BENICIA
CALIFORNIA

DOWNTOWN HISTORIC CONSERVATION PLAN

Cannon Design Group
in association with
Sally B. Woodbridge

November 1990

Amendments:
December 15, 1992 Resolution No. 92-201
June 7, 2005 Resolution No. 05-91
June 17, 2008 Resolution No. 08-62
March 17, 2009 Resolution No. 09-26

NOTES:
- Per Section 17.54.100 of the BMC, the DHCP supercedes 17.108 Design Review regulations
- Per the Downtown Mixed Use Master Plan (DMUMP) In the event of a conflict between the DHCP and the DMUMP, the DHCP will apply
- Per Resolution 05-01, all references to the Design Review Commission shall be replaced with Historic Preservation Review Commission

The following Summary of Changes documents all the changes made to this plan under the direction of City Council through the adoption of the previously referenced Resolutions.

Summary of Changes:

Cover Page – Additional Notes
Second Page – Summary of Changes
Table of Contents – Appendices
Page 6 – Text changes, reference to the District Boundary Map figures
Page 7 – New Downtown Historic District Boundary Map
Page 8 – Omitted, New Downtown Historic District Boundary Map includes the Eastern Residential Area exclave
Page 9 – Text changes, reference to the Appendix
Page 11 – Note added for new Downtown Historic District Boundary (no changes to Open Spaces, View Corridors and Vista Points)
Page 12 – Text changes, reference to the Appendix
Page 13 – Text changes, reference to the Appendix
Page 24 – Text changes, design review procedures
Page 25 – Text changes, design review procedures
Page 28 – New Table 1
Page 29 – New Table 2
Page 34 – Note added for new Downtown Historic District Boundary (no changes to Site Specific Design Guideline Subareas)
Appendix A: Designation of Historic Properties within in the Downtown Historic H Overlay District
Appendix B: Glossary of Terms
Appendix C: Historic Conservation Plan Resource Survey Form
Appendix D: City Council Resolution No. 92-201, December 15, 1992
Appendix E: City Council Resolution No. 05-91, June 7, 2005
Appendix F: City Council Resolution No. 08-62, June 17, 2008
Appendix G: City Council Resolution No. 09-26, March 17, 2009

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Preface

Historic Setting

One of California's oldest cities, Benicia was founded in May, 1847, by Robert Semple, Thomas O. Larkin, and General Mariano Vallejo, the owner of the land on which the town was platted that same year by Jasper O'Farrell. The town grew up along the waterfront on the Carquinez Strait where primary industries--tanneries, canneries, and shipyards--were located and where the first railroad ferry west of the Mississippi River began service in 1879 at the foot of First Street.

Besides being the fourth location of the state's capital, Benicia was a cradle for California's educational institutions. Several schools were established in Benicia in the mid-19th century, including the Dominican College and Mills College, though both campuses were relocated by the century's end. Among its other benchmarks of history Benicia counts the state's first official Masonic Hall, built in 1850, and the depot and shops of the Pacific Mail Steamship Company, the first large industrial enterprise in California, which was established that same year on the shores of the Carquinez Strait.

The longest lived of Benicia's many "firsts" was the U.S. Benicia Arsenal, located on a large tract of land east of the city boundary overlooking the Strait. The site was acquired from 1847 to 1849 by the federal government for use as a U.S. Military Reservation. Several other army installations preceded the Arsenal, which in 1852 was named the "Benicia Arsenal", one of five permanent arsenals in the country and the first on the Pacific Coast.

While the town grew according to the typical pattern of the "walking city" where the places to work and live were closely knit together, the military reservation was built up according to the more discrete needs of the different sections of the army that used the land. Thus a unified plan for the whole site like the 1847 plat for the city was never made.

Today, these two once separate areas of Benicia have grown together while the city stretches far beyond its original plat. That the original part of the city retains its distinctive character is both cause for celebration and for planning for its future.

Development of Downtown

The failure of the various attempts in the 19th century to transform Benicia into a major city has resulted in the retention of the scale and character of the historic downtown, which presents a rare view of the evolution of architecture from the mid-19th century to the 20th century in California.

Settlement began soon after the platting of the town in 1847, largely because of Robert Semple's promotional efforts. The buildings were humble adobes and wood-framed structures, many of which were fabricated elsewhere because of the acute local shortage of timber. Lower First Street boomed in anticipation of the coming of the state legislature to occupy the future capitol building. The building was erected as the City Hall in remarkably short order between October 1852 and early January 1853. By the time the legislators arrived in February, the nearby hotels and shops were doing a brisk business.

Although depression followed the departure of the legislature for Sacramento in February 1854, leaders remained in the community and bolstered its waning prestige. The educational institutions that were established, mainly by religious sects, in the 1850's gave Benicia a prior claim over Berkeley to be called "the Athens of the West". The campuses were built in the undeveloped land on the northern edges of town.

The city had grown to a reasonable density by the 20th century; most of the development was concentrated along the two ridges of land, one along First and the other between East Fifth and East Seventh Streets, that ran south from the highlands to the strait. Throughout the nineteenth century, as development spread north from the waterfront, commercial, civic, and residential uses coexisted along First Street; the east-west letter streets continued as before in residential development.

Because the city did not boom in the era of the streetcar suburbs, the downtown preserves the mixed uses of the so-called "walking city" in which people lived in proximity to their work and other activities. Today the shoreline industries are no more, but people still live in the heart of downtown and enjoy other conveniences of dining, shopping, access to city government and other civic institutions that the location provides.

The range of downtown architectural styles encompasses examples from the prefabricated buildings of the Gold Rush years in the early Greek and Gothic Revival styles through the succeeding 19th century styles, principally residential, of Italianate, Stick-Eastlake, and Queen Anne. The 20th century revival styles and the Craftsman mode are also represented. Since the scale of downtown development remains modest, the historic landmarks from the first major period of development are still the dominant buildings.

Chapter One
Plan Overview

Introduction

In October of 1987, the City of Benicia enacted a provision within its zoning ordinance for a special historic overlay district that could be combined with any underlying zoning district. This ordinance enables the city or property owners to initiate a process to designate historic districts and/or landmark buildings. As part of the process of designating a historic district, the ordinance requires that a conservation plan be prepared. The conservation plan sets forth the boundaries of the proposed district, states its architectural or historical significance and defines performance and design guidelines for alterations to existing buildings as well as new construction.

In the spring of 1989, the city retained the planning and design firm of Wurster, Bernardi and Emmons with Sally B. Woodbridge, noted architectural historian, to prepare a conservation plan for the city. Based on extensive survey work and documentation by dedicated volunteers, other professionals and historians, the city had identified two potential historic districts, one encompassing the downtown commercial and residential area centered along First Street, the other within the boundaries of the former Benicia Arsenal of the United States Army.

The downtown commercial area has been recognized by the city as an historic district since 1969. However, its boundaries encompass only one hundred fifty feet on either side of First Street from A Street to Military Highway. This area represents the historic commercial spine of downtown Benicia but omits much of the surrounding historic residential neighborhood, the development of which was inextricably linked to First Street. The significance of the Benicia Arsenal, now a business and industrial park, has been recognized through its listing on the National Register of Historic Places as a district, but no local recognition has been in effect to date.

The geographic separation of these two districts and their distinct histories and building types called for the preparation of a separate conservation plan and set of standards and guidelines for each. The preparation of these plans marks the city's first effort to firmly establish policies to promote the conservation of its historic, architectural and archeological resources through the implementation of the Historic Overlay District. It marks the culmination of many years of effort on the part of its dedicated citizenry without whose efforts and assistance this plan could not have been prepared.

Purpose

This conservation plan is intended to achieve the purposes outlined by the historic overlay zoning district to:

1. Implement the city's general plan,
2. Deter demolition, destruction, alteration, misuse, or neglect of historic or architecturally significant buildings that form an important link to Benicia's past,
3. Promote the conservation, preservation, protection, and enhancement of each historic district,
4. Stimulate the economic health and residential quality of the community and stabilize and enhance the value of property, and
5. Encourage development tailored to the character and significance of each historic district.

To that end, the conservation plan includes goals, objectives, design guidelines and criteria to be used in guiding future development and alterations to existing structures. Their intent is to reinforce the perception of the area as a district and to safeguard the architectural and historic integrity of its contributing structures.

In addition to the purposes outlined by the Historic Overlay District Ordinance, the plan is intended to enhance property values and protect private investment initiatives. By providing design guidelines and standards, the plan will ensure that businesses and homeowners who invest in appropriate rehabilitation and new construction are not damaged by insensitive or incompatible construction which would detract from the historic image and positive character of the downtown area.

Background

Preparation of this conservation plan hinged upon the completion of several critical tasks:

1. Review of existing historic resource inventory data,
2. Field surveys of the areas proposed for district designation,
3. Further documentation of landmark and potential landmark quality buildings,
4. Definition of the downtown historic district's boundaries based on the inventory and documentation,
5. Drafting of design guidelines for new buildings and alterations to existing ones, and
6. Developing recommendations regarding the city's policies relating to design review for alterations, new construction and demolition.

Two neighborhood workshops were held to present key findings and recommendations on the downtown to the public for review and input; one upon defining the preliminary district boundaries and another upon drafting the proposed design guidelines. The workshops were held to explain the proposal to neighborhood residents, business and property owners and to elicit public input and a clear direction for policy implementation within the framework of the plan.

The conservation plan will also form a basis for other decisions, actions and policies relating to historic preservation. For example, the design guidelines contained in this plan may be applied to individual landmarks outside the district which are designated subsequent to its adoption. The historic buildings

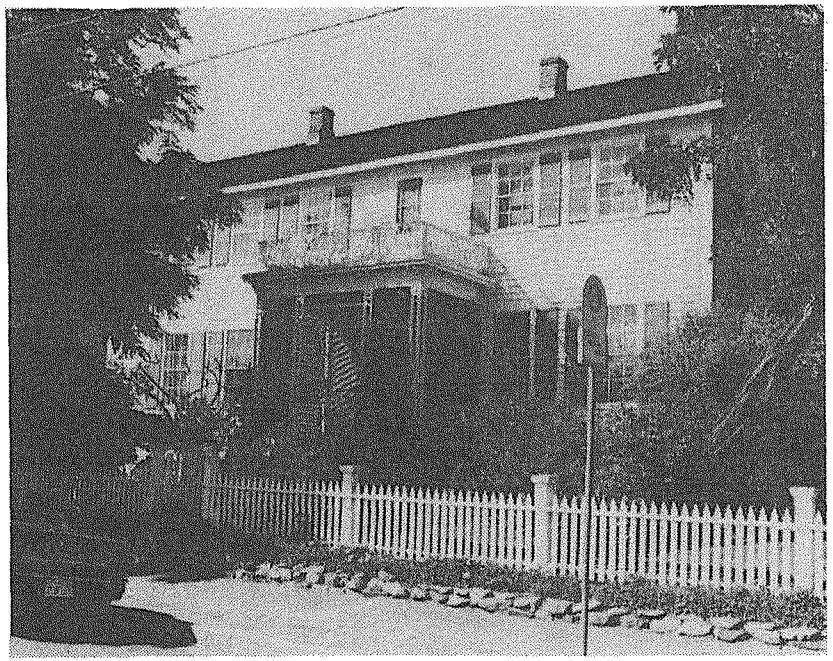
identified within this plan, together with any individually designated landmarks, will be eligible to use the State Historic Building Code with its less stringent requirements.

Furthermore, the Conservation Plan will enable the city to apply to the State Office of Historic Preservation for two federal certification programs, Certified Local Ordinance/Local District and certified Local Government. The former program provides investment tax credits to qualified investors as well as tax deductions for donating conservation easements. The latter enables the city to apply for certain federal preservation grant programs for which only Certified Local Governments can qualify.

Organization and Use of the Plan

The conservation plan is intended for use as both a resource document and a design manual. The first section of the plan identifies the district boundaries and classifies the buildings according to their relative historic and architectural significance. The significant buildings within the district boundaries are mapped for easy reference. In addition, the Planning Department maintains a complete list of all significant buildings by street address. If uncertain about a building's classification, property owners should refer to this list.

The remainder of the plan focuses on design issues. Design guidelines and standards are organized by building type as well as location. These will be used by the city in reviewing applications for new construction, alterations to existing buildings, demolition permits, grading, tree removal, sidewalk encroachment and sign design. Therefore, it is important for property and business owners to thoroughly familiarize themselves with the organization and content of the design sections before undertaking any work on their buildings. A more detailed user's guide is found in Chapter Three.



The Fischer-Hanlon House A Benicia Landmark

Chapter Two
Historic Resources

Historic Resources Survey

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

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

Methodology and Criteria

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

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

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

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

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

District Boundaries and Significance

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

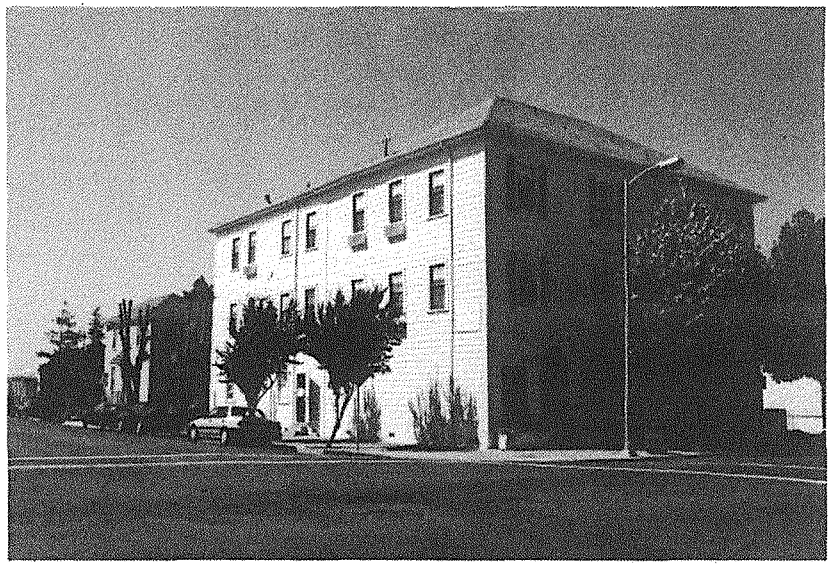
The Downtown Historic District has three sub-areas: the Central Area, Eastern Residential Area and East K Street Exclave. The boundaries for the three sub-areas are shown in Figure 1. These three areas are discontinuous because most of the development surrounding the Eastern Residential area is recent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

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

Categories of Significant Buildings

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

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



The Union Hotel — A Benicia Landmark

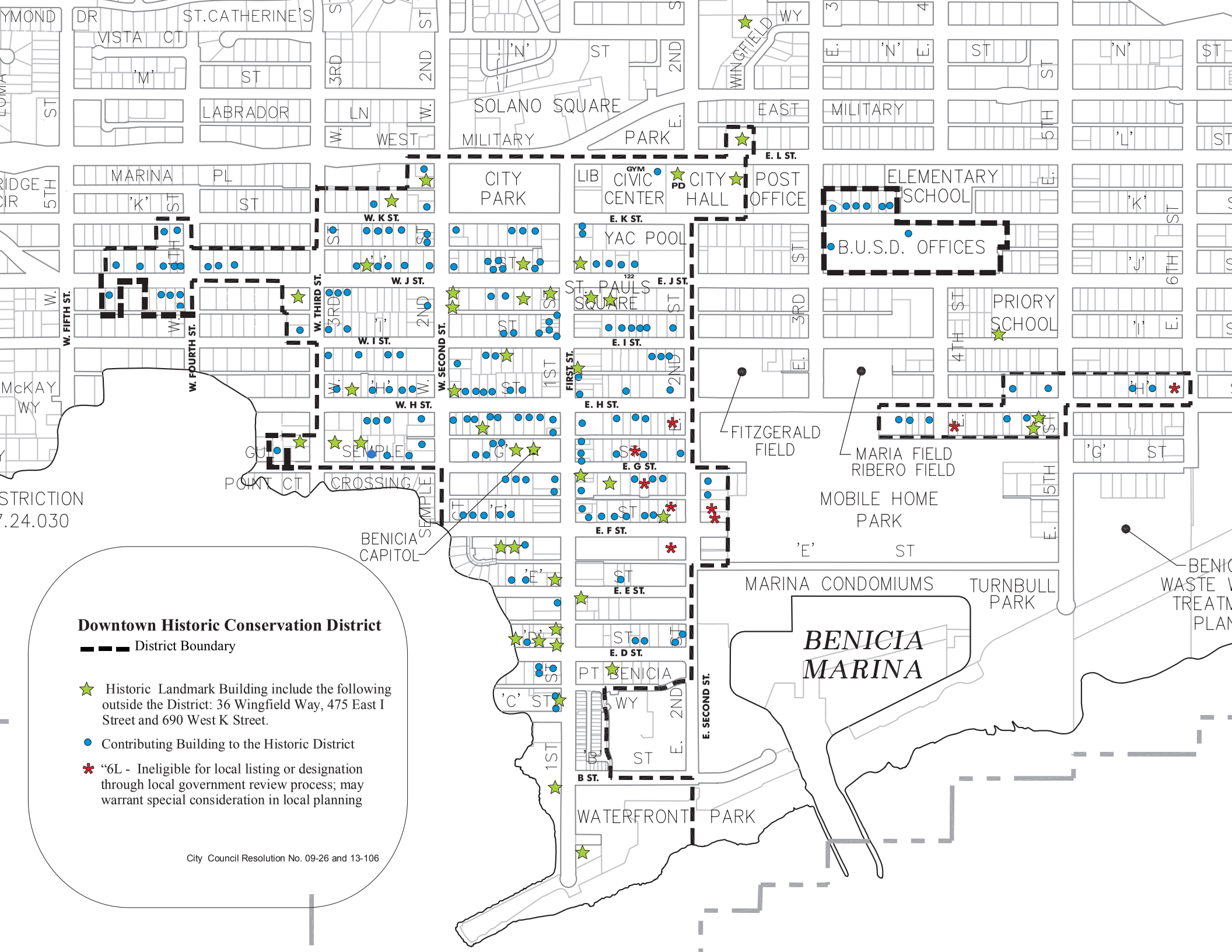

Downtown Historic Conservation District
District Boundary
Historic Landmark Building include the following outside the District: 36 Wingfield Way, 475 East I Street and 690 West K Street.
Contributing Building to the Historic District
"6L - Ineligible for local listing or designation through local government review process; may warrant special consideration in local planning
City Council Resolution No. 09-26 and 13-106
BENICIA MARINA
SOLANO SQUARE
CITY PARK
CIVIC CENTER
CITY HALL
POST OFFICE
ELEMENTARY SCHOOL
B.U.S.D. OFFICES
YAC POOL
ST. PAULS SQUARE
PRIORY SCHOOL
FITZGERALD FIELD
MARIA FIELD RIBERO FIELD
MOBILE HOME PARK
MARINA CONDOMIUMS
TURNBULL PARK
WATERFRONT PARK
BENICIA CAPITOL
SEMPLE CROSSING
POINT CT
MARINA PL
LABRADOR LN
MILITARY
E. L ST.
E. K ST.
W. K ST.
E. J ST.
W. J ST.
E. I ST.
W. I ST.
E. H ST.
W. H ST.
E. G ST.
E. F ST.
E. E ST.
E. D ST.
B ST.
W. FIFTH ST.
W. FOURTH ST.
W. THIRD ST.
W. SECOND ST.
FIRST ST.
E. SECOND ST.

Figure 2 removed per Resolution 09-26.
Figures 1 & 2 have been combined (see Page 7)

I.O.O.F. Building — Contributing Building

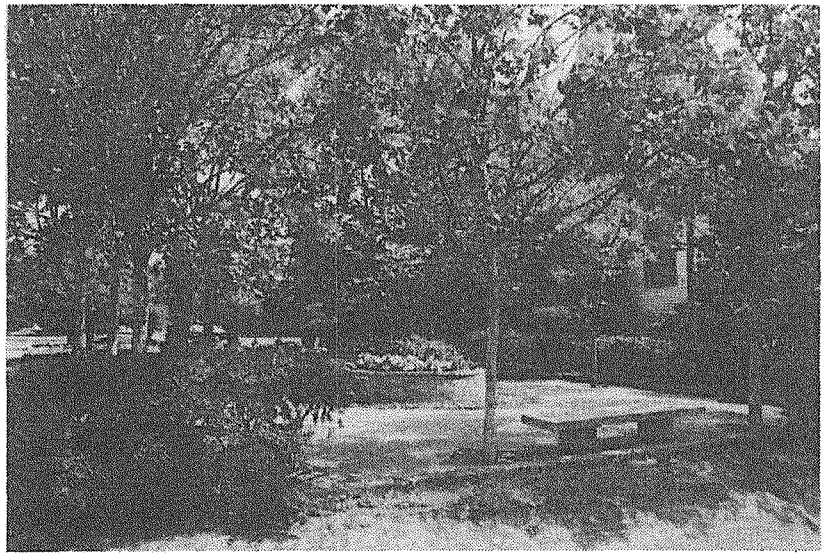
2. **Contributing Buildings to the Historic District:**
This category includes buildings which contribute to the historic character of the district because of age and because they are representative of common styles and building types of the historic period of the district, but are not architecturally or historically outstanding and therefore do not qualify for individual recognition. These are indicated on the map and listed individually in the city's files.

150 West G Street — Contributing Building

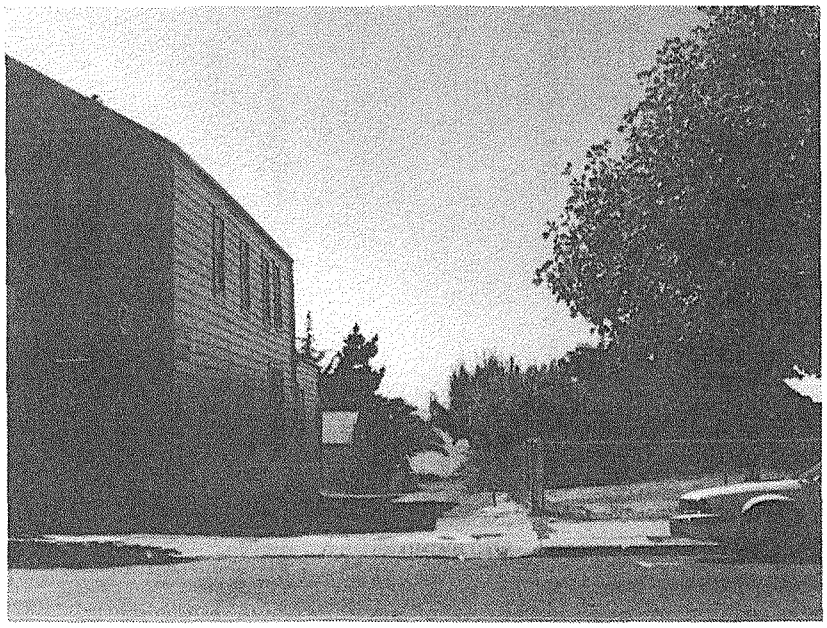
Open Spaces/Urban Design Elements

Although the City Park is not one of the original open spaces shown on the 1847 plat, it is nonetheless significant according to the criteria of age. It retains very old trees planted as specimens well over fifty years ago. Its distinctive wooden band pavilion, though more recent, complements the mature plantings and evokes images of earlier times.

Other significant open spaces with strong historical associations include the Capitol grounds, St. Paul's Square and much of the Benicia waterfront. Any improvements to these areas should respect the character of the adjoining historic buildings and maintain clear views of them.



