



**CITY OF BENICIA
HISTORIC SURVEY COMMITTEE
AD HOC COMMITTEE OF THE HISTORIC PRESERVATION REVIEW
COMMISSION**

CITY HALL CONFERENCE ROOM 1

REGULAR MEETING AGENDA

**Tuesday, December 15, 2009
1:00 P.M.**

I. OPENING OF MEETING

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

III. COMMUNICATIONS

- A. WRITTEN**
- B. PUBLIC COMMENT** (limited to items not on agenda. A 5 minute time lime per individual will be imposed)

IV. OLD BUSINESS

V. NEW BUSINESS

- A. PROJECT TIMELINE & WORK TASKS**
Staff and the committee will review the project timelines and major work tasks, as prepared by the State Office of Historic Preservation.

Recommendation: No action required.

B. VOLUNTEER OR DONATED LABOR TIMESHEET

Staff and the committee will review the timesheet requirements.

Recommendation: No immediate action required. All volunteers must keep track of hours and complete their own timesheets.

C. TASK ASSIGNMENTS

Staff and the committee will discuss the needs of the consulting team, and will assign tasks accordingly.

1. Historic Context Statement Outline
2. Mid-Century/Post WWII
3. Ethnic Communities
4. Early 20th Century

Recommendation: Staff and committee members will assign tasks, including deadlines.

VI. COMMUNICATIONS FROM STAFF & COMMITTEE MEMBERS

VII. ADJOURNMENT

Public Participation

The Benicia Historic Preservation Review Commission and its sub-committees welcome public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The 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/Committee Secretary.

Disabled Access

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

Meeting Procedures

All items listed on this agenda are for Commission/Committee 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.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Public Works & Community Development Department during regular working hours. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Announcements and Historic Context." 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 Public Works & Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Conference Room 1. If you wish to submit written information on an agenda item, please submit to Gina Eleccion, Management Analyst, as soon as possible so that it may be distributed to the Historic Context Ad Hoc Committee.

Benicia

SCOPE OF WORK

The City of Benicia, hereafter the Participant, will contract with a consultant meeting the Secretary of the Interior's Professional Qualifications for historian or architectural historian as set forth in 36 CFR part 61, Appendix A to prepare a historic context statement for the City of Benicia. The historic context statement will discuss significant themes in the historical development of Benicia from its beginnings into the 1960s, identify associated property types with their character defining features, and establish evaluation criteria and integrity thresholds for important property types sufficient to provide a framework for evaluating resources for the National, California, and local registration programs. All work shall be performed and deliverables produced in accordance with *Secretary of the Interior's Standards for Preservation Planning, Identification, Evaluation and Registration* when such standards are applicable, the *National Register Bulletin #24 - Guidelines for Local Surveys: A Basis for Preservation Planning*, and the Office of Historic Preservation's instructions.

PROGRESS REPORTS:

Participant shall submit to the State Office of Historic Preservation (OHP) regular progress reports, in accordance with the following schedule. A work plan will be developed and the deliverables to be included with each progress report will be determined in consultation with the OHP coordinator, the chosen consultant, and the CLG grant manager at the beginning of the grant period and the agreed upon work plan will become part of the contract.

Progress reports will include any deliverables specified in the work plan, detail the work accomplished to date, and identify and discuss any problems or issues which have the potential to adversely affect the scope or progress of the project. OHP may ask for additional progress reports or drafts of work papers during the project period.

OHP reserves the right to withhold disbursement of up to half the grant amount until the final products have been determined to meet the Secretary of the Interior's Standards. Participant may submit billings for partial payment as the work progresses.

9 November 2009: On or before this date, Participant shall submit a progress report which will provide evidence that a contract has been executed and work has begun on the project.

8 Feb 2010: On or before this date, Participant shall submit a progress report which will detail work accomplished to date and identify and discuss any problems or issues which have the potential to adversely affect the scope or

progress of the project. Work samples shall include those items specified in the work plan.

3 May 2010: On or before this date, Participant shall submit a progress report which will detail work accomplished to date and identify and discuss any problems or issues which have the potential to adversely affect the scope or progress of the project. Work samples shall include those items specified in the work plan.

7 July 2010: On or before this date, Participant shall submit a progress report and a draft of the context statement and the survey forms for OHP's review.

30 September 2010: On or before this date, Participant shall submit all final products as specified in the work plan and a final report as outlined below.

10 October 2010: On or before this date, the Final Report outlined in the *Subgrant Procedural Guide* and the final *Request for Reimbursement* (DPR 417) shall be submitted, with all claims for project costs dated prior to the end of the project period (30 September 2009).

