/restoring historic properties? Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties assisted by these grants or loans as of September 30, 2011?

E. Local Design Review/Regulatory Program

1. As of September 30, 2011, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to or impacts on properties with a historic district? Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30, 2011?

F. Local Property Acquisition Program

1. As of September 30, 2011, did your local government by purchase, donation, condemnation, or other means help to acquire or acquire itself some degree of title (e.g., fee simple interest or an easement) in historic properties?

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- Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties with a property interest acquisition assisted or carried out by your local government as of September 30, 2011?

VI. Additional Information for National Park Service Annual Products Report for CLGs (certified before September 30, 2011).

NOTE: OHP will forward this information to NPS on your behalf.
 Please read "Guidance for completing the Annual Products Report for CLGs" located at
www.nps.gov/hps/clg/forms.html.

A. CLG Inventory Program

During the reporting period, how many historic properties did your local government add to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory from all programs, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

No new historic properties were added to the existing inventory during the reporting period.

Program area	Number of Properties added
Not applicable.	

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

The designating of local landmarks and districts is currently regulated by Benicia Municipal Code Chapter 17.54. Although this does provide the tools for designation, the intention is to update the ordinance so that it is more comprehensive and specific to the needs to the City.

C. Local Tax Incentives Program

1. During the reporting period did you have a Local Tax Incentives Program, such as the Mills Act?
- Yes No

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2. If the answer is yes, how many properties have been assisted under the program(s)?

Name of Program	Number of Properties that have Benefited
Mills Act Contract	31

Three (3) additional Mills Act Contracts were applied for. They are currently being processed.

D. Local “bricks and mortar” grants/loan program

1. During the reporting period, did you have a local government historic preservation grants/loan program for rehabilitating/restoring historic properties? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s)? Click here to enter text.

Name of Program	Number of Properties that have Benefited
Not applicable.	

E. Design Review/Local Regulatory Program

1. During the reporting period, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to, or impacts on, properties with a historic district)?

Design Review of all properties within the Historic Overlay Districts and Historic Properties outside the Historic Overlay District are regulated by the Zoning Ordinance (Chapter 17.108 Design Review and Chapter 17.54 H Historic Overlay Districts) and well as the adopted Conservation Plans (Downtown Historic Conversation Plan and Arsenal Historic Conservation Plan). Depending on the level of change, review at staff level or commission level. Generally, exterior changes that are not considered to be repair, maintenance or “in-kind” are required to be reviewed and approved by the Historic Preservation Review Commission.

2. If the answer is yes, then, during the reporting period, how many historic properties did your local government review for compliance with your local government’s Historic preservation regulatory law(s)?

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During the reporting period ten (10) applications for historic properties or properties located within the Historic Overlay Districts were reviewed by the Historic Preservation Review Commission.

F. Local Property Acquisition Program

1. During the reporting period, did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s)?

Name of Program	Number of Properties that have Benefited
Not applicable.	

VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are the most critical preservation planning issues?

One of the more prevalent issues is finding a balance between historic preservation and understanding the current economic times and the constraints of the property owners. Design Review is often sought when the property owner wants to replace original wood materials for modern materials that are less expensive, such as vinyl or fiberglass windows.
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community?

This year the HPRC tried different approaches to public outreach such as having a booth at the Farmer's Market in addition to the annual City Council preservation month proclamation and Meet & Greet in May. Participation in the Farmer's Market event was to promote the City's efforts and different preservation tools. Participation was coordinated with the Benicia Historic Museum in an effort to collaborate with the local preservation community.
- C. What recognition are you providing for successful preservation projects or programs?

The Benicia Historical Society has Historic Home Tours annually. This year the tour also included several historic

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home landscapes. City Staff is working on compiling a visual representation of all the Mills Act Contract properties in a "before and after" document in an effort to demonstrate the success of the program.

D. How did you meet or not meet the goals identified in your annual report for last year?

The City was able to continue to promote historic preservation and work with the community on preservation of the City's designated historic buildings. The goal to update the process for designation of all historic structures and the demolition of historic structures has not been completed. It is staff's goal to complete this by early Spring 2013.

E. What are your local historic preservation goals for 2012-2013?

1. Update the process for designation of all historic structures within the city
2. Update the process for demolition of historic resources
3. Complete an information brochure or similar handout to provide to information on the City's historic districts and preservation programs to property owners.

F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP?

The Commission has expressed interest in obtaining technical assistance for implementation of the Secretary of the Interior Standards for the Commissions, community, city staff and other interested parties.

G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Applying the Secretary of the Interior Standards for the Treatment of Historic Properties is always beneficial to our commissioners, staff and the public. Preservation and Sustainability would be a beneficial topic.	Workshops in the San Francisco Bay Area or Northern California are the most accessible. Online training/tutorials would also be easily accommodated and beneficial.

H. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

We would welcome the opportunity to host training workshops, even partnering with neighboring jurisdictions.

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XII Attachments

- Resumes and Statement of Qualifications forms for all commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

When report is completed, save and email as an attachment to lwoodward@parks.ca.gov.
You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select *Create and Attach to Email*.