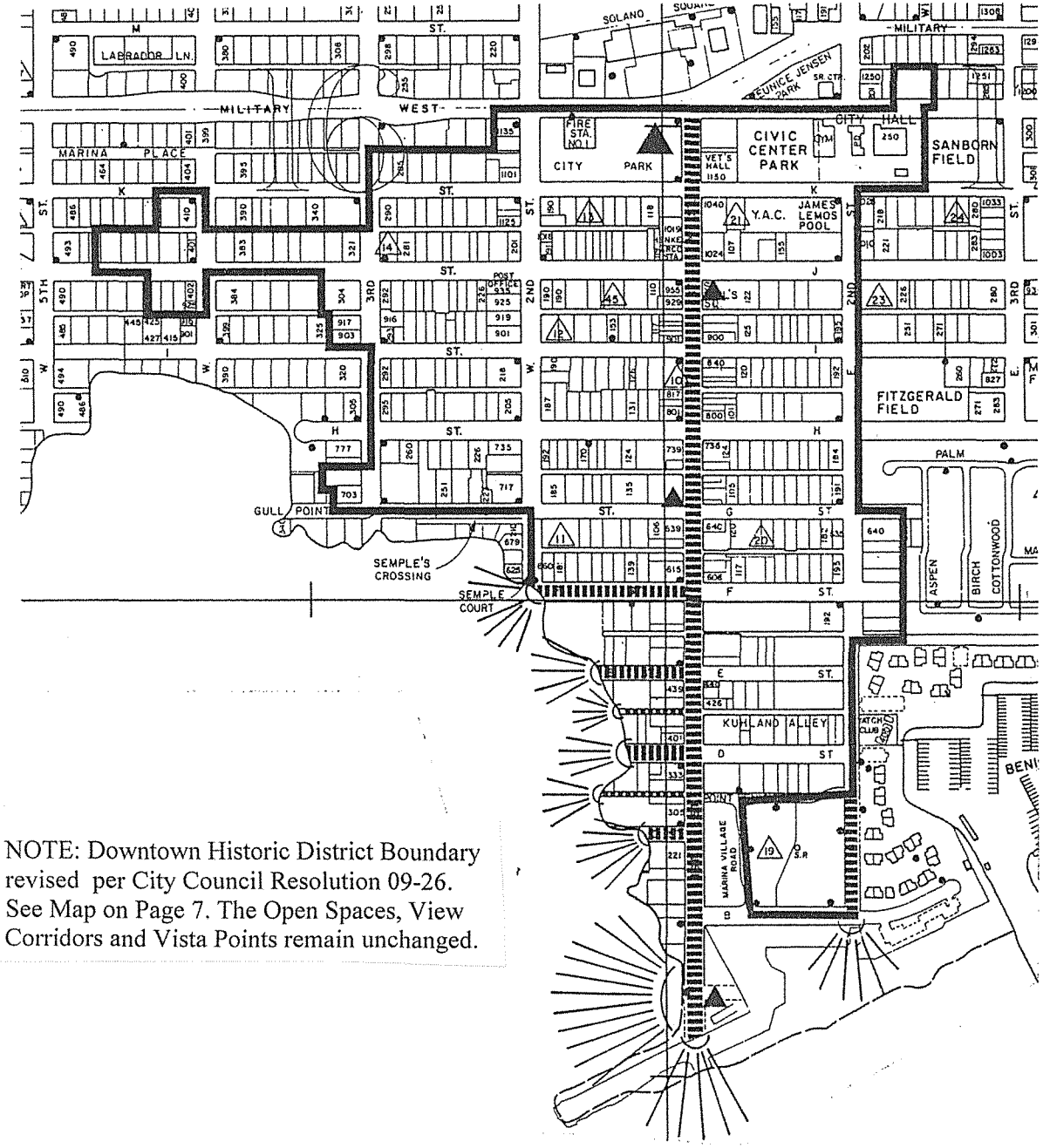
St. Paul's Square First and East J Streets



View Corridor at Alley Between West D and E Streets

In addition to these open spaces with historic associations, the downtown's streets and alleyways, especially where they terminate at the water's edge, are a strong open space and form-giving element of the downtown. They have become important urban design elements and view corridors which merit recognition and protection.

These open space and urban design elements contribute strongly to the character of the historic district and should be maintained as such. They are indicated in Figure 3.



NOTE: Downtown Historic District Boundary revised per City Council Resolution 09-26. See Map on Page 7. The Open Spaces, View Corridors and Vista Points remain unchanged.

Figure 3

Open Spaces

Landscape Features/ Urban Design Elements

LEGEND

- Open Spaces to be Maintained
- View Corridor to be Maintained
- Vista Point

Landscape Features

The block of West J Street between First and West Second Street has a splendid stand of vintage palm trees such as were often planted to give importance to major streets in 19th century California towns. This planting is continued across First Street along the East J Street frontage of St. Paul's Church grounds as well. Palm trees also distinguish the front yards of older residences such as the Riddell-Fish house and many more humbler examples. Other specimen, or non-native, trees occur in older landscaped settings such as the grounds of the Capitol and the Fischer-Hanlon house next door.

The City recognizes the importance of such mature trees by its current policy requiring special approval to remove them. They are integral elements of a building's setting and the historic district and also deserve recognition. As an outgrowth of this Historic Conservation Plan, it would be appropriate for the city to establish a formal program of recognizing heritage trees.

Individual Landmarks Designation

As part of this survey, individual landmarks have been identified which fall outside the logical boundaries of the Downtown Historic District. Nevertheless they have strong associations with the growth and development of downtown. These include the Wingfield house, former residence of Bishop Wingfield on the grounds occupied by St. Augustine's College, St. Dominic's Church on I St. near E. Fifth St. and 690 West K Street. These structures are listed with complete address in Appendix A.

These structures have been identified within this Conservation Plann because of their proximity to the Downtown district, even though they are not included within the district boundary. They are proposed for designation as individual landmarks in accordance with the procedures outlined under the Historic District Overlay Zoning. As structures are individually designated, they would be subject to the set of design guidelines which is most appropriate to the building type and setting, regardless of its location. The same design review procedures discussed and presented in the following chapter would also apply.

West J Street between First and West Second Streets

Other individual landmarks either within or outside of the district may be designated after adoption of this conservation plan. They too would be subject to the specific design guidelines of this or any other conservation plan which are most appropriate for the building type and location. The procedure for designating landmarks individually is described in Chapter 17.54.070 of the Zoning Ordinance. Application may be made by the city, the owner of the property, or other party with the consent of the owner.

Public hearings before the Planning Commission and City Council are required prior to the designation of individual landmarks by the Council.

Architectural Resources

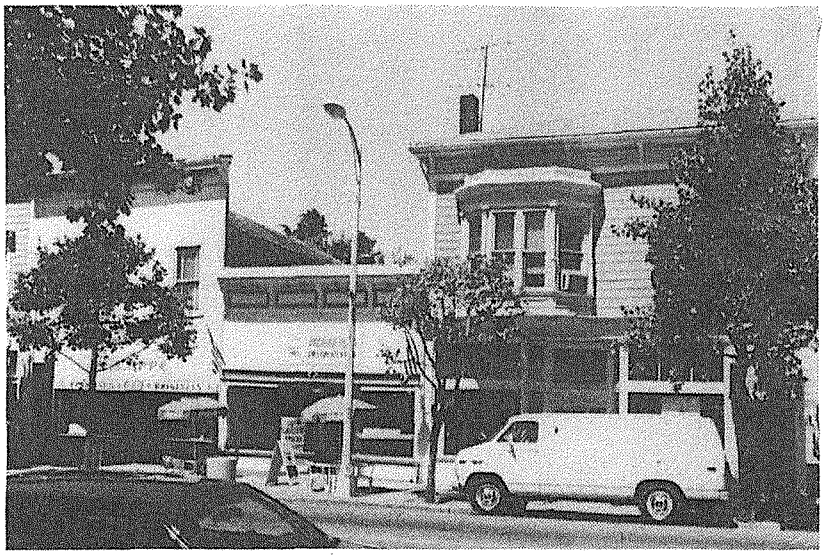
Downtown Benicia's buildings include three basic building types and a wide range of architectural styles. It is important to understand the features of these types and styles in order to conserve, enhance and, in some cases, restore them.

The discussion which follows is intended to provide a background for the design guidelines which are presented in the following chapters. This information will assist the city and property owners in interpreting the guidelines by enabling them to determine what are the important architectural features of a particular building type or style and in some cases to better determine whether or not a feature is original. To assist the reader a glossary of architectural terms is included in Appendix B.

Representative Building Types

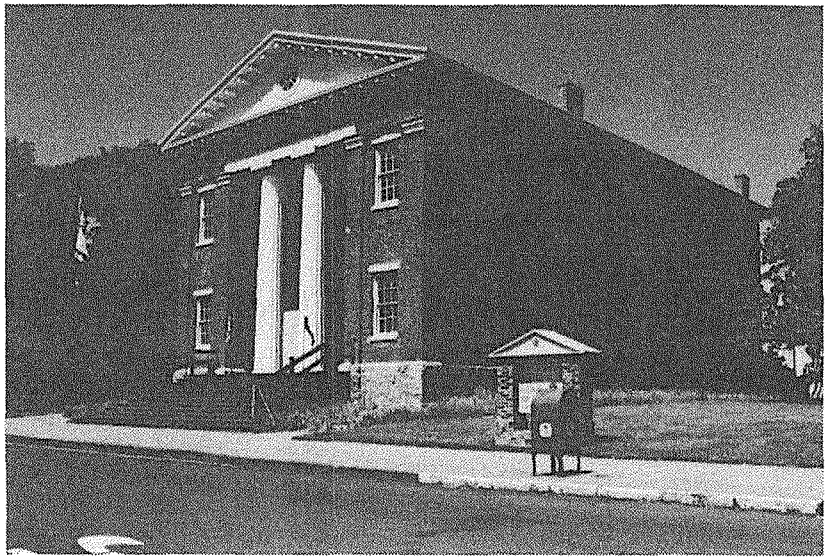
Downtown Benicia has three broad categories or types of buildings: commercial, institutional (including civic and religious structures), and residential. The commercial buildings are clustered along First Street for the most part. Older institutional buildings are found generally on or within a block of First Street while later, i.e. 20th century, examples are more widely dispersed. Residential buildings are represented principally on the east-west streets though some survive on First Street as well.

Commercial buildings in the 19th and early 20th centuries were often built with offices on the upper floors and additional space for storage. Another common commercial type was more residential in character and had apartments on the upper floor or floors. The strictly commercial buildings typically have a blocklike form with raised parapets that conceal the actual roof, which was often pitched. The mixed residential and commercial buildings often reveal pitched or gable roofs. On First Street residences were often converted to commercial use but retain the characteristics of a residential building. Although ground floors were often remodeled, one typical 19th and early 20th century shopfront design that can still be found on First Street has recessed entrance doors flanked by polygonal show windows so that much of the shopfront is glazed.

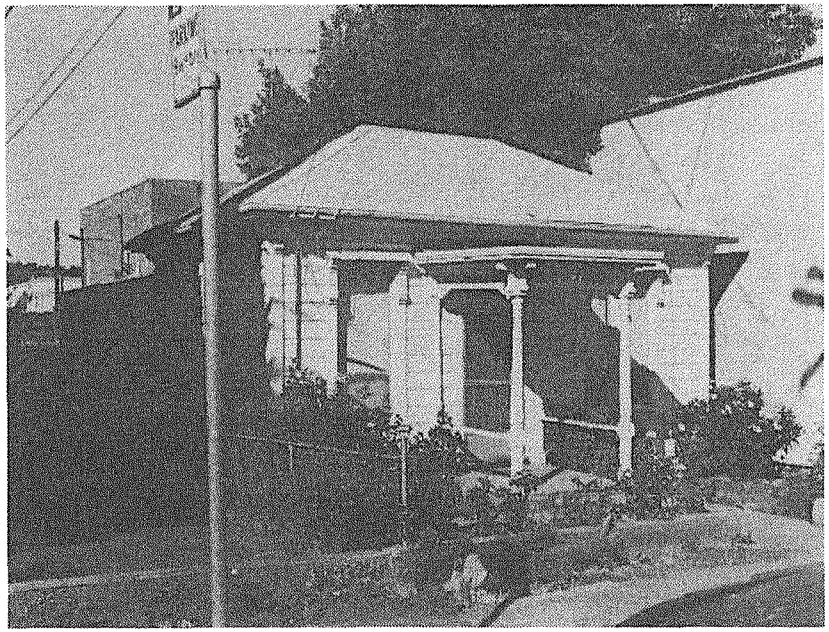


Commercial Buildings on First Street between I and J Streets

Institutional, civic and religious buildings, because of their public nature, were generally larger and more monumental than residential buildings but sometimes similar in character and form to them. Whether used for governmental offices, museums, or organizations of a quasi-civic nature such as the I.D.E.S. or the I.O.O.F., they were built in the dominant styles of their period. Although churches and their associated parochial buildings and the educational institutions associated with religious sects also followed stylistic trends to a certain degree, their designs tended to fall within the general styles of Classical or Gothic Revival in the 19th and early 20th centuries.



The State Capitol Building at First and West G Streets



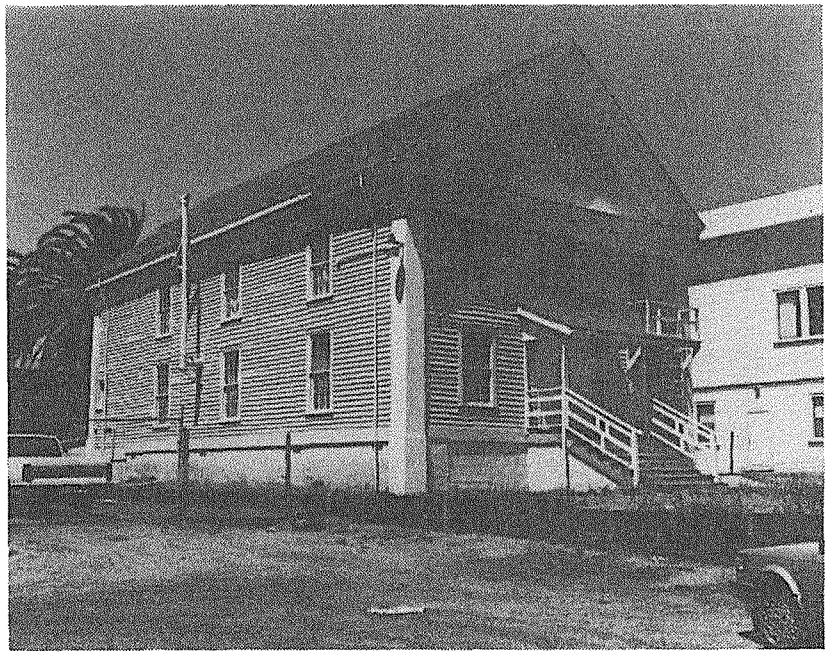
Common House Type 117 West I Street

Residential buildings in the downtown district exhibit the range of styles mentioned above as well as typical forms or plans. One house type that occurs very frequently in the downtown Historic District is the pyramidal roofed, single-story cottage with a rectangular or square plan. This basic form was used for several styles: Classic Revival, Italianate, and Stick/Eastlake. Decorative detail, when present, was mainly confined to porches. Some of the cottages which now appear totally devoid of detail may always have been so.

Architectural Styles

Classic Revival (1850s - 1910s): Drawing on adaptations of the European revivals of Greco-Roman styles that were popular in the eastern part of the country, the early Classic Revival style buildings in Benicia were simplified because the means of building them were limited. Yet, the early phase of the Classic Revival is much better represented in Benicia than in most California cities where the downtown was rebuilt during later periods, and so deserves special recognition. The examples of the early phase range from the Capitol, which reflects the popular Roman temple form, to the more simplified Union Hotel and Washington House, and the small but imposing office of the Houton Lumberyard, at 305 First Street, with its columned porch.

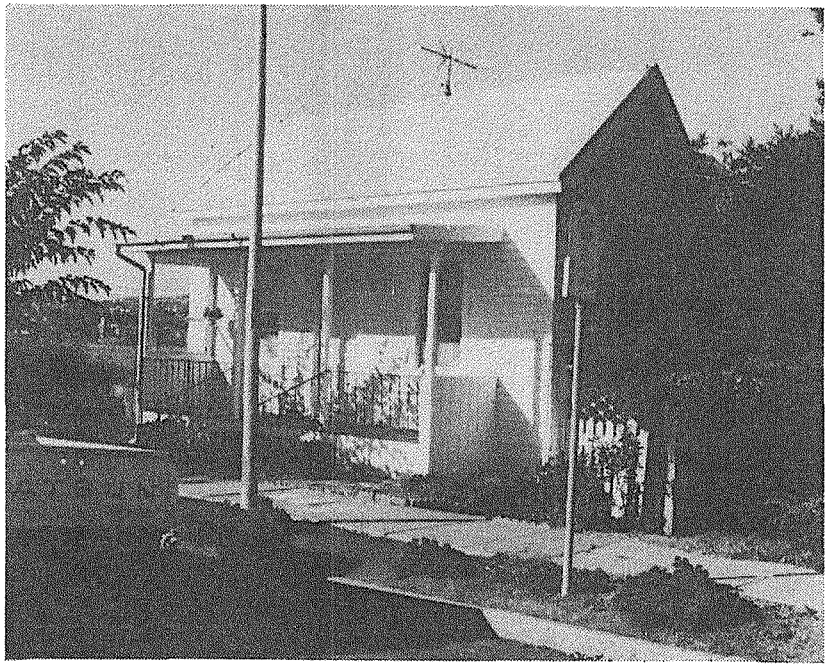
The Capitol has a rectangular form set on a raised base and covered with a gable roof with broad eaves enriched with a molded cornice and modillions. The gable-end has a triangular pediment with a raking, molded cornice on modillions and a Georgian bull's-eye window in the center. The two fluted Doric columns mark a recessed entrance porch and are flanked by fenestrated sections of the building framed with brick pilasters. Symmetrically arranged doors have molded surrounds, and the entrance is enriched with other Classical detail. The building's symmetrical composition and Classical detailing are important elements of the Classical Revival style. The use of brick as well as reliance on the Roman temple form ties the Capitol's design to the Jeffersonian mode common in the eastern part of the country.



Masonic Temple 110 West J Street

The 1850 Masonic temple at 110 West J Street is a fine example of a Classic Revival style building rendered in wood. The temple form is implied through its pedimented gable ends with raking cornices and broad molded entablatures as well as corner pilasters that suggest columns. Although the front of the building has been modified, the back appears to be intact.

The Union Hotel, Washington House, and the Fischer-Hanlon house, which was allegedly built as a hotel on lower First Street, are more simplified versions of the Classical revival mode. These buildings reflect the so-called Federal style of ca. 1800 which in the West was more spartan in its lack of decorative



"Salt-Box" House 145 West D Street

detail. The style was related to the earlier, more elaborate Georgian and Greco/Roman styles through the use of a gable roof with overhanging eaves and cornice boards as well as cover boards that suggested pilasters at the building's corners. Gable-ends sometimes had short molded sections called "returns" that suggested a pediment. The hip-and-gable roof of the Union Hotel suggests a combination of Georgian and Federal styles. Wooden shutters indicate eastern influence; they were less common in the more benign western coastal climate.

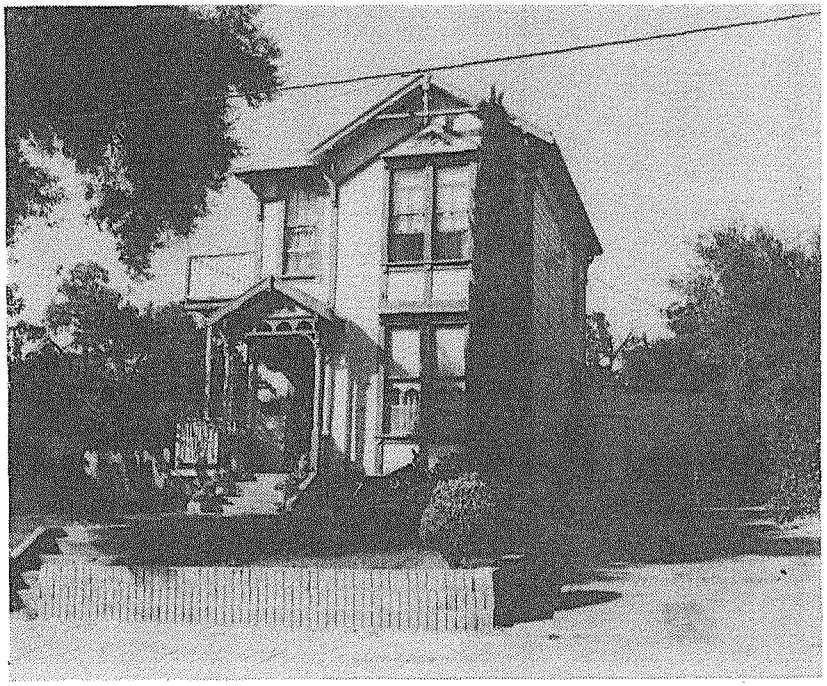
Benicia has several examples of modest Classical Revival style houses from the 1850s - 1860s. The so-called "salt-box" house at 145 West D Street, allegedly a pre-fabricated frame shipped from the Atlantic coast and erected in Port Costa before being moved to Benicia, is a gable-roofed box set with its long side toward the street and a shed-roofed addition on the back that gave it the shape of the salt boxes used in New England households. Although the porch is similar to the one shown in old photographs, it is not original. Porch alterations on old houses are common, perhaps because they were exposed to the weather and had to be repaired or replaced.

At 129 East E Street stands a house similar to the one on West D Street, also with a later front porch. Next door at 133 East E Street is another example of simplified Classic revival style in a two-story house set with the gable-end toward the street, which has a triangular pediment indicated by a horizontal board defining the base of the triangle. Here too the porch is much later. Finally, at 150 West G Street is a house with a molded cornice and returns that also suggest a temple form. Roof dormers on the side elevations also have pedimented gable roofs and the high, narrow form of early Classic Revival. The flat window heads with a suggestion of triangular form at the top are typical of the attenuated Classical forms of the 1850s in the far West. The Stick-Eastlake style of the upper-story windows on the facade and the front porch reveal the 1880's remodeling of the house.

The early 20th century phase of the Classic Revival style is represented by the large house at 140 East G Street which combines Classical features, a columned veranda with balustrade, a simple entablature and a triangulated gable-end, and Classical pilasters set between the bay windows, with a wide polygonal, ground-floor bay set under a rectangular, gable-roofed upper story, a composition that was also typical of the late Queen Anne style.

Stick/Eastlake (1880s to 1900): This style is more tied to a vocabulary of decorative details loosely derived from furniture designs by the Englishman Charles Eastlake than to a building form. The "Stick" style, which exists in more pure forms in the east, was so named because the sticklike structural framing of the buildings was expressed on the exterior. In the west this expression was observed by dividing the exterior into paneled areas with flat strips of wood and adding Eastlake decorative details executed in jigsaw and lathed woodwork. Ornament is often flat and cut out of boards adorned with knobs and other geometric detail. Gable-ends are often braced with crossed members turned like furniture legs on a lathe. Ornament is typically concentrated in gable-ends and porches. The former Southern Pacific Railway Depot Building and the nearby Jurgeson's Saloon/Lido are local examples of the style.