The attached *General Contract Terms* (12 pages) and *Contract Terms for Preservation Planning, Identification, and Evaluation* (4 pages) are incorporated and made a part hereof. Additionally, the budget as submitted in the grant application is incorporated and made a part hereof. The above referenced work plan as agreed to by OHP, the CLG, and the consultant is incorporated and made a part hereof.

FINAL PRODUCTS will include:

- A historic context statement for the City of Benicia from its beginnings into the 1960s which will identify significant property types with their character defining features and establish eligibility standards and integrity thresholds for resources associated with the important themes of the context.

Signature of Project Manager

Date

City of Benicia

Historic Context Statement Outline

Sanborn Map Series: 1886, 1891, 1899, 1913, 1942

Native American & Mission Periods (to 1821)

- Native American Period
 - Patwin & Huichuin groups
- Spanish Mission Period
 - Sonoma, San Francisco and other regional missions
- Property Types & Registration Requirements
 - Known or potential archaeological sites

Mexican Period (1821 - 1845)

- Mariano Vallejo and Rancho Suscol
- Property Types & Registration Requirements
 - Known or potential resources (if any)

Early American Period (1846 - 1877)

- Bear Flag Revolt (1846)
- Robert Semple & Thomas Larkin
- California Gold Rush (1848)
- Founding of the Benicia Arsenal (1849)
- Statehood (1850)
- State Capitol (1853 – 1854)
- Industrial Facilities
 - Pacific Cement Works (1860)
 - G.W. Hume's Carquinez Packing Company (1864)
 - McKay Tannery (1860)
 - Pioneer Tanning Co. (1868)
- Schools
 - Blake's School for Boys (1852)/Benicia Collegiate Institute (1854)/St. Augustine's (1868 - 1889)
- Churches
 - St. Paul's Episcopal (1860)
 - Congregational Church (1868)
- Public Assembly
 - Masonic Temple (1850)
- Military
 - "Camel Barns" (1855)
 - Magazine (1857)
 - Storehouse (1859)

- Commanding Officer's Quarters (1860)
- Lieutenant's Quarters (1861)
- Guardhouse (1872)
- Etc.
- Property Types & Registration Requirements
 - Residential; Commercial; Industrial; Public Assembly; Military

Industrial Period (1878 - 1913)

- Industrial Facilities
 - Kullman, Salz & Co – Benicia Tannery (1879)
 - Benicia Agricultural Works (1881)
 - Turner Shipyard (1882)
 - Benicia Flour Mills
 - Salmon Canneries
 - Etc.
- Arrival of the railroad (1878)
- Solano Ferry (1879)
- Spanish American War (1898)
- Cannery Strike (1902)
- Schools
- Churches
 - Methodist Church (1882)
 - St. Dominic's (1890)
- Public Assembly
 - New Masonic Temple (1888)
- Military
 - Shop (1884)
 - Toolhouse (1900)
 - Stables (1908)
 - Shop (1911)
 - Explosion at Clock Tower Storehouse (1912)
 - Etc.
- Immigrants/Ethnic communities
- Property Types & Registration Requirements
 - Residential; Commercial; Industrial; Public Assembly; Military

World War I through the Great Depression (1914 - 1939)

- World War I
- Roads & automobiles
- Closure of Tanneries and Canneries
- Southern Pacific Railroad Bridge (1930)
- Immigrants/ethnic communities
 - Greeks
 - Portuguese
 - Etc.
- Public Assembly

- Benicia Branch of Solano Public Library (1914)
- Military
 - Storehouse (1917)
 - Powerhouse (1919)
 - Photo Lab (1921)
 - Magazines x5 (1929 – 1930)
 - Etc.
- Property Types & Registration Requirements
 - Residential; Commercial; Industrial; Public Assembly; Military

World War II and its Aftermath (1940 - 1964)

- Wartime Boomtown
- Military Facilities
 - Deep Water Wharf
 - Public Quarters x6 (1941)
 - Expansion of Arsenal Lands (1942)
 - Main Headquarters (1942)
 - Etc.
- Korean War (1950)
- Restoration of the Capitol (1955-57)
- S.P. Depot Closes (1958)
- Destruction of S.P. Wharf (1959)
- Interstate 680 and 780 (1950s-60s)
- Benicia-Martinez Bridge (1962)
- Closure of the Benicia Arsenal (1964) and Benicia Industries
- Schools
- Churches
- Public Assembly
 - New Post Office 632 1st (1942)
- Property Types & Registration Requirements
 - Residential; Commercial; Industrial; Public Assembly; Military