House 140 West I Street

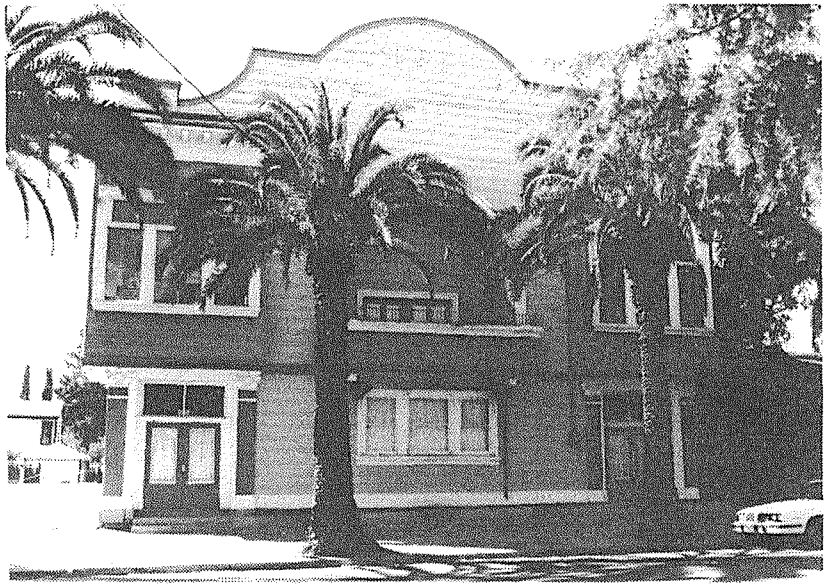


House 281 West I Street

Outstanding residential examples of the Stick-Eastlake style include the Crooks house of ca. 1888 at West Third and West G Streets and the houses at 140 and 281 West I Street, and 261 West J Street. Cottages with Stick-Eastlake features are found throughout the Downtown Historic District; a good example, now an antique shop, stands on East J Street next door to the Lundin house.

Queen Anne Revival (1885 - 1900): This style is represented only in residences in Benicia. The finest example of the "villa" type is the Riddell-Fish House at 245 West K Street of ca. 1890. Here we can see the style embodied in the irregular form and roof silhouette, the variety of surface patterns in cut shingles and other decorative details in wood, the paneled brick chimney, and the round corner tower. Queen Anne style cottages are numerous in Benicia. The chief difference between the cottage and the villa is that the latter has a more imposing scale and one or more towers or turrets.

Riddell-Fish House 245 West K Street

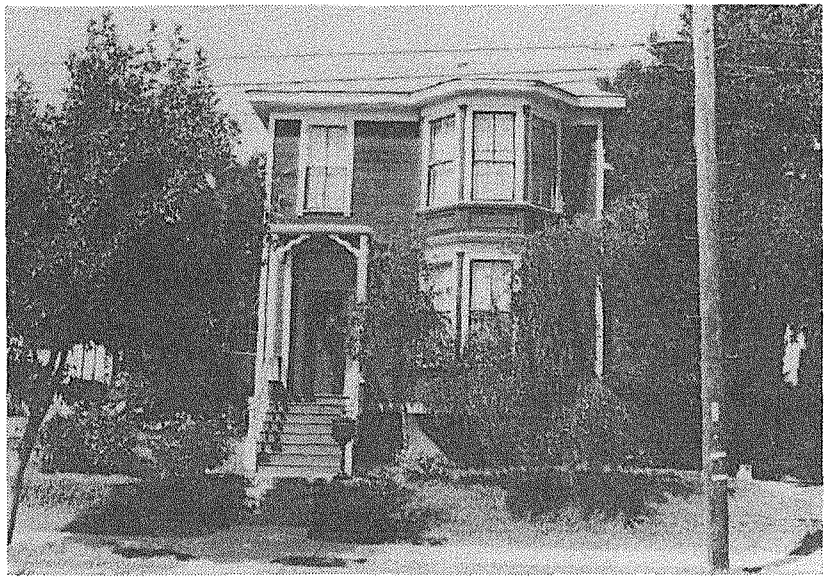


I.D.E.S. Hall 130-140 West J Street

Mission Revival (1890s - 1910s): The main identifying feature of this style is the curved roof parapet that was derived from the Spanish-built missions in California. Although stucco and even concrete were typical materials, wood was also used as it is in two Benicia examples of the style, the former hotel at First and East E Streets and the I.D.E.S. Hall at 130-140 West J Street.

Italianate (ca. 1860 -ca. 1880): This is really another Classic Revival style but derived from the Renaissance and later revivals of the Classic tradition rather than the building prototypes of ancient Greece and Rome. Its characteristics are: an emphasis on the vertical in volumes and detail; broadly projecting roofs supported by brackets; pedimented windows, sometimes with rounded heads; and frequent use of polygonal bays. Several commercial buildings on First Street, for example, the former Stumm's Jewelry Store at 635 First, the Hayes Supply Company building at 828 First, and the I.O.O.F. Hall at 727 First, are representative of the Italianate style. The last named combined commercial on the ground floor with a meeting hall and offices for the Odd Fellows on the upper floor.

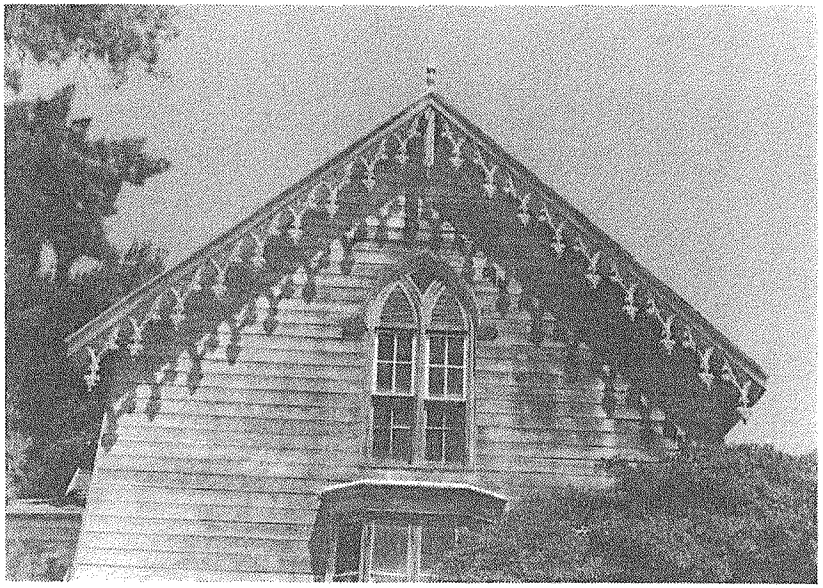
Hayes Supply Co. 828 First Street



House 141 West F Street

The residential examples of the Italianate style in the Downtown Historic District are relatively few. The flat-front Italianate house at 166 West H Street with the high parapet would hardly stand out in San Francisco where whole blocks of such houses were built in the 1870s, but in Benicia it is unique. The molded cornice with ornate brackets and frieze panels on the entablature and the molded door and window frames with projecting hoods were probably stock items at local mills.

An example of another common Italianate house type stands at 141 West F Street. Although it has the typical form of the two-story, rectangular box with the two-story polygonal bay balancing the entrance porch on the other side, it is missing the Classical detail that differentiated the Italianate from the Stick/Eastlake style that followed it.



Frisbie-Walsh House 235 East L Street

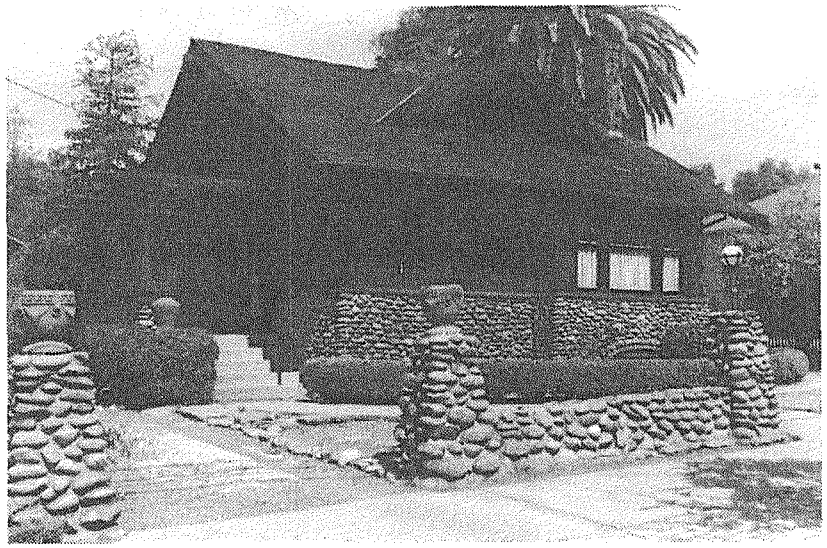
Gothic Revival (1850s - 1920s): This style was most popular for churches and featured cruciform or rectangular volumes covered by high-pitched roofs, the use of lancet, or pointed windows sometimes with tracery, and trefoils and quatrefoils in windows and decorative detail. Towers marked by several stages, including a belfry, had pointed steeples and generally rose above the entrance. Clapboards or boards-and-battens were typical cladding for wood-framed buildings. Although St. Paul's Episcopal Church still epitomizes the early Gothic Revival style in its exterior and interior forms, Benicia's former Congregational Church of 1868 also exemplified the style before losing its spire and the pinnacles that adorned it and the corners of the roof. Another more residentially scaled example of the Gothic Revival style is the former 1882 Methodist Church, which has been modified but retains its entrance and fenestration.

The City Hall and Police Department building of 1925 - 26, formerly the Benicia High School, is a good example of the Collegiate Gothic or Tudor Revival style, which was often executed, as it is here, in brick with contrasting plaster decorative detail derived from the general vocabulary of Gothic ornament. In this example the plan of the building echoes the monastery in grouping the different functional elements around a cloisterlike court.

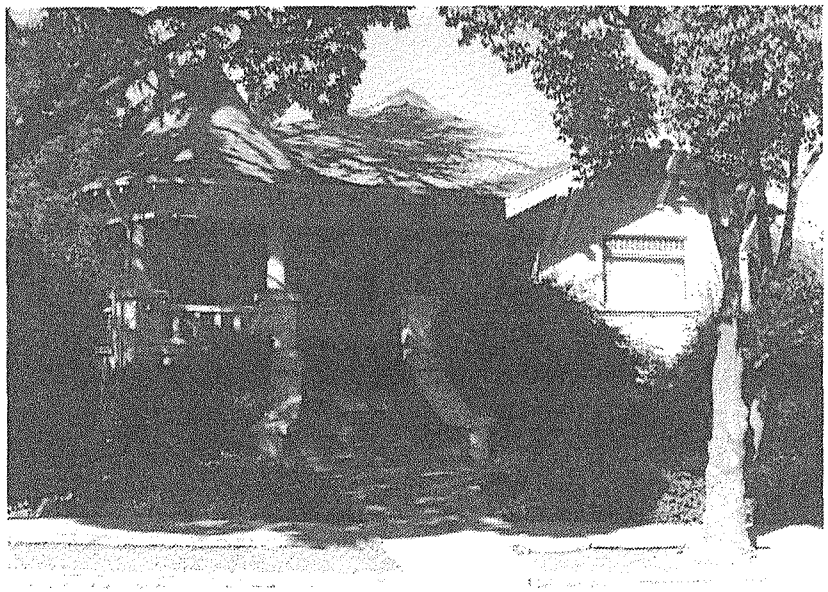
Benicia is fortunate to have a remarkable example of the Gothic Revival cottage, the Frisbie-Walsh house at 235 East L Street. The house is thought to be one of three frames shipped around the Horn to General Mariano Vallejo; it was erected by his son-in-law John Frisbie. The front part of the house is almost identical to Vallejo's own house, Lachryma Montis, in Sonoma. The use of thin clapboards for siding, the lancet windows above the facade bay, and the lacelike wooden "icicles" of the bargeboards with wooden finials at the gable peak, were marks of the eastern Gothic Revival style that is also called Carpenter Gothic. The Carr house at 1165 East D Street, which is now stripped of much of its original wooden decorative detail, is an important example of the style in brick.

The small cottage at 117 East F Street has the basic form of the Greek Revival style, but its gable roof is interrupted by a high-pitched cross-gable. This roof form was typical of the combined Greek and Gothic Revival style buildings of the 1860s in the West. The "shouldered" window heads are Gothic. This cottage has a later, Craftsman-style porch, which makes it a hybrid of several styles.

Craftsman (ca. 1900 - 1920s): Although this style is associated mainly with domestic buildings, particularly the bungalow, it was also used for other building types such as clubhouses and small institutional buildings. Craftsman buildings typically have simple rectangular volumes with low pitched gable or hip-and-gable roofs and shaped beam-ends on porches and pergolas. Earth-colored stucco and unpainted wood siding were often combined with brick and rounded river boulders especially for the raised bases and chimneys of buildings. Windows frequently are grouped in threes and have a grid of small-paned lights in the upper section and single panes in the lower section. Irregularity and informality characterize Craftsman building design which aspired to a hand-crafted look. An outstanding Craftsman bungalow stands at 1121 West Second Street. An example of the style originally built for non-residential use is at 118 West K Street.



House 1121 West Second Street



House 125 East I Street

Craftsman was combined with other styles such as Colonial Revival and even Queen Anne, an example of which stands at 125 East I Street. The rounded turret over the porch on one end of the house recalls the Queen Anne style while the porch piers and railing as well as the east end of the house with its paired diagonal roof brackets are Craftsman.

Mediterranean, English Cottage or Tudor, French Provincial or Norman Revival: In the 1920s, European styles were once more in fashion because of American involvement in World War I. The Mediterranean Revival in California was slanted toward Spanish and Mexican styles because of the Hispanic colonial history in California. Mediterranean Revival style buildings were stuccoed to recall adobe and typically had tiled roofs and arched openings for windows, doors, and porches. Plans were informal and sometimes irregular to suggest vernacular building forms. A good example of this style stands at 247 West H Street, another at 140 West K Street.

Simplified versions of the English Cottage and French Provincial Revival styles are often similar in appearance. L-shaped plans with high-pitched gable roofs are typical of both styles as are stuccoed exteriors. Shingles or rolled mineral roofing were used to recall thatch. This form and treatment is illustrated by the house at 130 West K Street.

Houses 130-140 West K Street

House 247 West H Street

Chapter Three
Design Review Procedures

Objectives

The purpose of these design guidelines is to highlight the important architectural resources of the downtown area and ensure that the changes that occur serve to preserve, enhance and reinforce them. Specifically, the guidelines are intended to achieve the following objectives:

1. Preserve the integrity of individual historic buildings and the architectural features which are integral to them.
2. Minimize alterations and new construction that weaken the historic integrity of individual buildings and the scale, character and streetscape of the district overall.
3. Encourage new development that respects and enhances the visual character of the area, without attempting to replicate literally the buildings of another era.
4. Emphasize and enhance First Street as the retail and pedestrian focus of the downtown as well as its historic link to the waterfront.
5. Promote improvements within the public right-of-way which will unify both residential and commercial areas into a cohesive and recognizable district.
6. Recognize the unique waterfront location of the district and the opportunities it affords.
7. Preserve the existing residential character of those commercially zoned streets which intersect with First Street.

Design Review Process

In accordance with the H Historic District Overlay regulations, this conservation plan addresses a range of issues relating to design and land use. Among these is a list of alterations and projects which are subject to design review. In the absence of any conservation plan, the city's policy had been to require design approval for all projects except single family residences and demolitions which were outside the Downtown Commercial District. That policy is superseded by the policies contained in this conservation plan.
"However, the two current procedures for design review will remain in effect. These include administrative review and Design Review Commission review. These two procedures are summarized below."

Administrative Review is conducted informally by the Community Development Director (i.e. Staff Level Design Review) for:

- Signs (including those within the H District)
- Projects in the IG, IL, and IW Zone Districts
- Projects less than 2,500 sq. ft. in all zone districts, except for those within the H Overlay Districts
- Sidewalk encroachments
- Tree removal
- Demolitions of non-historic structures

This review process may take up to 30 days before a decision is rendered. No public hearing is involved. At the Community Development Director's discretion, requests for design review approval may be referred to a higher authority, i.e., The Historic Preservation Review Commission. Decisions of the Community Development Director may be appealed the Historic Preservation Review Commission.

Historic Preservation Review Commission Review is currently in effect for:

- Projects not subject to administrative review
- For all larger projects in residential and commercial zones
- Most projects in the H District
- Demolition of historic structures

The Commission's review of these projects is final and is rendered at a public hearing which is usually held within 60 days of receipt of a completed application. Decisions of the Historic Preservation Review Commission may be appealed to the Planning Commission

Design Review in Historic Districts

In accordance with the city's adopted policies regarding the administration of design review, certain projects which were exempt will be subject to design approval upon enactment of the Historic Overlay zoning designation. In particular, exterior alterations to historic single family residences in the Historic Overlay District, other than painting, will require design approval. Other projects which have been under administrative review would be subject to higher level design review under this new zoning designation.

"For the most part, smaller projects involving less tha 2,500 square feet will be reviewed by the Historic Preservation Review Commission rather than the Planning Director. Larger projects and demolition requests will also considered by the Historic Preservation Review Commission. For demolition of non-historic buildings, the review will remain an administrative function of the Planning Director. Design review of all signs will also remain an administrative function."

Projects which have not been subject to any design review in the past will be under this conservation plan. Specifically, any

Applicability and Exemptions

The policies outlined above with respect to the design review process apply equally to individual designated landmark properties as well as all structures and sites in designated historic districts. Replacement of existing building features or elements with identical ones and routine maintenance are exempt from design review as are repairs of emergency nature to rehabilitate an unsafe building. Painting is administrative review for non-historic single-family residences and duplexes in the Central Area only. The following are specific examples of routine maintenance and repairs which are exempt from design review. These examples apply only to designated historic structures.

- Painting
- Reroofing with the same material
- Replacement of existing siding or trim or siding or trim of the same material and appearance.
- Replacement of existing windows or doors with windows or doors of the same dimension, finish and overall appearance
- Other repairs or replacements as determined by planning staff.

Criteria and Application Procedure

The criteria for review are those which are presented in the following sections of this conservation plan. Upon adoption of the Downtown Conservation Plan, the design review policies and the procedures outlined above will supercede the interim review procedures formerly in effect for First Street. The application process and materials to be submitted are described in Chapter 17.108 Design Review and 17.112 Development Plan Review of the Benicia Zoning Ordinance.

However, under this conservation plan, where review is administrative, the Planning Director will be given discretion in prescribing the materials and documents to be submitted by the applicant in accordance with the scope of the proposed project. Furthermore, administrative design review of non-historic single-family residential projects should be completed by the Community Development Director within 10 working days rather than 30 days. Where review is not administrative, application shall be made as specified in Chapter 17.108 and 17.112 of the Benicia Zoning Ordinance, unless modified by City Council Resolution 09-26.

As the design guidelines and regulations contained within this conservation plan will be used by the city staff and commissions in reviewing applications for development and alterations in the historic district, the first step a property owner should taken is to determine what level of review will be required for a give project. The following tables (1 and 2) are provided to simplify this process. All number of alterations are listed in the first column

followed by a symbol in the appropriate column to designate the level(s) of review which apply. Where Planning Commission review is prescribed, the Planning Director and Design Review Commission will first provide an advisory review. Where the Design Review Commission has final authority, the Planning Director and/or staff will provide advisory review.

It is important to remember that these guidelines and regulations supplement those of the underlying zoning district. Any regulations pertaining to land use and use permit procedures contained therein are still in effect. However, under the Historic Overlay zoning regulations, the Planning Director may grant a use permit for an exception to the land use regulations of the base district. Such exceptions are permitted only where necessary to ensure the preservation or restoration of an historic or architecturally significant building, structure or site.

Review of Demolition Permits

In accordance with the provisions of the H Historic Overlay zoning regulations, design review is required prior to issuance of a demolition permit. The procedure for review shall be as described above and summarized in Tables 1 and 2. This requirement is in addition to any other demolition permits required by the city under building or other codes. Exceptions to the design review requirement may be granted for permit applications of an emergency nature to demolish a structure which has been deemed unsafe by the Building Division, subject to review, if required, by the State Office of Historic Preservation. "Except where review of demolition permits is performed administratively, all requests for approvals must be reviewed and approved by the Design Review Commission." To assist in evaluating the request, the Planning Director will first submit a report and recommendation to the commission. The report should state the age, condition, structural integrity and historical/architectural/cultural significance of the structure and describe its potential for rehabilitation or adaptive reuse. The structure's seismic safety should be assessed as well as the economic feasibility of rehabilitation. The site's potential for archaeological resources should also be noted. The Planning Director may require the applicant to submit documentation sufficient to allow preparation of this report at the time of application. Upon reviewing the report the commission will determine whether the structure has substantial historical, architectural or cultural interest or value. If the commission makes this determination, it may withhold approval of demolition for one hundred eighty (180) days, or until environmental review is completed. If the Commission does not make that determination, the permit for demolition shall be issued.

As part of the environmental review process, the city may require engineering studies, cost estimates or other reports to identify any mitigation measures and/or alternatives to demolition, including possible relocation of the structure. If the review determines that there will not be a significant environmental, social or cultural impact, the demolition permit shall be issued. If substantial damage may occur as a result of the proposed demolition but specific economic, social or other considerations as determined by the Commission make the mitigation measures or alternatives infeasible, the demolition permit shall be issued. The Commission is also empowered to direct that other organizations and groups be consulted or other measures and alternatives to demolition be investigated and may withhold approval for up to 180 days while this investigation takes place.

The precise review procedures and the criteria for issuance of demolition permits for designated landmarks and structures in

an H district are spelled out in more detail in Chapter 17.54 of the Benicia zoning ordinance. The appeals procedure for decisions rendered by the Planning Director or the Commission is described in Chapter 17.124. The determination of a structure's historical, architectural, or cultural significance or value should be made by the Design Review Commission based in part on its rating in the historic resource inventory; that is, a landmark structure has a higher degree of significance than a potentially contributing structure. But additional factors such as the building's integrity, its potential to be restored, its role in the district and any new research or information brought to light at public hearings should also be carefully weighed. Furthermore, except for applications of an emergency nature, no application for demolition permit should be considered without concurrent design review of the structure or project which will replace it. In this way, the relative merits and feasibility of the proposals can be compared.

Application and Intent of Design Guidelines

The proposed boundaries of the Downtown Historic District encompass a mixture of land uses and building types - residential, commercial, civic, religious and institutional - as well as architectural styles. Within the area zoned for commercial use are former residences used for business purposes and residences used for dwellings. To further blur the distinctions, some of Benicia's earliest commercial structures bear more resemblance to dwellings than to the commercial blocks that followed in subsequent decades. Interspersed among residential and commercial building types are civic, religious and institutional buildings dating from various periods. Regardless of their present use, buildings in Benicia can be divided into three types, based on their form and original use: commercial, institutional and residential.

The **commercial** buildings fall into two broad categories, those with clearly visible pitched roofs and those with roofs concealed wholly or partially behind a vertical parapet wall. The former predominate on lower First Street, the latter on upper First Street. The styles of commercial buildings are loosely related to these two types, with the early buildings on lower First Street favoring the simpler forms and lines of the classical revival styles popular in the 1850s and 1860s.

The **institutional category** as used here includes buildings intended for civic, religious public and quasi-public uses such as schools, churches, fraternal lodges, and civic buildings. The elements commonly shared by buildings of this type are the visible roof form and landscaped setback from the street and/or adjacent structures. These buildings encompass almost all of the architectural styles found in downtown Benicia and mirror what was popular in their time.

Residential buildings in downtown Benicia represent the third category of building type. Virtually all of the residential buildings which contribute to the character of the district were built as single family residences, although some may have been converted to multi-family residential or commercial use. Apartment houses came much later to downtown Benicia. Residential building types are found throughout the downtown but particularly on the east-west streets of the district's central area. The buildings found in the district's eastern residential area are all residential building types. Again, a wide range of styles is represented by this type, but they share common features similar to those of institutional buildings: visible roof forms and landscaped setbacks. A further characteristic of the residential

TABLE 1

Design Review and Approval Process for Minor Projects [1]

* Final Review Authority

	Administrative Design Review	Historic Preservation Review Commission
EXTERIOR ALTERATIONS – PAINTING ONLY • All Historic Structures		Exempt
• Non-Historic Single Family in the Central Area only	*	
• Non Historic Duplexes in the Central Area only	*	
• All Other Structures	*	
EXTERIOR ALTERATIONS – OTHER MODIFICATIONS OR RELOCATION [2] • Non-Historic Single Family Residence (not including Eastern Residential Area or any other future enclaves which are exempt)		*
• Historic Single Family Residence		*
• Non-Historic Duplex (not including Eastern Residential Area or any other future enclaves which are exempt)		*
• Historic Duplex		*
• All Other Structures		*
NEW CONSTRUCTION • Single Family Residence		*
• Duplex		*
• All Other Structures[3]		*
DEMOLITION • Historic Building (possible waiting period up to 180 days may be required.)		*
• Non-Historic Building	*	
SIGNS	*	
SIDEWALK OR OTHER PUBLIC ENCROACHMENTS	*	
TREE REMOVAL	*	
EXCEPTIONS TO LAND USE REGUATIONS OF BASE ZONING DISTRICT	*	

[1] Projects that involve construction or alterations of less than 2,500 square feet of new floor area; single-family and all duplex residential units, regardless of size. For Non-Historic single family residences and duplexes MINOR shall mean: Alterations such as new or different siding or cladding, changes to roofs, windows, and doors.

[2] The Community Development Director may, at his discretion, review and approve minor alterations to non-landmark, historic single-family structures, provided that the alteration does not result in a permanent, irreversible change to the structure, meets the guidelines of the plan, and is not visible from the public right-of-way.

[3] The Community Development Director may, at his discretion, review and approve the design of new accessory buildings to be constructed on a residential or commercial lot containing a historic structure. Any such structure which is highly visible from a public right-of-way, or located on a lot containing a landmark structure, shall be reviewed by the Historic Preservation Review Commission. For Second-Units pursuant to Government Code Section 65852.150 are ministerial.

Note: Some uses may not be permitted in certain zoning districts. Other uses may require use permit. Refer to underlying zoning district regulations

TABLE 2

Design Review and Approval Process for Major Projects [1]

* Final Review Authority

	Administrative Design Review	Historic Preservation Review Commission
EXTERIOR ALTERATIONS – (Including Relocation and Paining unless otherwise noted.) • Non-Historic Multi-Family Residence (3 or more units)		*
• Historic Multi-Family Residence (3 or more units)		*
• All Other Structures		*
NEW CONSTRUCTION • Multi-Family Residence (3 or more units)		*
• All Other Structures [2]		*
DEMOLITION • Historic Building (possible waiting period up to 180 days may be required.)		*
• Non-Historic Building	*	
SIGNS	*	
SIDEWALK OR OTHER PUBLIC ENCROACHMENTS	*	
TREE REMOVAL	*	
EXCEPTIONS TO LAND USE REGUATIONS OF BASE ZONING DISTRICT	*	

[1] Projects that involve construction or alterations of 2,500 square feet or more of new floor area; excluding non-historic single-family and duplex residential units. For Non-Historic single family residences and duplexes in the Central Area. MAJOR shall mean: Alterations such as new or different siding or cladding, changes to roofs, windows, and doors.

[2] For Second-Units pursuant to Government Code Section 65852.150 are ministerial.

Note: Some uses may not be permitted in certain zoning districts.
Other uses may require a use permit. Refer to underlying zoning district regulations.

building type in Benicia is the absence of obtrusive garages. This occurs in part because many of the structures predate the automobile, but also due to the availability of mid-block alleys to allow off-street access to garages set back behind the houses.

Because Benicia's downtown area has such a rich mixture of buildings and uses, it is not easily divided into neat and legible subdistricts for the purpose of defining design guidelines. In fact, this approach works well only along the First Street Corridor and principally for commercial buildings. Therefore, the application of design guidelines is by building type for the most part, rather than location.

The guidelines for commercial buildings are presented first by locations which are site specific, such as upper and lower First Street, and transitional areas. In each of these locations the guidelines call for a distinct building form or type which is traditionally found in that area. These include "street wall" buildings with roofs or with parapets and "setback" buildings. These site specific guidelines are followed by those which are applicable to certain buildings or conditions, including historic buildings and parking areas.

The residential design guidelines are organized into four categories: new construction, historic buildings, site improvements and commercial features. These guidelines apply to all residential building types; that is, buildings originally built as residences, regardless of their location, zoning designation or present use.

Institutional buildings should follow the guidelines for the building type most prevalent in their particular zoning district. For commercially zoned properties, Type 3 Commercial Building Guidelines and/or Historic Building Guidelines would be applicable. For residentially zoned institutional properties, all four of the subcategories of the Residential Building Type Guidelines should be followed to the extent they are applicable. To assist the user in determining which guidelines apply in a given situation, the following tables are provided. Table 3 identifies which design guidelines will apply to various building types in commercial zoning districts. Table 4 lists the specific design guidelines to be followed for the two building types, residential and institutional, found in residential zoning districts.

To determine whether a property is located in a commercial zoning district, refer to Figure 4. Those properties within the Downtown Historic District Boundary which are not indicated as commercially zoned are zoned for residential use. It is important to note that these design guidelines will apply in addition to other regulations outlined in the city's Zoning Ordinance. In general, the guidelines are supplementary to the zoning regulations. In the case of signs, however, they may be more restrictive. In case of conflict, the guidelines or standards of the conservation plan take precedence.

Except for certain signage guidelines which specify maximum allowable areas or heights, application of the design guidelines which follow is intended to be flexible rather than rigid. Most of the guidelines are stated in terms of general principles, rather than as absolutes, so that innovation and originality in design are not precluded. Therefore, staff and decision making bodies should use discretion in applying them, allowing exceptions as warranted by the particular circumstances, characteristics or qualities of an individual building or site.

TABLE 3
Design Guidelines for Commercially Zoned Properties

Building Type	Determining Factor	Applicable Design Guidelines
Commercial	Upper First Street Location (See Figure 4)	Commercial Building Types - (Chapter 4)
	• New Construction	• Type 1: Street Wall Buildings with Parapet
	• All Buildings	• Types 1 and 2: Street Wall Commercial Buildings
	Lower First Street Location (See Figure 4)	Commercial Building Types (Chapter 4)
	• New Construction	• Type 2: Street Wall Buildings with Roof
	• All Buildings	• Types 1 and 2: Street Wall Commercial Buildings
	Other Commercially Zoned Locations (See Figure 4)	Commercial Building Types (Chapter 4) • Type 3: Setback Buildings
Institutional	All Institutional Building Types in Commercially Zoned Locations	Commercial Building Types (Chapter 4) • Type 3: Setback Buildings
Commercial or Institutional	Is it historic? (See Figures 1 and 2)	Commercial Building Types (Chapter 4) • Historic Buildings
	Is there on-site parking?	Commercial Building Types (Chapter 4) • Parking and Service Areas
Residential	All Residential Building Types in Commercially Zoned Locations	Residential Building Types (Chapter 5) • Site Improvements
	Is it historic? (See Figures 1 and 2)	Residential Building Types (Chapter 5)
	• If yes	• Historic Buildings
	• If no	• New Construction

TABLE 4
Design Guidelines for Residentially Zoned Properties

Building Type	Determining Factor	Applicable Design Guidelines
Residential	All Residential Building Types, Regardless of use	Residential Building Types: (Chapter 5) • Site Improvements
	Is it historic? (Figures 1 and 2)	Residential Building Types: (Chapter 5)
	• If yes	• Historic Buildings
	• If no	• New Construction
	Is it in commercial or office use?	Residential Building Types: (Chapter 5)
Institutional	All Institutional Building Types	Residential Building Types: (Chapter 5) • New Construction • Site Improvements • Commercial Features
	Is it historic?	Residential Building Types: (Chapter 5)
	• If yes	• Historic Buildings
	• If no	• New Construction

Chapter Four
Design Guidelines
Commercial Building Types

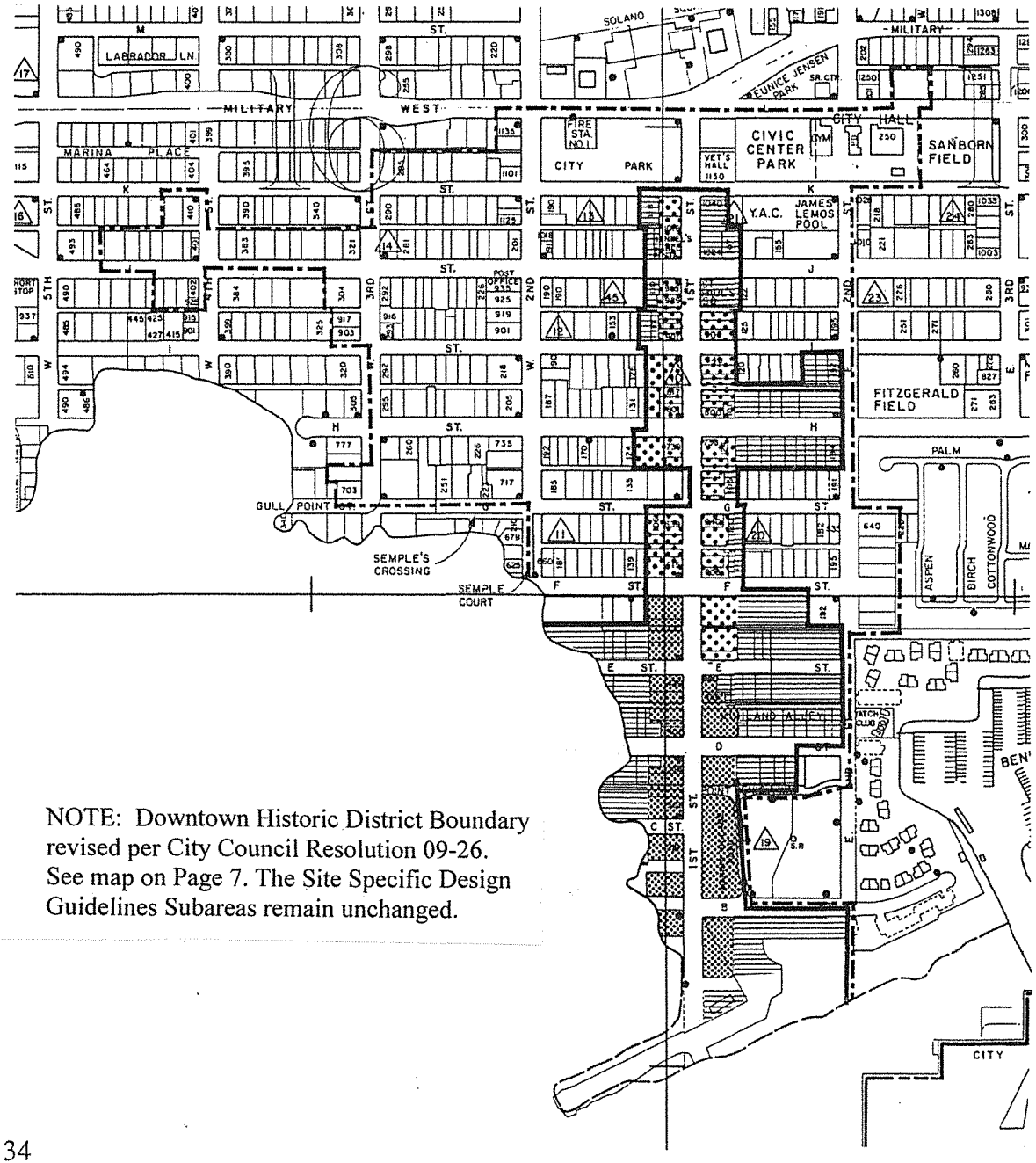
Organization and Use

Commercial buildings are the predominant building type found along the First Street Corridor. Here, two variations - those with parapets and those with pitched roofs - line the edge of the sidewalk to define a street wall. Because commercial zoning extends along the cross streets in some locations commercial buildings may also be found on certain other streets, notably H Street and, in the future, from B to F Streets. Despite the commercial zoning, some of these cross streets are residential in character and will likely remain so for the foreseeable future. Therefore, somewhat different guidelines would apply to these transitional areas. The guidelines in this chapter are intended principally for commercial building types. However, they will also apply to institutional buildings located in commercial zoning districts. They are divided into broadly into Site Specific and Other categories as follows:

Category	Applies to:
Site Specific:	
• Street Wall Buildings with Parapet (Type 1)	Upper First Street Corridor
• Street Wall Buildings with Roof (Type 2)	Lower First Street Corridor
• Street Wall Commercial Buildings (Types 1 and 2)	First Street Corridor
• Setback Buildings (Type 3)	Transitional Areas Institutional Building Types
Historic Buildings	Designated Historic Buildings
Parking and Service Areas	All Commercially Zoned Properties

Site Specific Design Guidelines

The three subareas which comprise the First Street commercial corridor with respect to design guidelines are shown in Figure 4. That diagram indicates areas where site specific guidelines will apply in addition to any other classifications.



NOTE: Downtown Historic District Boundary revised per City Council Resolution 09-26. See map on Page 7. The Site Specific Design Guidelines Subareas remain unchanged.

Figure 4

Site Specific Design Guideline Subareas

Commercially Zoned Properties

LEGEND

- Upper First Street
- Lower First Street
- Transitional Area
- Commercial Zoning District Boundary
- Downtown Historic District Boundary

Upper First Street: Street Wall Buildings with Parapet (Type 1)

Even along First Street the streetscape and architectural character changes from north to south. The upper stretch of First Street is characterized by an almost uninterrupted wall of buildings which line the sidewalk's edge. This quality defines a specific streetscape which is urban and active as it allows for a continuous expanse of retail shops at grade which front onto the public sidewalk.

In addition to defining a continuous street wall, the historic buildings which contribute most to the street's character share two other features: vertical parapets or "false fronts" at the street wall which conceal the roof beyond, and generous expanses of glass at the ground floor level. The guidelines for these buildings on upper Front Street are intended to maintain and promote these features.

Lower First Street: Street Wall Buildings with Roof (Type 2)

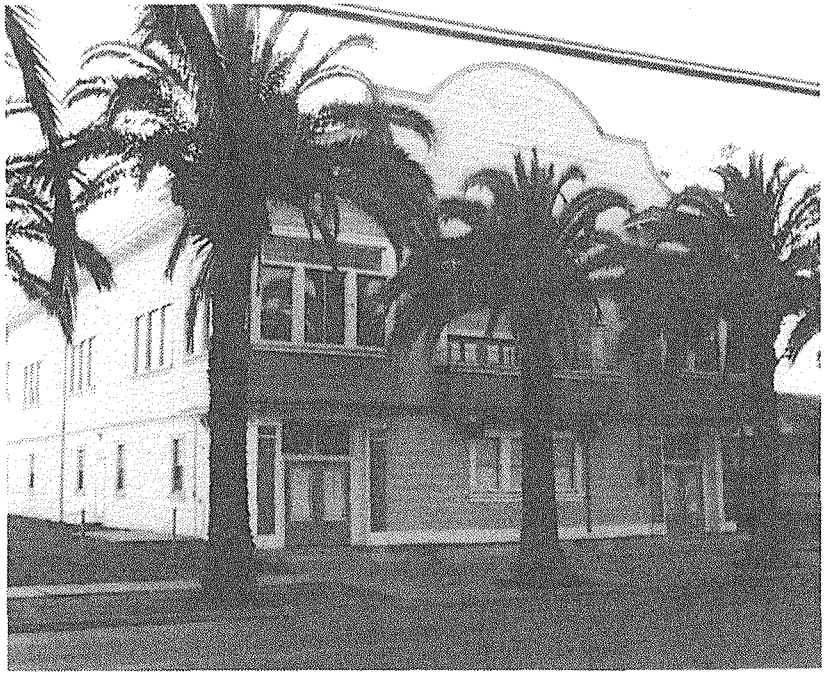
The southern stretch of First Street is quite different in character from the northern. Here the city's oldest surviving commercial buildings stand clustered together, yet largely in isolation. Unlike the northern portion of First Street, there is no continuous wall of buildings to define the street, yet the structures are built up to the sidewalk's edge. However, their pitched roof forms and individual window openings are more similar to residential than commercial building forms.

Many of the buildings which once characterized the area housed the industrial uses associated with a working waterfront: lumberyards, tanneries, warehouses and canneries. They have disappeared leaving few traces, just like the railroad, the ferry and the wharves which allowed them to prosper. Other buildings - residences, and even hotels - have been relocated from one site to another, sometimes within the lower First Street area, other times beyond it.

The end result of these changes over time has left lower First Street with many vacant lots. Some of these now have buildings under construction or approved by the city, particularly the block between E and F Streets. On the east side of that block, the approved development will be more similar to the buildings to the north; therefore the Type 1 guidelines would be most applicable. But on the west side, the buildings are closer in character to those to the south, so the Type 2 guidelines should be followed there.

First Street: Street Wall Commercial Buildings (Types 1 and 2)

Well-designed street wall commercial buildings, regardless of shape and form, share more similarities than differences. Therefore, most of the design guidelines which apply to both Types 1 and 2 commercial buildings can be found in this section. These apply to existing and new construction, and to historic as well as non-historic structures. Also included in this category are guidelines for private use of public sidewalk areas in commercial districts for landscape and/or seating areas.



Transitional Areas: Setback Buildings (Type 3)

The third type of commercial building which the guidelines encourage is for commercial areas which make the transition from residential development, principally on the side streets, to commercially zoned development on and sometimes adjacent to First Street. These side streets have very little history of commercial development. Therefore, care must be taken that commercial buildings do not overwhelm the scale or adversely alter the residential character of these streets. As a rule these guidelines will also be applicable to institutional buildings regardless of their location.

Other Design Guidelines

In addition to the guidelines for particular building types or locations, design guidelines which apply to certain classifications of buildings, i.e. historic buildings, and to the treatment of parking and service areas are provided. These guidelines will apply to any building type or site according to the criteria specified below.

Historic Buildings

These design guidelines apply to all categories of historic buildings within the proposed historic district as well as to individual landmarks. They are intended to guide renovation work as well as building additions.

They are applicable to all landmarks and potential landmarks, to contributing buildings and to potentially contributing buildings to the extent that it is still feasible to implement them. Therefore, their application to this last group of buildings would be more discretionary.

Parking and Service Areas

These guidelines are applicable to all three commercial building types with regard to the design and provision of parking areas and facilities, as well as service areas.

Type 1: Street Wall Buildings with Parapet
(Upper First Street)

These guidelines reflect and promote maintenance of the character of the historic structures on upper First Street. They apply primarily to new buildings or modifications to existing non-historic buildings.

Policy 1: Street Wall Definition

Maintain the building wall both vertically and horizontally at the sidewalk's edge to define the street, encourage compatible in-fill development and maintain a continuous retail frontage.

Guidelines

1.1 Place building facades and storefronts along the property line at the sidewalk's edge along public streets and alleys.

1.2 Ground floor storefronts may be slightly recessed as long as the main building facade and structural elements are placed at the property line. Recessed areas should not exceed 10 feet in depth. They may be used for entries, seating, outdoor dining and/or planters.

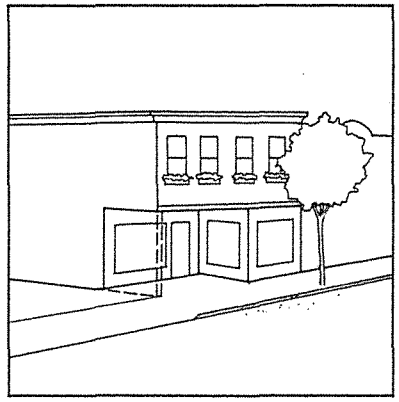
1.3 Interrupt the wall of buildings along the street only where mid-block alleys occur.

1.4 Buildings should not be set back from the property line along public streets, nor along public alleys for a minimum distance of 20 feet from First Street.

1.5 Projections forward into the public right-of-way may be allowed under certain circumstances. Refer to General Guidelines for Commercial Buildings (Types 1 and 2).

1.6 Principal roof forms should not project into the public right-of-way and should be concealed from view behind parapet walls along public streets. Exceptions may be permitted for towers, turrets or other architectural features which traditionally have visible roofs.

1.1 1.3



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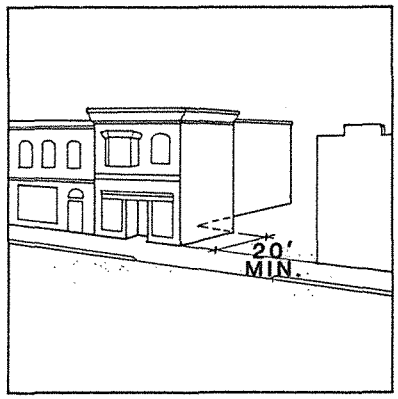

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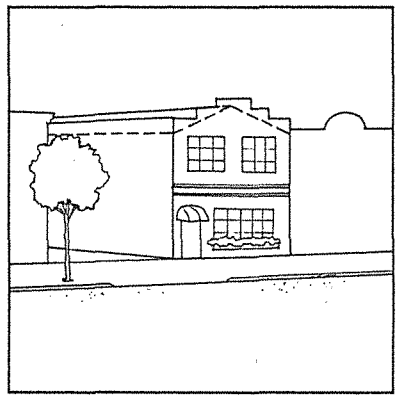


1.6

Type 2: Street Wall Buildings with Roof
(Lower First Street)

These guidelines reflect the character of the historic structures on lower First Street. They apply primarily to new buildings or modifications to existing non-historic buildings.

Policy 1: Street Wall Definition

Maintain the building wall vertically at the sidewalk's edge to define the street, frame views of the waterfront, encourage appropriate new development and promote retail activity.

Guidelines

1.1 Place building facades along the property line at the sidewalk's edge along public streets. See exceptions below for large parcels and upper floor residential uses.

1.2 Storefronts and building entries may be slightly recessed as long as the building facade and structural elements are placed at the property line. Recessed areas should not exceed 10 feet in depth. They maybe used for entries, seating, outdoor dining, and/or planters.

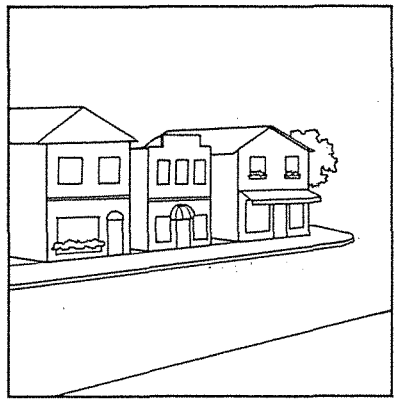
1.3 Allow building setbacks from public alleyways if setback area is improved with landscaping.

1.4 Small seating areas may be allowed in alley setback areas but not paving for parking or vehicular access.

1.5 Include vertical elements (trees or shrubs) in the landscaping of alley setback areas to define the corner at First Street.

1.6 Projections into the public right-of-way may be allowed under certain circumstances. Refer to Guidelines for Street Wall Commercial Buildings: Types 1 and 2, Policy 8.

1.7 Street facades may be partially recessed at upper floors to allow for small balconies for use of residents in mixed-use buildings.



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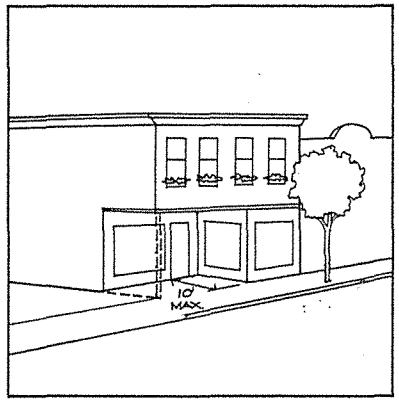

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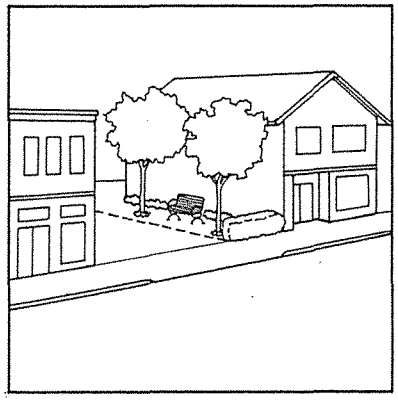


1.3 1.5

1.7

Policy 2: Architectural Form

Encourage architectural forms which recall those of the remaining historic buildings on lower First Street.

Guidelines

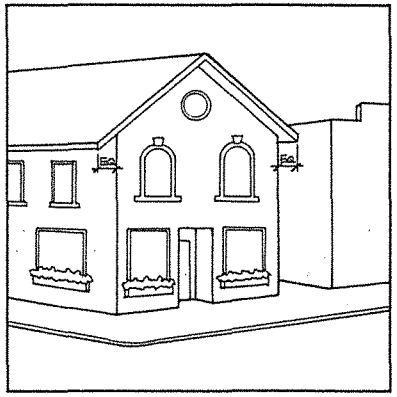
2.1 Buildings should be simply composed of rectilinear forms and pitched roofs with gable or hipped shapes and overhanging eaves.

2.2 Although architectural details, embellishments and projections are desirable, they should be used judiciously. Avoid designs which are overstated or create an indiscriminate mixing of stylistic elements.

2.3 Roof overhangs may project up to 24 inches and should have symmetrical projections.

2.4 Set buildings back from adjoining properties where necessary to allow for the use of overhanging eaves, maintenance of existing window openings or adequate open space adjacent to and consistent with the design of historic structures.

2.1



2.3

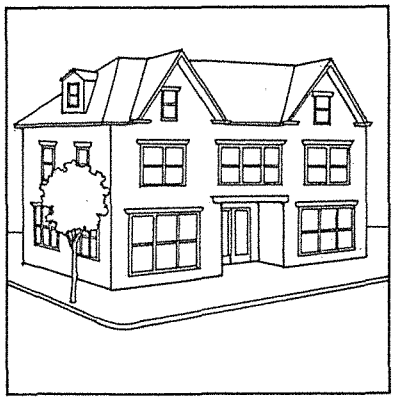
Policy 3: Human Scale

Maintain the human scale of existing historic buildings by encouraging new construction that does not overwhelm them.

Guidelines

3.1 To minimize the apparent height and bulk of taller buildings, third floor spaces should be partially concealed under the building's roof through the use of gables, dormers and the like.

3.2 On larger parcels it may be desirable to set back portions of the street facade(s) to minimize the impression of bulk and/or avoid long, monotonous facades. Setbacks should not exceed 5 feet in depth. They should be used sparingly to avoid eroding the impression of a uniform building wall at the sidewalk.



3.1

3.2

Types 1 and 2: Street Wall Commercial Buildings

The design guidelines for Commercial Building Types 1 and 2 stated above address issues of siting, building mass, bulk and overall form. As such they will apply principally to new construction. The following guidelines apply to both existing and new commercial buildings of Types 1 and 2, including those with historic designations. Type 3 commercial buildings and most institutional buildings are closer in character to residential buildings; therefore, these guidelines would not apply to them.

Policy 1: Scale, Proportion and Facade Composition

Retain traditional facade elements and proportions of the facade composition and repeat them in new or renovated buildings.

Guidelines

1.1 Maximize glazing area at the street level.

1.2 Provide vertical framing elements between expanses of storefront glazing and at entries. Within these framing elements glass may be large plates or divided with true muntins.

1.3 Do not use curtain wall glazing systems or "snap-in" grilles on lower or upper floor windows.

1.4 Use smaller, vertical window openings at the upper floor-individual or grouped - with double hung or divided sash casement configurations.

1.5 Generally, avoid more "modern" window types such as awning style or single-lite casement windows.

1.6 Use translucent or transparent glazing in the transom area above display windows and doors.

1.7 Recess entries to upper and lower floors to provide a transition between exterior and interior spaces.

1.8 Provide a clearly visible and enclosed entry to upper floors from the street. Avoid open-air stairways which can disrupt the continuity of the street wall, especially along First Street.

1.9 Use simple awning shapes and profiles which reflect the facade composition and geometry of the building. Set individual awnings between the vertical elements of the ground floor storefront such as piers, pilasters, shop divisions, second floor entries and the like.

1.10 Do not obscure architectural elements with careless placement of awnings. Use awnings on second floors only at individual window openings.

This Not This

Policy 2: Principal Materials and Finishes

Use materials for the principal wall surface of the building facade which have a durable, high quality finish and are compatible with those traditionally used for Benicia's downtown commercial buildings.

Guidelines

2.1 Appropriate principal material and finishes for wall surfaces include the following:

- Smooth-planed horizontal wood siding - painted finish.
- Brick veneer set in mortar - integral color and finish.
- Stucco - smooth or lightly textured, painted finish. Avoid heavily trowelled or stippled finishes.
- Terra Cotta.
- Wood shingles - painted finish (Type 2 Buildings only).

2.2 Examples of inappropriate principal materials and finishes for wall surfaces include the following:

- Imitation or processed materials - used brick, lava rock, Permastone, grooved plywood, and so on.
- Rustic or rough-hewn materials - rough-sawn wood siding, textured-finish plywood, shakes, field stone, cobblestone, and similar materials.
- Utilitarian or industrial type materials - corrugated metal siding, plastic panels, plywood siding, plain concrete block or slumpstone, exposed concrete and the like.

Exceptions to these last two categories may be appropriate for public improvements in connection with the waterfront - i.e. piers, viewing platforms, shelters, etc., of heavy timber; corrugated metal if carefully used, and so on.

Appropriate 2.1

Inappropriate 2.2

Policy 3: Accent Materials and Finishes

Secondary or accent facade materials should be compatible with principal facade materials and with those traditionally used on downtown commercial buildings.

Guidelines

3.1 Appropriate secondary or accent facade materials include the following:

- Concrete, dressed stone, or split-faced concrete masonry units for building bases only. Best combined with stucco or brick.
- Wood moldings and millwork, stamped or rolled sheet metal (painted finishes only), copper or lead architectural details - cornices, brackets, coping, gutters.
- Milled wood or steel pipe (painted) for railings.
- Tile, terra cotta or stone accents.
- Wood shingles in combination with wood siding (painted), but not for storefront base areas.

3.2 Examples of inappropriate secondary or accent materials are as follows:

- Wrought iron - decorative or spindly-looking.
- Heavy timber
- Shakes - wood, concrete or composition
- Clay tile for mini-roofs, parapet coping or other accent applications.

Policy 4: Roofing Materials

Roofing materials should be appropriate to the type, form and style of the building.

Guidelines

4.1 Where roof forms are visible, composition shingles in neutral colors should generally be used.

4.2 Higher quality materials such as sheet metal or copper roofing or flat concrete or slate tiles may be appropriate in some cases. Architectural features such as towers, cupolas or porticoes may be roofed in these materials. They may also be appropriate for projects in waterfront locations and will be considered on a case by case basis. Care should be taken that the roof form and/or material does not become the dominant design element, however.

4.3 If higher quality roofing materials are used for architectural features, the same material should be used for all visible roof elements.

4.4 Rustic and heavy-looking materials such as wood shakes and formed clay or concrete tiles are inappropriate for all roofing applications.

Policy 5: Storefront and Glazing Materials

Storefront and glazing materials should be durable and of a scale and quality appropriate to commercial as opposed to residential applications.

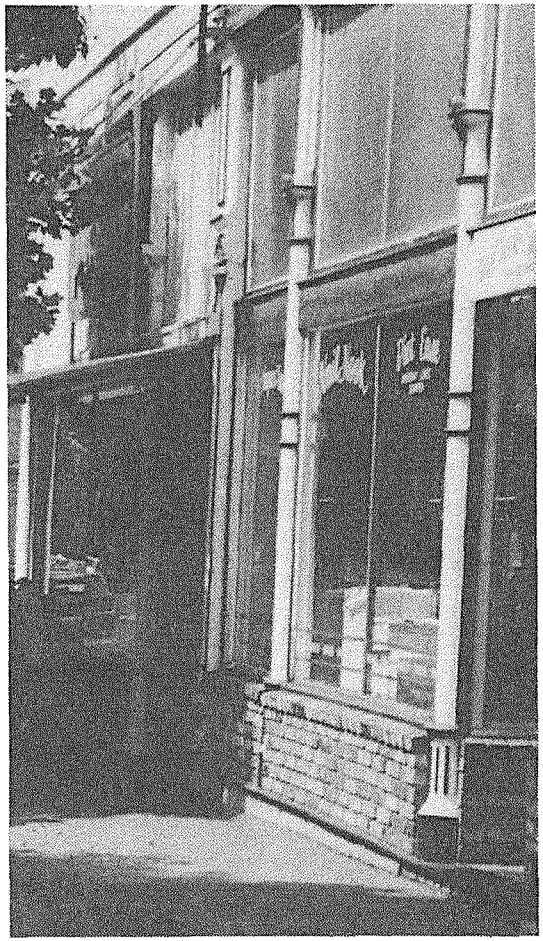
Guidelines

5.1 Appropriate storefront materials include the following:

- Clear or lightly tinted glass in painted wood frames or factory finished colored aluminum frames.
- Glazed ceramic (not mosaic type) tile, wood or metal panels (painted), marble or stone panels (not tiles) for bases of storefront windows.
- Glass doors in frames to match storefront framing.
- Milled wood doors - with or without glazing.

5.2 Examples of inappropriate storefront materials include:

- Clear anodized aluminum frames for doors or windows.
- Materials listed as inappropriate for facades.
- Brick in-fill for the base of storefront windows. Brick is acceptable only if it is an integral part of the facade and is the same color and pattern of brick used for the overall facade.
- Wood shakes or shingles for storefront bases, fixed awnings or mini-roofs.



Appropriate Storefront Treatment

Inappropriate Brick Base

5.1 5.2

Policy 6: Colors And Finishes

Colors and finishes should be appropriate to the nature of the material, the historic character of the district, the style of building and the climate and quality of light in Benicia.

Guidelines:

6.1 Integrally colored materials - brick, masonry, tile and so on - should not be painted.

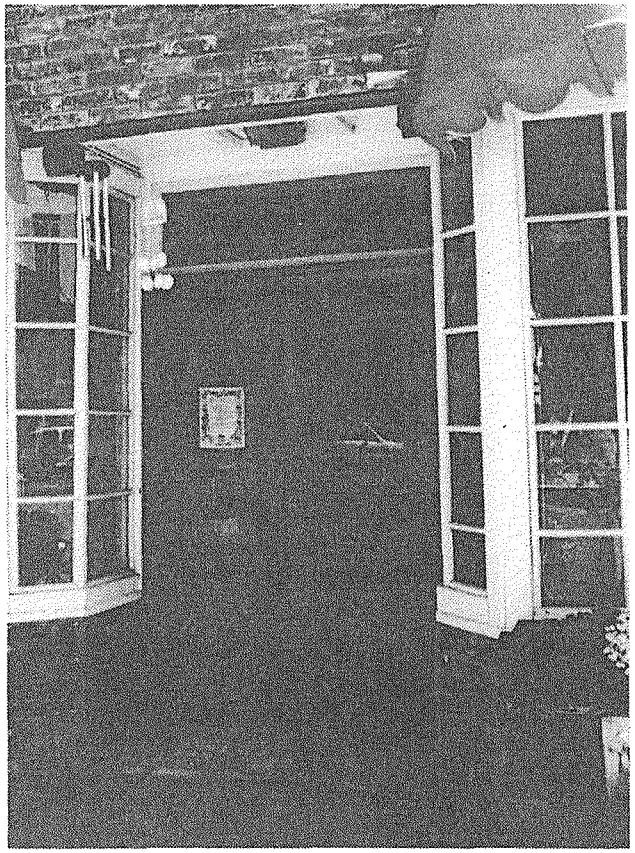
6.2 With few exceptions (i.e., stain-grade milled wood doors) wood should always be painted.

6.3 Architectural elements, materials, or design compositions which are meant to suggest traditional masonry construction (i.e., quoins, engaged columns, pilasters, etc.) should be painted in colors which naturally occur in stone or masonry materials.

6.4 Where building facades are painted, the wall color should be light to medium, ranging from off-whites and pale neutral pastels to earth-toned neutral colors. Avoid bright whites and deep, dark colors.

6.5 On wood buildings, architectural trim and detailing may be painted in the same color as the facade or highlighted with lighter or darker colors which complement that of the facade.

6.6 On unpainted masonry buildings, trim colors may contrast with or closely match the color value of the masonry as long as the trim color is earth-toned or neutral.



Appropriate finishes for woods: 6.2
Stained door, painted window frames

6.7 Avoid an overwhelming contrast in color values between facade and trim colors. Garish or super bright (neon-type) colors or metallic paint finishes are inappropriate for any building element.

6.8 Where roofs are visible, neutral colors should generally be used.

6.9 Metal roofing (if specifically approved) should be selected in subdued colors that will not present a jarring contrast with other historic buildings and roof colors and will not fade over time.

Policy 7: Architectural Projections

Allow encroachments into the public right-of-way which add visual interest to building facades and the street without creating obstructions to pedestrian movement or visual disruption of the street wall.

Guidelines

7.1 Second floor bay windows are encouraged. Projections other than bay windows (i.e., bays with no openings, bays which encompass areas larger than window openings) are not permitted.

7.2 Projecting bay windows at the ground floor are permitted subject to approval of an encroachment permit by the city.

7.3 Awnings are encouraged and allowed to project into the street right-of-way (but not alleys) subject to the provisions of the Uniform Building Code.

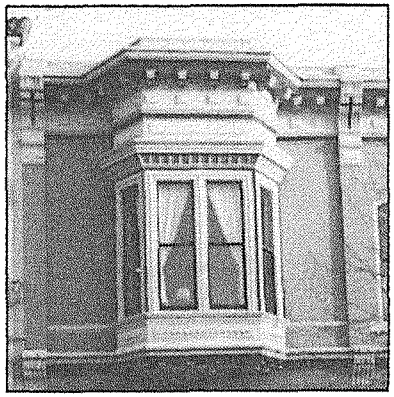
7.4 Awnings may be retractable or fixed frames, constructed of metal with fabric covering. Glossy, plasticized or vinyl finishes are inappropriate for coverings.

7.5 Covered sidewalks are prohibited except for authentic restorations supported by historical documentation.

7.6 Projecting canopies with vertical supports are prohibited.

7.7 Balconies which overhang or project into the public street right of way may be permitted for individual window openings. Such projections are limited to 30 inches.

7.8 Building encroachments or projections into public alleys are not permitted at any floor level.



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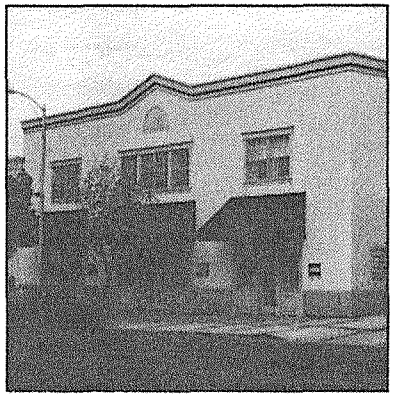


7.3

Policy 8: Public Area Encroachments

Allow private use and improvement of sidewalks and alley ways only when they will enhance the streetscape and will not unduly disrupt pedestrian and vehicular movement.

Guidelines

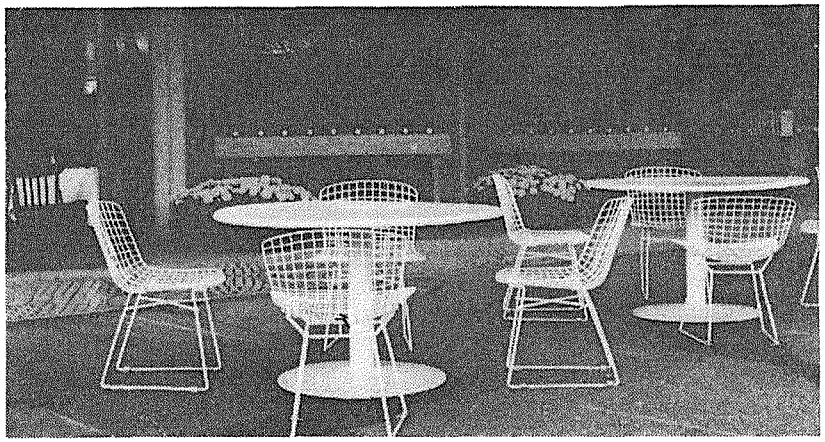
8.1 Alleys should remain in public use and should be visually emphasized by a clear break in the street wall of the buildings on either side.

8.2 Use of alleys to store trash containers is prohibited.

8.3 At-grade planters adjacent to buildings or window planter boxes which project into the public right-of-way are desirable if well maintained, designed and finished with materials and colors compatible with the building. Placement of planter boxes in or over the public right-of-way is subject to the approval of an encroachment permit.

8.4 Landscaping of public alleyways adjacent to commercial buildings on First Street is encouraged subject to proper maintenance and adequate clearance for vehicular traffic.

8.5 Placement of tables, chairs and umbrellas on the public sidewalks directly in front of a given business is permitted subject to the approval of a sidewalk table permit by the Planning Director. The number of tables, location, and other conditions of operation and approval shall be as specified by the Sidewalk Table Policies and Standards, as adopted by the Planning Commission."



8.5

Policy 9: Signage Types and Placement

Encourage sign types which are compatible with and appropriate for the district's historic buildings and which are pedestrian oriented in scale and placement.

Guidelines

9.1 Appropriate sign types for commercial buildings include wall, window, shingle and awning signs. Under-marquee signs may be permitted on a case by case basis. Freestanding signs (except for existing directories) and A-board signs are prohibited.

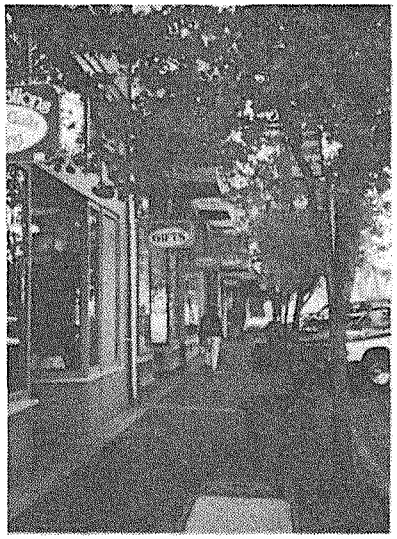
9.2 Signs for businesses located above the ground floor level shall be limited to building directories placed near the ground floor entrance. New directory signs should be wall mounted. Existing freestanding directory signs may be maintained.

9.3 No sign shall be placed higher than the level of the second floor window sills, nor mounted on or above the parapet or roof.

9.4 Window signs shall be limited to 20 percent of the ground floor frontage window area occupied by a given business.

9.5 Awning signs may be located on valence or end panels or along the bottom edge of the front awning panel. Awning signs shall not cover more than 50 percent of the end panel area nor more than 20 percent of the front (street-facing) panel.

9.5



9.6

9.6 Shingle signs may be mounted at any height between 8 feet above grade (bottom clearance) and the second floor sill line or eave line, whichever is lower. The top mounting height should correspond to a horizontal trim element on the facade whenever possible.

9.7 Walls signs shall be mounted on flat surfaces in a location where architectural details will not be obscured.

9.8 Transom panels shall not be covered with signs of any kind. Only street addresses at entries will be permitted.

9.9 Signs shall be limited to the name of the business and the type of merchandise or service provided. Brand name advertising signs are strictly prohibited.

Policy 10: Signage Materials and Illumination

Use materials and methods of illumination for signs which are compatible with the style and design of the building and historic character of the district.

Guidelines

10.1 Appropriate sign materials include the following:

- Wood panels: routed and painted or sealed.
- Wood or metal panels: smooth finished and painted.
- Individually mounted letters: metal, natural cast or formed and painted - or painted wood or plastic.
- Vinyl, letters, paint or gold leaf for window signs.
- Vinyl, painted or silk screened letters or images for awning signs.
- Neon with clear background for interior mounted window signs only.
- Cast metal plaques, especially for small directory signs.
- Matte finished plastic insert panels, mounted behind glass frames, for directory signs.

10.2 Inappropriate sign materials include the following:

- Plastic sign panels, except for changeable portions of a directory sign.
- Plastic or plastic-faced individual letters unless intended for a painted finish.
- Any cheap looking, rustic, industrial type material which would be incompatible with the design guidelines for building or accent materials.

10.3 Illumination shall be by indirect means such as concealed or inconspicuous spot lights or backlighting. Exposed neon or fiber optic tubing is not appropriate; however, these materials maybe used as concealed light sources for back lighting.

10.4 Building illumination by means of decorative or concealed lighting is encouraged. This may include "vintage" wall sconces; Tivoli-type accents (i.e., strings of small individual bulbs) at windows, cornices or other architectural features; or any form of indirect concealed lighting appropriate to the architectural character and function of the building.

10.5 Internal illumination and/or backlighting of awnings or awning signage is not permitted.

Type 3: Setback Buildings
(Transitional Areas and Institutional Types)

These guidelines reflect the predominantly residential character of historic buildings on the fringe areas of First Street. They apply primarily to new buildings or modifications to existing non-historic buildings. They may be applied equally to commercial and institutional building types.

Policy 1: Architectural Character And Scale

Commercial and/or institutional buildings should maintain the character and scale of adjoining residences and neighborhoods to provide an appropriate transition between residential and more intensive commercial development.

Guidelines

1.1 New buildings should be set back from the property line at the street a minimum of five (5) feet. A greater setback shall be provided as necessary to match or approximate that of existing buildings along the block up to a maximum of fifteen (15) feet.

1.2 Provide setbacks from adjoining properties sufficient to allow for window openings and access adjacent to side and rear property lines.

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

Policy 2: Architectural Forms

Encourage architectural forms which recall those of the adjoining residential structures, particularly those of historic merit.

Guidelines

2.1 Use pitched roof forms with shallow to moderate overhanging eaves as appropriate to the specific site and its surroundings.

2.2 Provide a covered entry or entry porch.

2.3 Avoid excessive use of glazing in facades. The area of window openings should not exceed that of solid wall in any given plane of the facade, with the exception of bay windows.

2.4 Use individually framed window and door openings which are vertically oriented. However, individual window frames may be paired or grouped to form horizontal units.

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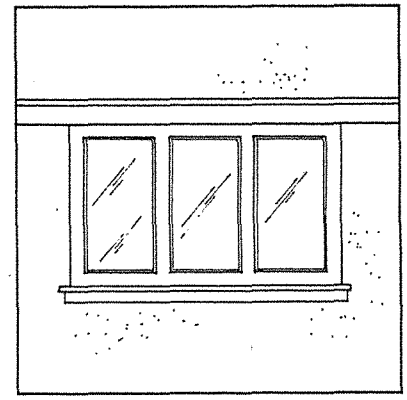


2.4

Policy 3: Signage Types

Encourage sign types and designs which are compatible with the residential features of the building and which will enhance the character of the district as a whole.

Guidelines

3.1 Three types of signs are permitted for this building type: freestanding, hanging (i.e., "under-marquee") and wall signs. Except for wall mounted directories or name plates, only one such sign shall be permitted for each building.

3.2 Signs shall be carefully designed and detailed with special attention given to framing elements, mounting hardware and color schemes. Decorative detailing using the architectural details typical of the building's style are strongly encouraged.

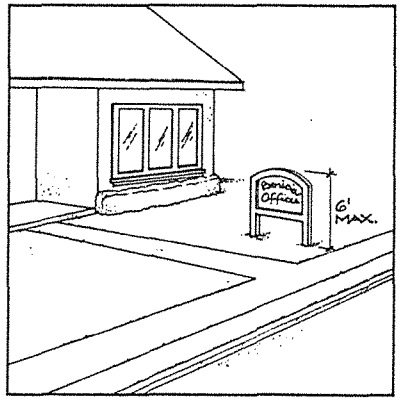
3.3 Freestanding signs should be finished on both sides and mounted close to the sidewalk in the front setback area in a location which is visible to passing motorists but does not obscure critical sight lines to or from the building, access drives or streets.

3.4 Freestanding signs shall be limited to 6 feet in height measured from grade at that point, and shall not exceed 12 square feet in area, as measured on a single side. Monument type bases, pillars or other architectural or structural supports are excluded from this area calculation.

3.5 Hanging or "under-marquee" signs shall be limited to 6 square feet in area and mounted below the roof eaves or porch at the building entry.

3.6 Wall signs shall be limited to 12 square feet in area and shall be mounted on a solid wall surfaces without obscuring architectural details or features.

3.7 Wall mounted directories or name plates shall be mounted adjacent to the entry door and are limited to 3 square feet in area.



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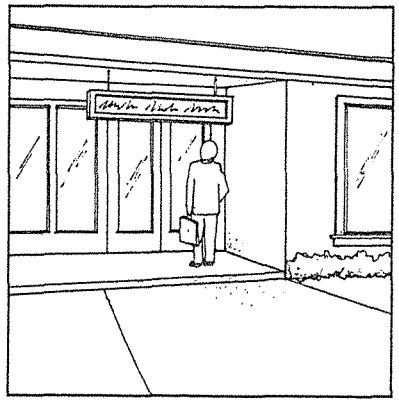

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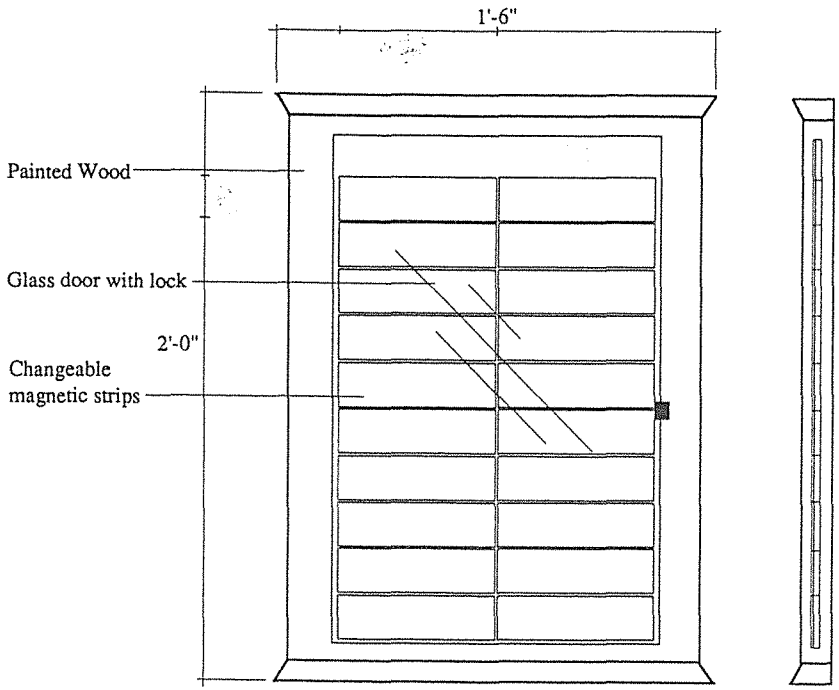


Policy 4: Signage Materials and Illumination

Use materials and methods of illumination for signs which are compatible with the style and design of the building and historic character of the district.

Guidelines

4.1 Wall mounted and hanging signs should be made of wood, either routed and stained, sealed or painted, or smooth-finished and painted. Painted metal panels if well framed or cast metal plaques may also be appropriate if compatible with the architecture.

4.2 Wall mounted name plates may be of cast or engraved metal, such as bronze, brass or aluminum, as long as the color and finish is appropriate for the style and materials of the building.

4.3 Wall mounted directories may be of wood throughout or of metal frame construction with changeable name plates of metal or matte finish plastic. Changeable nameplates should be well secured to the base or preferably mounted behind a lockable glass paneled frame.

4.4 Free standing signs may utilize a combination of materials for the mounting base and sign panel. Appropriate sign panel materials are identified above in 4.1. Base elements may be wood or metal poles and/or frames or masonry piers of a finish and color compatible with that of the building.

4.5 Where desired, illumination of signs shall be by indirect or inconspicuous sources, such as concealed or mini-spot lights.

Historic Buildings

In addition to the preceding guidelines which apply to all commercial building types, the following would apply specifically to all non-residential designated historic buildings whether within or outside the historic district. They should be strictly applied to all landmark and potential landmark buildings and to contributing buildings. They are also applicable to potentially contributing buildings to the extent that it is still feasible to implement them. Since some of these buildings have already undergone major design changes which may be difficult to reverse and are inconsistent with the guidelines, the decision to apply them will have to be made on discretionary, case by case basis. However, whenever feasible, any appropriate modifications should be reversed and additional modifications should follow the guidelines to the extent that a consistent design will result.

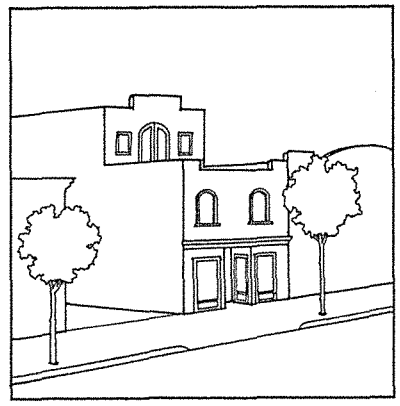
Policy 1: Design Integrity

Maintain the design integrity and distinguishing features of historic buildings.

Guidelines

1.1 Locate building additions to the rear of the existing structure whenever possible.

1.2 Upper floor additions are discouraged. However, if allowed, they should be set back from the street and well behind the line of the original facade so that it maintains its visual integrity and original sense of scale.



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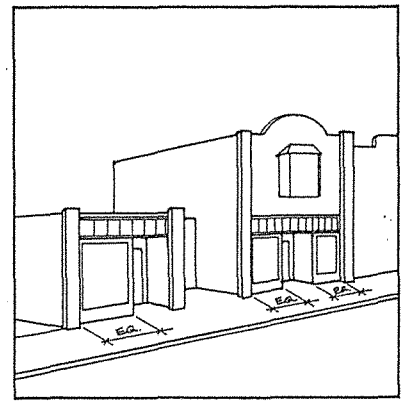


1.4 1.5

1.3 Upper floor additions should use the same form as original building.

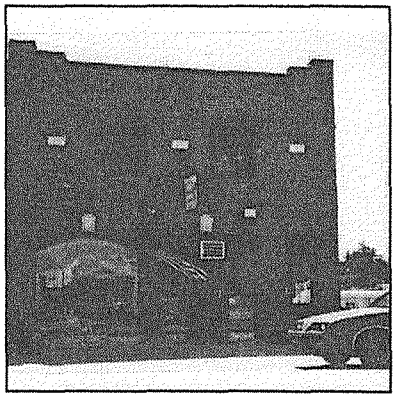
1.4 Where possible, set additions apart from original construction and clearly distinguish old from new to avoid confusing original historical building elements with later additions.

1.5 Additions should employ the same materials, and similar opening proportions, facade rhythms and horizontal elements as original.

Policy 2: Facade Elements and Details

Retain the traditional facade elements, proportions and architectural details which give historic buildings their special character and use appropriate replacements where necessary.

2.1



2.2

Guidelines

2.1 Do not remove original architectural elements - cornices, moldings, trim, etc. Replacements should be similar in character to the original.

2.2 Maintain the proportions of existing door and window openings and the pattern of existing window sash in replacement work or additions.

2.3 New or replacement window sash should match the original sash. Where the original has been completely removed, new windows should match the existing unless a complete replacement program for the facade is undertaken.

Policy 3: Integrity Of Materials

Maintain the integrity of original building materials.

Guidelines

3.1 Do not cover over, clad or replace original siding material with a different material such as stucco, wood or composition shingles, aluminum siding, and the like.

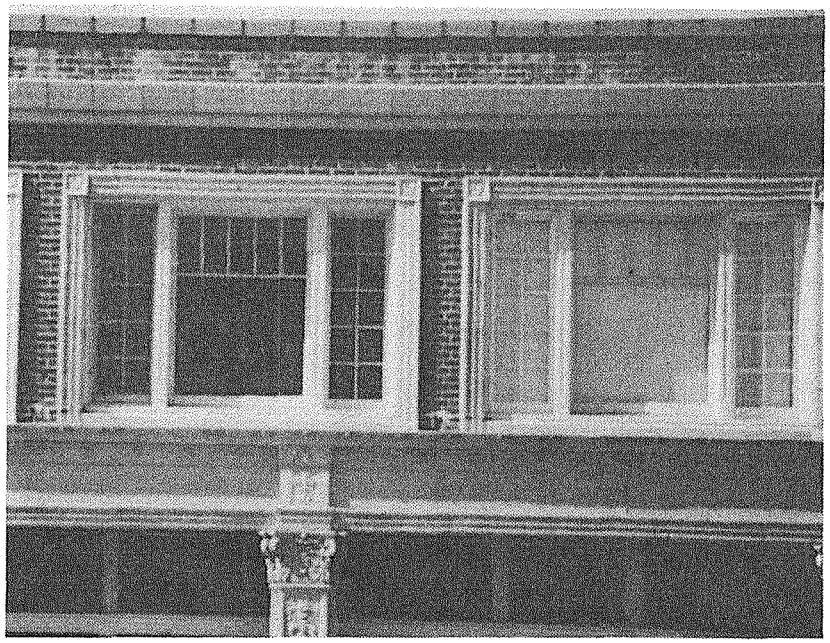
3.2 Where original materials have been covered over, use the gentlest means possible to remove them. Certain claddings such as stucco may be difficult, if not impossible, to remove without destroying the underlying material.

3.1

3.3 Where inappropriate or later materials have been removed, they should be replaced with the original material.

3.4 When re-roofing, use the original or a similar material, generally composition shingles.

3.5 Do not paint integrally colored materials such as brick or stone and stained wood shingles, rafters, or trim. Sandblasting of masonry surfaces to remove paint will damage the material. Other methods should be used only under the advice and guidance of an expert.



3.1 4.3

Policy 4: Appropriate Materials, Color and Finishes

Promote the use of appropriate materials in restorations, renovations and additions to historic buildings and the use of colors which complement their styles and particular combination of building materials.

Guidelines

4.1 Use original materials whenever possible in restoration, renovation or repair work and use the same materials for building additions.

4.2 For substitute materials, the outward appearance, durability, texture and finish should be as close as possible to that of the original. If the original was painted the substitute should accept and retain a painted finish.

4.3 Wood window sash is preferred for historic buildings. Vinyl clad wood or factory finished (i.e., baked enamel) aluminum frames are acceptable if the original design can be duplicated.

4.4 Materials or colors listed as inappropriate for new construction (Commercial Building Types 1 and 2 - Guidelines 2.2 and 2.3) are also inappropriate for historic buildings.

4.5 Paint colors and color schemes should be appropriate to the style and design intent of the building.

Parking and Service Areas

These guidelines apply to all commercially zoned properties in commercial or institutional use regardless of the building type. Their intent is to minimize the intrusion of site improvements relating to parking and service areas which can disrupt the visual continuity of the streetscape and the historic district.

Policy 1: Location and Siting

Locate parking, access and service areas so that they do not interrupt the continuity of uses along First Street.

Guidelines

1.1 Parking lots and driveways are prohibited along the First Street frontage.

1.2 Parking structures may not front directly onto First Street at the ground floor level.

1.3 Parking areas shall be located behind buildings, accessible from public alleys whenever possible. Alternatively, they may be located adjacent to buildings except on First Street.

Policy 2: Design and Screening

Design and screen parking facilities so that they do not detract from adjacent uses and the historic character of the district.

Guidelines

2.1 Parking areas serving 5 or more cars shall be screened from adjoining residential uses by a solid wall or fence of concrete, wood or masonry.

2.2 Refuse storage areas shall be located within a building or in a screened enclosure accessible from the parking lot drives or aisles. Such enclosures shall consist of a 6-foot solid wood or masonry wall.

2.3 The material, finish and color of fences and enclosure walls shall be consistent with those of the building and shall be one of those listed as appropriate for the building type.

2.4 Outdoor lighting sources for parking lots shall not exceed 12 feet in height, whether freestanding or wall mounted. The design of the luminaires shall be appropriate to the building and compatible with the architectural character of the district. Light sources shall be designed with a cut-off angle to avoid producing glare on adjacent properties.

2.5 Parking structures should be designed to blend into the historic commercial district, not stand out as special purpose facilities. The structure should have a substantial facade which follows the basic design guidelines for commercial building types with respect to scale, massing, rhythm and proportion of openings, and appropriate materials and finishes.

Chapter Five
Design Guidelines
Residential Building Types

Organization and Use

There are numerous residential buildings in downtown Benicia located on commercially zoned parcels. These include some of the oldest residential buildings in the downtown area and many others which are historically significant and contribute to the historic district's character. Therefore, the issue of the compatibility of new commercial buildings with these historic structures is of major concern, as is the issue of adapting these structures for commercial uses.

Compatibility of new residential buildings with the historic residences is also a key issue and a complex one in that residentially zoned areas included within the proposed district boundaries encompass single and multi-family zoning districts. Therefore, the conversion of existing single family buildings to multi-family units is addressed by the guidelines as well as that of appropriate design of new multi-family units.

The following guidelines apply to existing residential buildings whether commercially or residentially zoned, or commercially or residentially used, and to new development on residentially zoned property. In addition, they are applicable to institutional buildings in residential zones. They are divided into four categories as follows:

Table 3: Design Guidelines for Residential Building Types

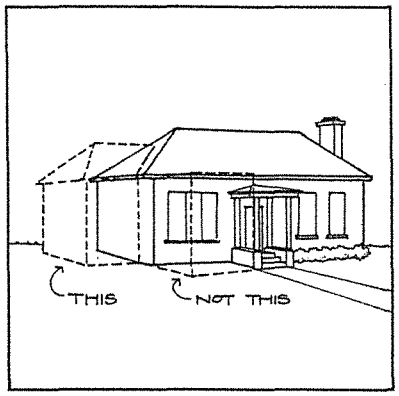
Category	Applies to
New Construction	New construction and additions to existing non-historic residential and institutional buildings
Historic Buildings	Landmarks, potential landmarks, contributing and potentially contributing buildings
Site Improvements	All residential building types, including those in commercial use, institutional buildings
Commercial Features	Residential building types in commercial use,institutional buildings

New Construction

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

Policy 1: Siting and Setbacks

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



1.3

2.2

Guidelines

1.1 New buildings should generally be set back 20 feet from the front property line. Exceptions may be made if a lesser setback (i.e., the average along a block face or the average of two adjoining properties) would be more compatible with adjacent historic structures.

1.2 Provide side and rear yard setbacks as specified for the zoning district in which the property lies.

1.3 Additions should be sited to complement and balance overall form, massing and composition of the existing building.

Policy 2: Scale, Form and Massing

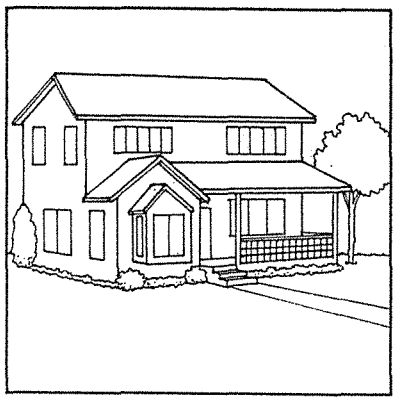
Encourage building forms which are similar in scale, form and massing to neighboring single family residential structures, particularly those of historic merit.

Guidelines

2.1 Ensure that the basic structure and form of the building is balanced and well composed with respect to the placement of room or floor additions, bays, projections, and window and door openings.

2.2 Larger, multi-family buildings should use smaller building modules to reflect the predominant scale and facade rhythms of nearby historic residences.

2.3 Use projecting bays, porches, individual balconies, upper floor setbacks, bay windows and/or variations within the floor plan to provide variation in the building's volume and form.



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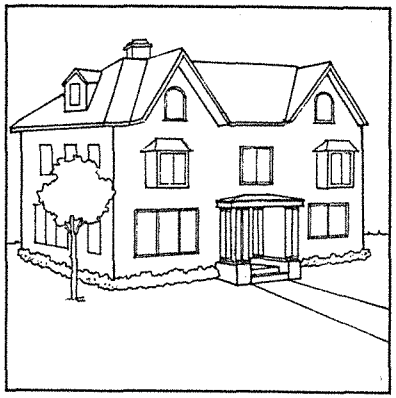


2.4

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

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

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

Policy 3: Architectural Style And Character

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

Guidelines

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

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

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

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

3.5 Use pitched roof forms with overhanging eaves.

Policy 4: Accessory Buildings

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

Guidelines

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

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

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

Policy 5: Materials And Color

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

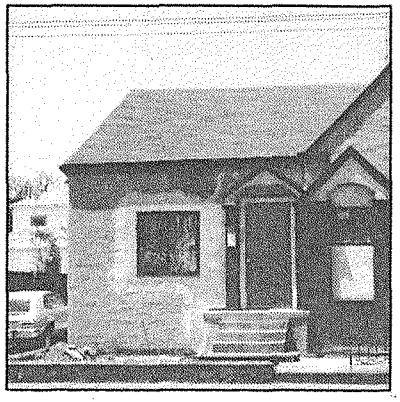
Guidelines

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

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

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

5.1



5.7

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

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

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

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

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

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

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

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

Historic Buildings

These design guidelines apply to all categories of designated historic residential buildings within the historic district and to landmarks which lie outside district boundaries. They are also applicable to historic institutional buildings in residential zoning districts. They are intended to guide renovation work as well as building additions. They are applicable to potentially contributing buildings to the extent that it is still feasible to implement them. Since some of these buildings have already undergone major design changes which may be difficult to reverse and are inconsistent with the guidelines, the decision to apply them will have to be made on discretionary, case by case basis. However, whenever feasible, any inappropriate modifications should be reversed and additional modifications should follow the guidelines to the extent that a consistent design will result.

Policy 1: Design Integrity

Maintain the design integrity and distinguishing features of historic buildings.

Guidelines

1.1 Additions or alterations which alter the height, bulk, principal facade elements, distinguishing architectural features or overall architectural character of a landmark building when viewed from the street are inappropriate.

1.2 Building additions should be located to the rear of the existing structure whenever possible.

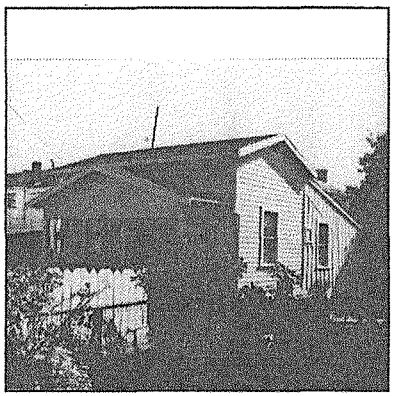
1.3 Where necessary to locate additions to the side of an existing building, the addition should be set back behind the line of the front facade. If the addition is large, it may be appropriate to provide some visual separation (i.e., narrow link such as breezeway, hallway etc.) between the new and old construction.

1.4 Second floor additions which do not significantly alter roof forms are appropriate except where they will alter the principal facade(s) or character of a landmark building.

1.5 Additions to existing buildings should employ the same materials and opening proportions as the original. It is not necessary or even desirable to make the addition look identical, especially if original workmanship or details cannot be matched.

1.6 Raising up historic structures to allow space for additional ground floor improvements or development is generally inappropriate if it alters the street facade(s) in a way that detracts from the original composition, or changes the proportion of the facade(s).

1.7 Exceptions to raising historic structures may be granted to add a garage below the main floor level when little or no increase in building height or change in the proportions of the facade will result, and there is no feasible alternative to locating the garage.



1.1 Appropriate Exception 1.7

1.8 Other exceptions to raising historic structures should be considered on a case by case basis, consistent with guideline 1.6. In general, new window openings should be limited and consistent with the original design intent. New entries/door openings should be avoided altogether on street facades but may be located around the corner of the building. The architectural style, details and original materials of the building should be carried throughout.

1.9 When historic structures are raised or altered at the basement or ground floor level, special care should be taken to retain or restore porches, steps and railings as close to their original form as possible, and to use landscaping at the base of the building to reduce visual perceptions of any increase in height.

Policy 2: Facade Elements And Details

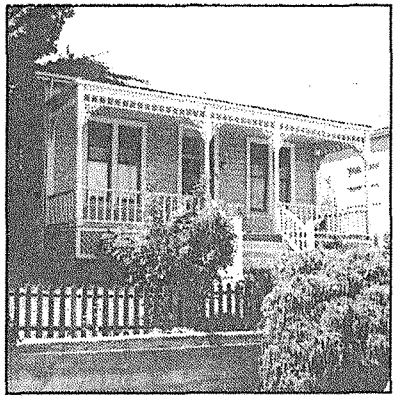
Retain the traditional facade elements, proportions and architectural details which give historic buildings their special character and use appropriate replacements where necessary.

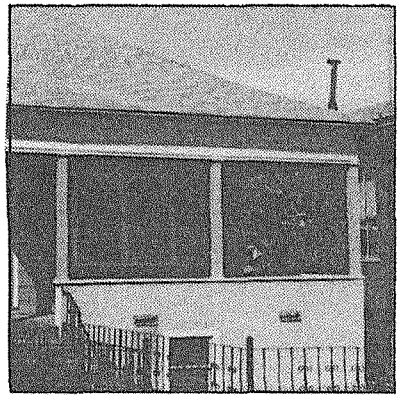
Guidelines

2.1 Architectural elements such as porches, steps and railings should not be removed. Replacements, where required, should be similar in character to the original.

2.2 Maintain the proportions of existing door and window openings and the pattern of existing window sash in replacement work or additions.

2.3 New or replacement window sash should match the original sash in thickness, depth, pattern and finish. Where the original has been completely removed, new windows should match the existing unless a replacement program for the entire facade using the original style sash is undertaken.





2.1 Inappropriate Stucco 3.1

Policy 3: Integrity Of Materials

Maintain the integrity of original building materials.

Guidelines

3.1 Original siding material should not be replaced, covered over or clad with another material such as stucco, wood or composition shingles, aluminum siding, and the like.

3.2 Where original materials have been covered over, use the gentlest means possible to remove them. Certain cladding such as stucco may be difficult, if not impossible, to remove without destroying the underlying material.

3.3 Where inappropriate or later materials have been removed, they should be replaced with the original material.

3.4 When necessary to re-roof, the original or a similar material, generally composition shingles, should be used.

3.5 Integrally colored materials such as brick or stone and stained wood (shingles, rafters, trim) should not be painted over. Sandblasting of masonry surfaces to remove paint will damage the material. Other methods should be used.

3.6 Where necessary to re-build or replace an existing chimney or add a new one, the original material, generally brick, should be used.

Policy 4: Appropriate Materials, Colors And Finishes

Promote the use of appropriate materials in restorations, renovations and additions to historic buildings and colors which complement their styles and particular combination of building materials.

Guidelines

4.1 Use original materials wherever possible in restoration, renovation or repair work and use the same materials for building additions.

4.2 When necessary to use a substitute material, take care that its outward appearance, durability, texture and finish will be as close as possible to that of the original. If the original material was painted, be sure that the substitute will accept and retain the same painted finish.

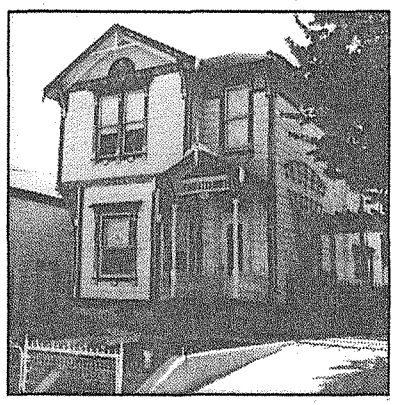
4.3 Wood window sash is preferred for historic buildings. Vinyl clad wood or factory finished (i.e., baked enamel) aluminum frames may be acceptable as long as the original design can be duplicated.

4.4 Materials or colors listed as inappropriate for new construction are also inappropriate for historic buildings (New Construction - Policy 4).

4.5 Paint colors and color schemes should be appropriate to the style and design intent of the building. Some examples follow:

"Salt Box" or "New England"	White, off-white or neutral base; contrasting window sash and/or trim (optional).
Italianate or Classical	Monochrome: white or off-white; contrasting window sash (optional).
Queen Anne or Stick/Eastlake	Polychrome: white, light pastel or earth-toned base color; one to three compatible trim colors.
Craftsman	Monochrome: medium to dark stained wood (original); use similar paint color if original finish cannot be restored.
Mediterranean, Tudor English or Norman Revival	White, off-white or light beige; contrasting painted, trim similar in color to dark stained wood.

4.3



Stick/Eastlake 4.5

Site Improvements

The guidelines which follow apply to all residential and institutional building types, whether in residential or commercial use, and whether existing or new. Additional guidelines relating to site and other improvements for buildings in commercial or institutional use are found in the next section of this chapter under "Commercial Features". The intent of these guidelines is to encourage site improvements that are consistent with the historic character of the residences in the district and will serve to unify the area into a visually more cohesive district.

Policy 1: Planting & Paving Materials

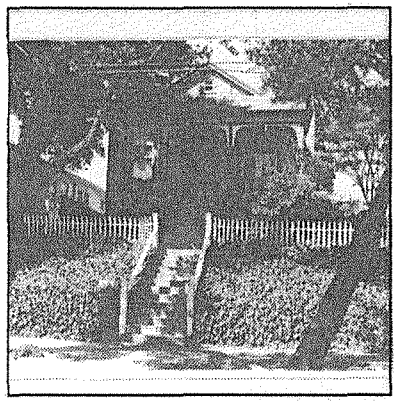
Encourage landscape treatments which are appropriate to a residential neighborhood and enhance the character and unity of the historic district.

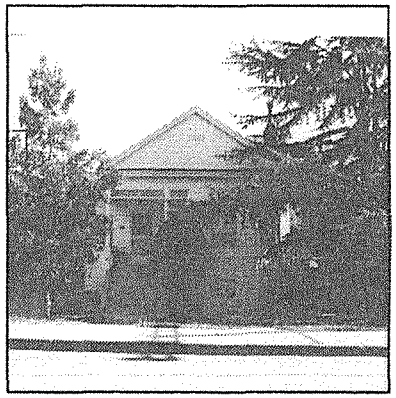
Guidelines

1.1 Landscaping with live plant material shall be the principal treatment of front and exterior side yards.

1.2 Mature trees, especially those with historic ties to the building or the city's development shall be retained unless diseased, hazardous or located such that development of the property is unduly constrained. "Volunteer" trees, whether mature or not, may be removed, subject to required approvals, if crowding or overgrown conditions exist.

1.3 Paving in front and exterior side yards shall be kept to the minimum area necessary for circulation and maintenance of plant material.





1.1 1.3 1.2

1.4 Decorative rock or gravel as the predominant ground plane treatment is inappropriate.

1.5 Crushed rock may be used for walkways only if it is a of a fine consistency and is contained at the edges by recessed headerboards or brick edging.

1.6 Artificial turf or indoor/outdoor carpeting is inappropriate.

1.7 Planting within the public right-of-way shall be subject to the approval of the city. Only approved plant materials - designated street trees, lawn or other approved walkable ground cover - shall be used.

1.8 Property owners shall be responsible for the maintenance and replanting, if necessary, of lawn or ground cover in the curbside planter strip for the full frontage of the property. Street tree planting may be required in conjunction with new development.

Policy 2: Lighting

Encourage the use of residentially scaled light fixtures to supplement street lighting and to highlight and complement the historic and architectural features of residences.

Guidelines

2.1 The use of historic, period style light fixtures is encouraged for exterior illumination.

2.2 The design and style of period light fixtures shall be consistent with that of the building and for the site on which they are placed.

2.3 Freestanding light fixtures should not exceed 8 feet in height, except in commercial parking lot areas or for larger-scaled institutional buildings.

2.4 Light fixtures should be residentially scaled. Old street light fixtures intended for mounting on tall poles are generally too large for residential use.

Policy 3: Fences, Walls, Site Features

Use fences and walls in traditional designs and applications to set off residential buildings and define, but not obscure, their street-front garden areas.

Guidelines

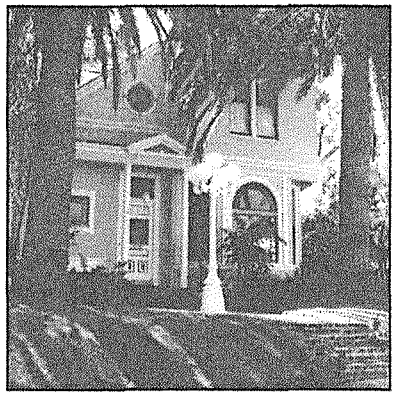
3.1 Fences, walls and other site features associated with historic buildings shall be maintained in good repair. Where already deteriorated, replacement with like materials and designs is encouraged.

3.2 New fences in front yards should not exceed three (3) feet in height and should generally be constructed of wood slats in an open work pattern. Existing higher fences may be maintained if the design is sufficiently open and consistent with these guidelines.

3.3 Chainlink, chicken wire or other pre-fab metal fencing materials are inappropriate.

3.4 Prefab or flimsy wood trellis should not be used as the principal material for fence construction but may be appropriate as a decorative element for higher fences (i.e., in rear or side yards).

3.5 Retaining walls should be constructed of dressed stone, field stone, or textured or split faced concrete block or poured concrete designed to resemble stone. Plain or rough textured poured concrete walls higher than 12 inches or plain cinderblock masonry unit walls are inappropriate.



2.1

3.5

Commercial Features

These guidelines shall apply to all residential building types in commercial use within the historic district and to institutional buildings in residentially zoned areas of the district. Their intent is to minimize the intrusion of building and site improvements such as signage, parking and service areas which can disrupt the visual continuity of the streetscape and the historic district.

Policy 1: Parking & Service Areas

Design and locate site improvements for parking and service areas so that they do not detract from adjacent uses, particularly residential ones.

Guidelines

1.1 Parking areas shall be located behind buildings, accessible from public alleys whenever possible. Alternatively, they may be located in interior side yard areas but not in front yards.

1.2 Parking lot setbacks and landscaping requirements are as specified in Section 17.70.190 of the Benicia Zoning Ordinance.

1.3 Parking areas serving 5 or more cars shall be screened from adjoining residential uses by a solid wall or fence of concrete, wood or masonry.

1.4 Refuse storage areas shall be located within a building or in a screened enclosure accessible from the parking lot drives or aisles. Such enclosures shall consist of a 6-foot solid wood or masonry wall.

1.5 The material, finish and color of fences and enclosure walls shall be consistent with that of the building materials for the building type.

1.6 Outdoor lighting sources for parking lots shall not exceed 12 feet in height, whether freestanding or wall mounted. The design of the luminaires shall be appropriate to the building and compatible with the architectural character of the district. Light sources shall have a cut-off angle to avoid producing glare on adjoining properties.

Policy 2: Signage Types

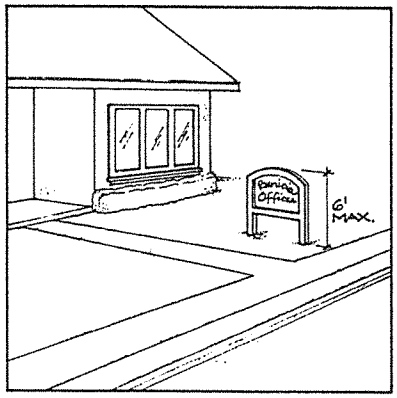
Encourage sign types and designs which are compatible with the residential features of the building and which will enhance the character of the district as a whole.

Guidelines

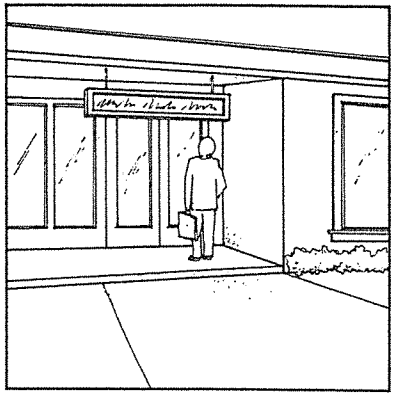
2.1 Three types of signs are permitted for this building type: freestanding, hanging (i.e., "Under-marquee") and wall signs. Except for wall mounted directories or name plates, only one such sign shall be permitted for each building.

2.2 Signs should be carefully designed and detailed with special attention given to framing elements, mounting hardware and color schemes. Decorative detailing using the architectural details of the building's style are strongly encouraged.

2.3 Freestanding signs should be finished on both sides and mounted close to the sidewalk in the front setback area in a location which is visible to passing motorists but does not obscure critical sight lines to or from the building, access drives or streets.



2.4



2.5

2.4 Freestanding signs shall be limited to 6 feet in height measured from grade at that point, and shall not exceed 12 square feet in area, as measured on a single side. Monument type bases, pillars or other architectural or structural supports are excluded from this area calculation.

2.5 Hanging or "under-marquee" signs shall be limited to 6 square feet in area and mounted below the roof eaves or porch at the building entry.

2.6 Wall signs shall be limited to 12 square feet in area and shall be mounted on a solid wall surface without obscuring architectural details or features.

2.7 Wall mounted directories or name plates shall be mounted adjacent to the entry door and are limited to 3 square feet in area.

Policy 3: Signage Materials and Illumination

Use materials and methods of illumination for signs which are compatible with the style and design of the building and historic character of the district.

3.1 Wall mounted and hanging signs should be made of wood, either routed and stained, sealed or painted, or smooth-finished and painted. Painted metal panels, if well framed, or cast metal plaques may also be appropriate if compatible with the architecture.

3.2 Wall mounted name plates may be of cast or engraved metal, such as bronze, brass or aluminum, as long as the color and finish is appropriate for the style and materials of the building.

3.3 Wall mounted directories may be of wood throughout or of metal frame construction with changeable name plates of metal or matte finish plastic. Changeable nameplates should be well secured to the base or preferably mounted behind a lockable glass paneled frame.

3.4 Freestanding signs may utilize a combination of materials for the mounting base and sign panel. Appropriate sign panel materials are identified above in 3.1. Base elements may be wood or metal poles and/or frames or masonry piers of a finish and color compatible with that of the building.

3.5 Where desired, illumination of signs shall be by indirect or inconspicuous sources, such as concealed or mini-spot lights.

Appendices

A. Designation of Historic Properties within in the Downtown Historic H Overlay District
B. Glossary of Terms
C. Historic Conservation Plan Resource Survey Form
D. City Council Resolution No. 92-201, December 15, 1992
E. City Council Resolution No. 05-91, June 7, 2005
F. City Council Resolution No. 08-62, June 17, 2008
G. City Council Resolution No. 09-26, March 17, 2009

Appendix A

DESIGNATIONS OF HISTORIC PROPERTIES WITHIN THE DOWNTOWN HISTORIC H OVERLAY DISTRICT

Adopted by City Council - March 17, 2009 by Resolution No. 09-26

C= Contributor, L= Landmark, N= Not recommended for designation

6L - may warrant special consideration in local planning

STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
FIRST STREET					
	90	80-200-070	Y	L	SP Depot
	123	89-293-070	Y	L	
	305	89-243-140	Y	C	
	307	89-243-140	Y	L	
	309	89-243-140	Y	C	
	333	89-243-130	Y	C	
	401	89-174-110	Y	L	
	415	89-174-050	Y	L	
	431-439	89-174-030	Y	C	
	440	89-372-200	Y	L	
	501	89-173-180	Y	L	
	601	89-115-550	Y	N	
	608	89-342-230	Y	C	
	615	89-115-540	Y	N	
	620	89-342-240	Y	N	
	622	89-342-300	Y	C	
	621-625	89-115-130	Y	C	
	627-639	89-115-120	Y	C	
	632	89-342-300	Y	C	
	634-636	89-342-300	Y	C	
	638	89-342-020	Y	L	
	700	89-341-240	Y	C	
	710	89-341-230	Y	C	
	718	89-341-210	Y	C	
	726-736	89-341-010	Y	C	
	727	89-113-120	Y	C	
	733-739	89-113-110	Y	C	
	800	89-052-170	Y	C	
	820	89-052-200	Y	C	
	828	89-052-010	Y	L	
	901-903	89-043-140	Y	C	
	905-907	89-043-130	Y	C	
	909-911	89-043-250	Y	N	
	915	89-043-270	Y	C	
	917-919	89-043-260	Y	C	

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STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
	935	89-043-090	Y	C	
	1036	88-142-120	Y	C	
	1040	88-142-110	Y	C	
SECOND STREET					
East Second	532	89-373-070	Y	N	
	600	89-343-010	Y	6L	Portuguese
	610	89-343-020	Y	6L	Portuguese
	622	89-343-030	Y	C	
	640	89-343-040	Y	C	
	900	89-053-110	Y	N	Benicia Fire Museum
West Second	701	89-111-260	Y	N	
	717	89-111-250	Y	C	
	735	89-111-07	Y	C	
	822	89-044-020	Y	C	
	925	89-041-120	Y	C	
	932	89-034-010	Y	L	
	1025	87-162-080	Y	C	
	1029	87-162-190	Y	C	
	1101	87-161-260	Y	C	
	1121	87-161-040	Y	L	
	1135	87-161-050	Y	C	
THIRD STREET					
West Third	703	89-103-150	Y	N	
	715	89-103-200	Y	L	
	745	89-103-120	Y	N	
	903	89-033-060	Y	C	
	916	89-041-270	Y	N	
FOURTH STREET					
East Fourth	801	89-062-100	Y	C	
West Fourth	925	89-031-110	Y	C	
FIFTH STREET					

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STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
East Fifth	803-811	89-064-220	Y	C	
SIXTH STREET					
East Sixth					
	811	89-072-100	Y	6L	Portuguese
C STREET					
West C	111	80-243-140	Y	C	
D STREET					
East D	126	80-190-020	Y	L	
	142-144	80-190-030	Y	N	
	145	89-372-250	Y	N	
	149	89-372-150	Y	C	
	150	80-190-040	Y	6L	Portuguese
	159	89-372-130	Y	C	
	161	89-372-270	Y	N	new construction
	185	89-372-110	Y	C	
	195	89-372-100	Y	C	
West D	120	89-243-060	Y	C	
	123	89-174-080	Y	L	
	131	89-174-090	Y	C	
	145	89-174-100	Y	L	
E STREET					
East E	110	89-372-220	Y	N	
	125	89-371-060	Y	L	
	129	89-371-060	Y	L	
	126	89-372-060	Y	N	demolished
	129	89-371-060	Y	L	
	133-137	89-371-050	Y	C	
	136	89-372-070	Y	N	
	141	89-371-040	Y	N	new construction

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STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
West E	130-132	89-174-020	Y	N	Peregine Landing
	133	89-173-090	Y	C	
	143	89-173-100	Y	C	
	153	89-173-110	Y	N	
F STREET					
East F	117	89-342-21	Y	C	
	125	89-342-190	Y	C	
	141	89-342-180	Y	C	
	157	89-342-350	Y	C	
	165	89-432-360	Y	C	
	175	89-342-140	Y	L	
	185	89-342-130	Y	6L	Portuguese
	190	89-371-020	Y	6L	Portuguese
	195	89-342-120	Y	N	delisted - 2004
West F	128	89-173-040	Y	C	
	138	89-173-030	Y	L	
	141	89-115-180	Y	C	
	148	89-173-020	Y	L	
	149	89-115-190	Y	C	
	165	89-115-210	Y	C	
	168	89-173-230	Y	N	Waterfront Village
	173	89-115-220	Y	C	
	174-178	89-173-140	N	N	Waterfront Village
	179-181	89-115-230	Y	C	
	185	89-115-240	N	N	
G STREET					
East G					
	133	89-341-180	Y	C	
	140-142	89-342-400	Y	L	
	141	89-341-170	Y	N	
	149	89-341-160	Y	6L	Portuguese
	150	89-342-060	Y	C	
	157	89-341-150	Y	C	

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STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
	158	89-342-070	Y	6L	Portuguese
	164	89-342-250	Y	C	
	165	89-341-140	Y	N	
	172	89-342-090	Y	C	
	191	89-341-110	Y	C	
West G	103	89-113-130	Y	L	State Capitol
	110	89-115-120	Y	C	
	130	89-115-110	Y	C	
	135	89-113-140	Y	L	
	140	89-115-100	Y	C	
	149	89-113-150	Y	C	
	150	89-115-410	Y	C	
	153	89-113-160	Y	C	
	159	89-113-170	Y	C	
	160-162	89-115-400	Y	N	new construction
	165-167	89-113-180	Y	C	
	170	89-115-080	Y	N	
	172	89-115-070	Y	N	
	223	89-111-160	Y	C	
	241	89-111-120	Y	C	
	251	89-111-130	Y	C	CC Resolution No.13-106
	285	89-111-200	Y	L	
H STREET					
East H	132-138	89-341-030	Y	C	
	141	89-052-140	Y	C	
	148	89-341-050	Y	C	
	152	89-341-050	Y	C	
	155-157	89-052-280	Y	N	
	164	89-341-060	Y	C	
	166	89-341-070	Y	N	
	168	89-341-080	Y	N	
	172	89-341-090	Y	6L	Portuguese
	180	89-341-100	Y	N	
	191	89-052-110	Y	C	Powerhouse Building

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STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
	360	80-171-010	Y	C	
	368	80-171-020	Y	C	
	384	80-171-040	Y	N	
	392	80-171-050	Y	C	
	400	80-171-080	Y	6L	Portuguese
	445	89-064-170	Y	N	
	448	80-171-130	Y	C	
	451-455	89-064-160	Y	C	
	456	80-171-140	Y	N	
	464	80-171-150	Y	C	
	465	89-064-150	Y	N	
	472	80-171-190	Y	L	
	480	80-171-200	Y	L	
	486	80-171-210	Y	N	new construction
	535	89-072-160	Y	N	
	551	89-072-140	Y	C	
	575	89-072-120	Y	C	
	583	89-072-110	Y	N	
West H	120-128	89-113-210	Y	C	
	131	89-044-340	Y	C	
	134	89-113-090	Y	C	
	141	89-044-350	Y	C	
	150	89-113-070	Y	C	
	151-153	89-044-170	Y	N	
	160	89-113-060	Y	C	
	161	89-044-180	Y	C	
	166	89-113-050	Y	L	
	171	89-044-190	Y	C	
	175	89-044-200	Y	C	
	176	89-113-040	Y	C	
	180	89-113-030	Y	C	
	181	89-044-210	Y	C	
	185	89-044-380	Y	L	
	192	89-113-010	Y	C	

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STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
	215	89-042-100	Y	C	
	225	89-042-110	Y	C	
	226	89-111-220	Y	N	
	242-248	89-111-210	Y	C	
	245	89-042-120	Y	C	
	250	89-111-040	Y	C	
	257	89-042-130	Y	C	
	260	89-111-030	Y	C	
	267	89-042-140	Y	N	
	270	89-111-020	Y	L	
	277	89-042-150	Y	L	
	283	89-042-160	Y	C	
I STREET					
East I	125	89-051-120	Y	C	
	145	89-051-110	Y	C	
	155	89-051-100	Y	C	
	159	89-051-090	Y	C	
	160	89-052-070	Y	C	
	163	89-051-170	Y	C	
	172	89-052-080	Y	C	
	182	89-052-090	Y	C	
	183	89-051-180	Y	C	
	195	89-051-060	Y	C	
West I	117	89-043-150	Y	C	
	126	89-044-310	Y	N	
	129	89-043-160	Y	N	
	138	89-044-400	Y	N	
	140	89-044-060	Y	L	
	145	89-043-180	Y	C	
	150	89-044-050	Y	C	
	153	89-043-190	Y	C	
	160	89-044-040	Y	C	
	216	89-042-080	Y	C	
	224	89-042-070	Y	C	
	225	89-041-160	Y	N	

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STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
	233	89-041-170	Y	N	
	241	89-041-180	Y	N	
	242	89-042-190	Y	C	
	262	89-042-040	Y	C	
	281	89-041-240	Y	C	
	282	89-042-020	Y	N	
	292	89-042-010	Y	C	
	293	89-041-260	Y	C	
J STREET					
East J	107	88-142-080	Y	L	
	121	88-142-070	Y	C	
	120-122	89-051-160	Y	L	St. Paul's Church
	130	89-051-020	Y	N	
	135	88-142-130	Y	C	
	145	88-142-050	Y	C	
	155-157	88-142-040	Y	C	
West J	106	89-043-090	Y	L	Masonic Hall
	119	87-164-110	Y	C	
	121	87-164-120	Y	C	
	135	87-164-130	Y	L	
	140	89-043-070	Y	L	BDES Hall
	150	89-043-060	Y	C	
	151	87-164-150	Y	C	
	155	87-164-230	Y	C	
	159	87-164-160	Y	C	
	160-164	87-043-040	Y	C	
	163	87-164-170	Y	C	
	175-181	87-164-190	Y	N	
	185	87-164-200	Y	N	
	186	89-043-020	Y	C	
	191	87-164-210	Y	C	
	201-207	87-162-090	Y	C	
	225	87-162-110	Y	C	
	235	87-162-120	Y	N	

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6L - may warrant special consideration in local planning

STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
	241	87-162-130	Y	C	
	251	87-162-140	Y	C	
	261	87-162-150	Y	L	
	271	87-162-160	Y	C	
	280	89-041-030	Y	C	
	288	89-041-020	Y	C	
	292	89-041-010	Y	C	
	303	87-154-080	Y	N	
	304	89-033-040	Y	L	
	375	87-154-150	Y	C	
	385	87-154-130	Y	C	
	395	87-154-140	Y	C	
	401	87-152-110	Y	C	
	402	89-031-100	Y	C	
	405	87-152-120	Y	C	
	410	89-031-090	Y	C	
	419	87-152-130	Y	C	
	420	89-031-080	Y	C	
	430	89-031-070	Y	N	
	440	89-031-060	Y	C	
	441	87-152-150	Y	C	
	453	87-152-170	Y	C	
	470	89-031-030	Y	C	2009 boundary change
K STREET					
East K	240	88-143-040	Y	N	
	301	88-151-170	Y	C	East K District
	315	88-151-130	Y	C	East K District
	325	88-151-120	Y	C	East K District
	333	89-151-110	Y	C	East K District
	350	88-152-030	Y	C	East K District
	351	88-151-090	Y	C	East K District
	361	88-151-080	Y	C	East K District
West K	118	87-164-080	Y	C	
	130	87-164-070	Y	C	
	140	87-164-060	Y	C	

DESIGNATIONS OF HISTORIC PROPERTIES WITHIN THE DOWNTOWN HISTORIC H OVERLAY DISTRICT

Adopted by City Council - March 17, 2009 by Resolution No. 09-26

C= Contributor, L= Landmark, N= Not recommended for designation

6L - may warrant special consideration in local planning

STREET	STREET #	APN #	FORM PREPARED Y or N	2009 ADOPTED DESIGNATION	NOTES
	190	87-164-280	Y	C	
	230	87-162-060	Y	C	
	245	87-161-340	Y	L	
	246	87-162-050	Y	C	
	250	87-162-040	Y	C	
	255	87-161-160	Y	C	
	260	87-162-030	Y	C	
	290	87-162-010	Y	C	
	385	87-153-180	Y	N	
	410	87-152-100	Y	C	
	420	87-152-090	Y	C	
L STREET					
East L	190	88-141-060	Y	C	
	230	88-116-240	Y	L	
	235	88-116-240	Y	L	
	250	88-141-060	Y	L	
Gull Point Ct.	327	89-103-060	Y	C	2009 boundary change
LANDMARKS OUTSIDE DISTRICT					
St. Dominic's	475 E I		Y	L	outside district
Wingfield Way	36	88-083-020	Y	L	outside district
West K	690	87-142-310	Y	L	outside district

Appendix B

GLOSSARY

Cornice: A molding at the top of an outside wall which overhangs it and has the function of throwing drops of water away from the wall. Cornices also occur at the junction of an inside wall and ceiling. A molded cornice is one that is enriched by a molding. When the ends of a gable roof are outlined by a molded cornice, this is described as a raking cornice. Cornice boards are simply flat boards that cover the edge of the roof eaves to protect them from the weather.

Cover boards: Literally, boards that cover up the joints where walls meet at the building's corners.

Dormer: A vertical window or opening rising through the roof and provided with its own roof.

Entablature: A term used in Classical architecture where it refers to the upper part of the wall usually composed of a series of moldings set out from the wall next to the roof. The entablature is divided into an architrave, frieze, and cornice.

Gable roof: A roof pitched in two directions or having two slopes that meet at a ridge.

Hip roof: A roof pitched in four directions or having four faces that slope toward the center but do not meet in a point as the pyramidal roof does.

Modillion: As small, block-like element that is typically set in a series on the underside of a cornice and is often decorated. Although modillions were originally functional supports for the overhanging cornice, they became non-functional or ornamental in most buildings from the 19th century on.

Parapet: A low wall guarding the edge of a roof, bridge, balcony, etc. on the building, this wall rises above the roofline.

Pediment: Typically the triangle formed by the edges of a gable tied together by a horizontal member at the bottom. Pediments occur on the gable-ends of roofs and over doors and windows. In the case of doors and windows, the pediment, also call a head may be triangular or may have a rounded or segmental top.

Pilaster: A column or pier that is partially embedded in the wall, not free-standing.

Tracery: The use of window mullions to form a decorative pattern in windows in Gothic-style buildings.

Trefoils and Quatrefoils: A decorative motif made up of three-lobes in the first case and four in the second, like a cloverleaf.

Appendix C: Survey Form

BENICIA HISTORIC CONSERVATION PLAN RESOURCE SURVEY

For: City of Benicia By: Sally B. Woodridge and Wurster, Bernardi and Emmons, Inc.

Address: _____

A.P.N.: _____

Historic District: ____ Downtown
____ Arsenal Park
____ None

Date of Photo(s): _____

Date of Construction: _____ ____ Factual ____ Estimated

Common/Historic Name: _____

Architect: _____ Builder: _____

Significance: ____ 1 Landmark
____ 2 Recommended Landmark
____ 3 Contributing to District
____ 4 Potentially Contributing

Designation: (include date) _____ National Register
_____ State Landmark
_____ Local Landmark

Significant Features: _____

Historic Associations: _____

Condition: (At time of Survey) _____

Related Features and Surroundings: _____

Alterations: Structure Moved? ____ Yes ____ No Date: _____
Reversible? ____ Yes ____ No ____ Maybe

Description of Alterations: _____

Appendix D: City Council Resolution 92-201

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF BENICIA
APPROVING AMENDMENTS
TO THE DOWNTOWN HISTORIC CONSERVATION PLAN (ODP 92-1)

WHEREAS, the Planning Commission at its regular meeting of November 12, 1992, recommended approval of the proposed amendments to the Downtown Historic Conservation Plan; and

WHEREAS, the proposed amendments have been determined to be exempt from environmental review under the provisions of Section 15061(b)(3) of the State CEQA Guidelines; and

WHEREAS, the City Council reviewed the proposed amendments at its regular meeting of December 15, 1992; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the General Plan of the City of Benicia;

NOW, THEREFORE, be it resolved that the City Council approves the following amendments to the Downtown Historic Conservation Plan:

SECTION 1. The following new text shall be provided for Guideline 8.5:

8.5 Placement of tables, chairs and umbrellas on the public sidewalks directly in front of a given business is permitted subject to the approval of a sidewalk table permit by the Planning Director. The number of tables, location, and other conditions of operation and approval shall be as specified by the Sidewalk Table Policies and Standards, as adopted by the Planning Commission.

•Guidelines 8.6 - 8.9 shall be deleted from the Downtown Historic Conservation Plan.

SECTION 2. The following changes shall be made on page 23:
•Amend the last three sentences of the page:

"However the ~~three~~ **two** current procedures for design review will remain in effect. These include administrative review **and** Design Review Commission ~~and Planning Commission~~ review. These ~~three~~ **two** procedures are summarized below."

SECTION 3. The following changes shall be made on page 24:
•The section on Design Review Commission review shall be amended to read as follows:

"Design Review Commission Review is currently in effect for **all** projects ~~that involve construction of less than 2,500 square feet in the Downtown Commercial District~~ **not subject to administrative review, that is for all larger projects in the residential and commercial zones, as well as all projects in the CD and H districts, and for the demolition of historic structures in those districts.** ~~The commission is also empowered to review projects of the same size in any H district with the exception of those subject to administrative review only as listed above.~~ The Commission's review of these projects is final and is rendered at a public hearing which is usually held within 60 days of receipt of a completed application. ~~In addition to these responsibilities, the Design Review Commission also review development plans for projects in other zoning districts and for larger projects in the Downtown Commercial and Historic Overlay Districts. However, in such cases their recommendation is advisory to the Planning Commission, not final. The Commission may, at its discretion, refer applications to the Planning Commission for final review and approval.~~ **Decisions of the Design Review Commission may be appealed to the Planning Commission."**

•The section on Planning Commission review shall be deleted in its entirety.

•The second-to-last paragraph on the page shall be amended as follows:

"For the most part, smaller projects involving less than 2,500 square feet will be reviewed by the Design Review Commission rather than the Planning Director. Larger projects ~~, even those in the underlying IG and IW districts,~~ and demolition requests will **also** be considered by the **Design Review** ~~Planning~~ Commission. For demolition of non-historic buildings, the review of all such buildings will remain an administrative function of the Planning Director~~, even though the Historic Overlay District ordinance calls for issuance of such permits only by the Planning Commission~~. Design review of all signs will also remain an administrative function."

SECTION 4. The following changes shall be made on page 25:
•The first paragraph shall be amended as follows:

"...proposed exterior alteration to an existing historic single family residence, except painting, will be subject to design review. According to the Historic Overlay District regulations, the Design Review Commission assumes responsibility for **all** projects, ~~while the Planning Commission reviews larger projects~~ and demolition requests. Non-historic single family residences will continue to be exempt from design review."

•The last sentence of the second paragraph shall be amended as follows:

"All other duplex and multi-family projects would continue to be reviewed by the Design Review ~~and/or Planning~~ Commission~~s~~, however."

SECTION 5. The following changes shall be made on page 26:
•The first sentence of the second paragraph of the section "Review of Demolition Permits" shall be amended as follows:

"Except where review of demolition permits is performed administratively, all requests for approvals must be reviewed and approved by the ~~Planning~~ **Design Review** Commission."

SECTION 6. The following changes shall be made on page 27:
•The third sentence on the page shall be amended as follows:

"The determination of a structure's historical, architectural or cultural significance or value should be made by the ~~Planning~~ **Design Review** Commission based in part on its rating in the historic resource inventory;...."

SECTION 7. Table 1 and Table 2 shall be amended as shown on Attachment A. In addition, the following footnotes shall be added to Table 1 as shown:

•Footnote 2 shall be added to the table, with a reference at the line:

"EXTERIOR ALTERATIONS - OTHER MODIFICATIONS OR RELOCATION
•Historic Single Family Residence[2]"

Footnote 2 shall read:
"2. The Planning Director may, at his discretion, review and approve minor alterations to non-landmark historic single-family structures, provided that the alteration does not result in a permanent, irreversible change to the structure, meets the guidelines of the plan, and is not visible from a public right-of-way."

•Footnote 3 shall be added to the table, with a reference at the line:

"NEW CONSTRUCTION
•All Other Structures[3]"

Footnote 3 shall read:
"3. The Planning Director may, at his discretion, review and approve the design of new accessory buildings to be constructed on a residential or commercial lot containing a historic structure. Any such structure which is highly visible from a public right-of-way, or located on a lot containing a landmark structure, shall be reviewed by the Design Review Commission."

The foregoing motion was made by Councilman Arteaga, seconded by Councilman Fulton, and carried by the following vote at a regular meeting of the City Council on December 15, 1992:

Ayes: Councilmen Arteaga, Fulton, Hayes, Silva and Mayor Ciarrocchi
Noes: None

Ernest F. Ciarrocchi, Mayor

Frances D. Grecó, City Clerk

//HCPamend.CC//

Delete entire column

Add "Public Hearing by"

TABLE 1 *This table is also part of Attachment A to the resolutions.*

Design Review and Approval Process for Minor Projects[1] in the Historic Overlay District

● Advisory Only
✱ Final Review Authority

	Administrative Design Review	Design Review Commission	Public Hearing by Planning Commission for Design Review
EXTERIOR ALTERATIONS - PAINTING ONLY			
• All Single Family Residences	Exempt		
• All Other Structures	✱		
EXTERIOR ALTERATIONS - OTHER MODIFICATIONS OR RELOCATION			
• Non-Historic Single Family Residence	Exempt		
• Historic Single Family Residence	●	✱	
• Non-Historic Duplex	✱		
• Historic Duplex	●	✱	
• All Other Structures	●	✱	
NEW CONSTRUCTION			
• Single Family Residence	Exempt		
• Duplex	●	✱	
• All Other Structures	●	✱	
DEMOLITION			
• Historic Building (Possible waiting period of up to 180 days may be required.)	●	●	✱
• Non-Historic Building	✱		
SIGNS	✱		
SIDEWALK OR OTHER PUBLIC ENCROACHMENTS	✱		
TREE REMOVAL	✱		
EXCEPTIONS TO LAND USE REGULATIONS OF BASE ZONING DISTRICT	✱		

[1] Projects that involve construction or alterations of less than 2,500 square feet of new floor area; single family and all duplex residential units, regardless of size.

Add new footnotes 2 and 3

Note: Some uses may not be permitted in certain zoning districts.
Other uses may require use permit. Refer to underlying zoning district regulations.

Change dot symbol to asterisk

Delete entire column

This table is also part of Attachment A to the resolutions.

Add "Public Hearing by"

TABLE 2

Design Review and Approval Process for
Major Projects[1] in the Historic Overlay District

● Advisory Only
✱ Final Review Authority

	Administrative Design Review	Design Review Commission	Public Hearing by Planning Commission for Design Review
EXTERIOR ALTERATIONS (Including Relocation and Painting unless otherwise noted.)			
• Non-Historic Multi-Family Residence (3 or more units)	●	●	✱
• Historic Multi-Family Residence (3 or more units)	●	●	✱
• All Other Structures	●	●	✱
NEW CONSTRUCTION			
• Multi-Family Residence (3 or more units)	●	●	✱
• All Other Structures	●	●	✱
DEMOLITION			
• Historic Building (Possible waiting period of up to 180 days may be required.)	●	●	✱
• Non-Historic Building	✱		
SIGNS	✱		
SIDEWALK OR OTHER PUBLIC ENCROACHMENTS	✱		
TREE REMOVAL	✱		
EXCEPTIONS TO LAND USE REGULATIONS OF BASE ZONING DISTRICT	✱		

Change dot symbol to asterisk

[1] Projects that involve construction or alterations of 2,500 or more square feet of new floor area; excluding single family and duplex residential units.

Note: Some uses may not be permitted in certain zoning districts.
Other uses may require use permit. Refer to underlying zoning district regulations.

Appendix E: City Council Resolution 05-91

A RESOLUTION OF THE BENICIA CITY COUNCIL APPROVING THE DELISTING OF 195 EAST F STREET FROM THE DOWNTOWN HISTORIC CONSERVATION PLAN

WHEREAS, on November 24, 2004, the applicants, Douglas and Carmen Dubois applied for and received Design Review approval of a proposed project consisting of an addition and modifications to their property at 195 East F Street; and

WHEREAS, as the residence located at 195 East F Street is listed as a Contributing Resource in the Downtown Historic Conservation Plan; and

WHEREAS, there were questions raised by staff and the public as to whether 195 East F Street truly was eligible for listing as a resource; and

WHEREAS, Carol Roland, an architectural historian, prepared a DPR 523 Survey Form evaluating 195 East F Street for historic value and found that the structure did not retain sufficient historic integrity to be eligible for the City's historic resources list; and

WHEREAS, Judy Irvin, an historical architect, also found that 195 East F Street did not retain sufficient integrity to be eligible for the City's historic resources list; and

WHEREAS, on April 20, 2005, the Planning Commission held a public hearing for the delisting of the 195 East F Street from the Downtown Historic Conservation Plan, considered the staff report and presentation, all public testimony and pertinent documents and plans; and

WHEREAS, the Planning Commission then recommended to City Council the delisting of 195 East F Street from the Downtown Historic Conservation Plan; and

WHEREAS, the Planning Commission staff report for the meeting of April 20, 2005 is hereby incorporated by reference; and

WHEREAS, at the April 28, 2005 Historic Preservation Review Commission meeting additional information was submitted by members of the public of the City of Benicia that the residence located at 195 East F Street could have a strong significance to the Portuguese Community; and

WHEREAS, this new evidence was reviewed by architectural historian Judy Irvin and found not to rise to the standard to be eligible for the City's historic resources list.

WHEREAS, the City Council staff report for the meeting of June 7, 2005 is hereby incorporated by reference; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Benicia that based on the evidence in the record and the testimony at the Council meeting:

1. The structure located at 195 East F Street does not retain sufficient historic integrity to be eligible for the City of Benicia's Downtown Historic Conservation Plan.

2. The physical alterations completed to the exterior of the structure located at 195 East F Street do not rise to the standard for inclusion to the California or National Register. Therefore, it is not eligible to be listed in the City of Benicia's Downtown Historic Conservation Plan.

BE IT FURTHER RESOLVED THAT the City Council of the City of Benicia hereby amends the Downtown Historic Conservation Plan to change the listing of 195 East F Street from contributing resource to non-historical resource.

* * * * *

On motion of Council Member Smith, seconded by Council Member Whitney, the above Resolution was introduced and passed by the City Council of the City of Benicia at a regular meeting of said Council held on the 7th day of June, 2005, and adopted by the following vote:

Ayes: Council Members Patterson, Smith and Whitney

Noes: None

Absent: None

Abstain: Council Member Campbell and Mayor Messina

_____
Elizabeth Patterson, Vice Mayor

ATTEST:

_____
Lisa Wolfe, City Clerk

Appendix F: City Council Resolution 08-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA AMENDING THE DOWNTOWN HISTORIC CONSERVATION PLAN TO REQUIRE DESIGN REVIEW FOR CONSTRUCTION AND MODIFICATIONS OF NON-HISTORIC SINGLE-FAMILY RESIDENCES AND DUPLEXES

WHEREAS, in November 1990, the City Council adopted the Downtown Historic Conservation Plan, further amended in December 1992; and

WHEREAS, the City Council under Ordinance No. 01-3 established the Historic Preservation Commission for the purpose of providing advice and assistance to the City Council in implementing the goals, policies, and programs set forth in the City's General Plan relating to preservation and enhancement of the City's historic character and protection of the City's archaeological sites and resources; and

WHEREAS, at a regular meeting on January 25, 2007, the Historic Preservation Review Commission recommended the City Council consider single family design review for all single family residences in the H overlay district; and

WHEREAS, at a special meeting on February 26, 2008, the City Council held a public hearing on proposed amendments to the design review requirements of the Downtown Historic Conservation Plan, received public testimony and directed staff to bring this issue back to the HPRC to develop guidelines and recommendations, including fee structure and design guidelines for construction modifications of non-historic single-family and duplex residences and bring a recommendation back to Council; and

WHEREAS, at a regular meeting on April 24, 2008, the Historic Preservation Review Commission held a public hearing on proposed amendments to the design review requirements of the Downtown Historic Conservation Plan, received public testimony, and recommended the City Council amend the Downtown Historic Conservation Plan to establish fees and levels of review for non-historic single-family residences and duplexes in the Downtown Historic District; and

WHEREAS, at a regular meeting on June 17, 2008, the City Council held a public hearing on proposed amendments to the design review requirements of the Downtown Historic Conservation Plan, received public testimony and reviewed the recommendation of the Historic Preservation Review Commission to amend the Downtown Historic Conservation Plan to require design review for construction and modifications of non-historic single-family and duplex residences in the Downtown Historic Overlay District; and

WHEREAS, the City Council finds that the proposed amendments to the Downtown Historic Conservation Plan are consistent with the goals, objectives, and policies of the General Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council hereby amends the Downtown Historic Conservation Plan to require design review for construction and modifications of non-historic single-family and duplex residences, as specified in Exhibit "A" attached.

BE IT FURTHER RESOLVED THAT the City Council of the City of Benicia hereby determines that non-historic residences in the Eastern Residential Area of the Downtown Historic District (shown on page 8 of the DHCP) and any other future exclaves of the Central Historic Area of the Downtown Historic District (shown on page 7 of the DHCP) shall be exempt from design review.

*****

On motion of Council Member Hughes, seconded by Council Member Schwartzman, the above Resolution was introduced and passed by the City Council of the City of Benicia at a regular meeting of said Council held on the 17th day of June, 2008 and adopted by the following vote:

Ayes: Council Members Hughes, Schwartzman and Mayor Patterson

Noes: None

Absent: None

Abstain: Council Members Campbell and Ioakimedes

_____
Elizabeth Patterson, Mayor

ATTEST:

_____
Lisa Wolfe, City Clerk

EXHIBIT "A"

DESIGN REVIEW
FOR NON-HISTORIC SINGLE-FAMILY AND DUPLEX RESIDENCES IN THE CENTRAL AREA OF THE DOWNTOWN HISTORIC DISTRICT

TYPE OF PROJECT	APPROVAL AUTHORITY	FEE
MAJOR: New construction or additions. Must be compatible with the character of the historic district.	HPRC	$600
MINOR: Alterations such as new or different siding or cladding, changes to roofs, windows, and doors.	STAFF (AND HPRC CONSENT CALENDAR)	$300
ROUTINE MAINTENANCE: Repair, painting, reroofing, window replacement, siding replacement in-kind.	STAFF (OVER-THE-COUNTER)	NO CHARGE (building permit required, except for painting and doors)

Appendix G: City Council Resolution 09-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA ADOPTING THE DOWNTOWN HISTORIC DISTRICT SURVEY AND AMENDING THE DOWNTOWN HISTORIC CONSERVATION PLAN

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

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

WHEREAS, the Historic Preservation Review Commission and Planning Commission have reviewed recommended updates to the Historic Resource Inventory, Downtown Historic Conservation Plan text and maps, including modifications to the boundaries of the Downtown Historic Overlay District; and

WHEREAS, the Historic Preservation Review Commission and Planning Commission have forwarded their final recommendations to the City Council for action; and

WHEREAS, the City Council at a regular meeting on March 17, 2009, conducted a public hearing, considered public comment and reviewed the recommendations of the Historic Preservation Review Commission and the Planning Commission; and

WHEREAS, the City Council has reviewed the updates to the Historic Resource Inventory, Downtown Historic Conservation Plan text, and related maps, and finds that:

a) The proposed amendments are categorically exempt from California Environmental Quality Act review under Guidelines Section 15306 (Information Collection), which applies to basic data collection and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource; and 15331 (Historical Resource Restoration/Rehabilitation), which applies to projects limited to the preservation and conservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

b) The proposed historic survey amendments, DHCP map and text amendments are consistent with the applicable goals, policies, programs, and maps of the General Plan, as follows:

Goal 2.1: Preserve Benicia as a small-sized city.

- *Policy 2.1.1 Ensure that new development is compatible with adjacent existing development and does not detract from Benicia's small town qualities and historic heritage, (and to the extent possible, contributes to the applicable quality of life factors noted above.)*
- *Program 2.1.A Adopt development guidelines that retain the scale and character of the city, preserve public view corridors, and reflect the subdivision and development patterns within existing neighborhoods.*

The updated historic resource inventories provide a current basis for reviewing compatibility of historic vs. non-historic properties in the district.

HPRC has identified necessary updates to the Downtown Historic Conservation Plan that include development guidelines. The updated historic resource inventory will be a valuable tool in developing guidelines. This project is currently unfunded.

Goal 3.1: Maintain and enhance Benicia's historic character.

- *Policy 3.1.4 Promote the preservation and enhancement of historic neighborhoods, commercial areas, and governmental districts.*
- *Policy 3.1.5 Permit new development, remodeling and building renovation in historic districts when consistent with the policies of the applicable Historic Conservation Plan.*

The updated historic resource inventory identifies specific areas of the historic district in relationship to their significance to the overall historic integrity of the district.

The updated historic resource inventory provides a context by which new development, remodeling and building renovation is more compatible with existing historic resources.

Goal 3.7: Maintain and reinforce Benicia's small-town visual characteristics.

- *Policy 3.7.1 Ensure that new development is compatible with the surrounding architectural and neighborhood character.*

The updated historic resource inventory preserves and protects existing historic resources, as well as identifies new historic resources.

The updated historic resource inventory provides current resources for staff and property owners to determine compatibility with new development and building renovation of both historic and non-historic properties

c) The proposed historic survey amendments, DHCP map and text amendments are consistent with the objectives and other provisions of Title 17 of the Benicia Municipal Code and the purposes of Chapter 17.54 H Historic Overlay District:

17.54.010 Specific purposes.
The specific purposes of the H historic overlay district are to:
A. Implement the city's general plan;
B. Deter demolition, destruction, alteration, misuses, or neglect of historic or architecturally significant buildings that form an important link to Benicia's past;
C. Promote the conservation, preservation, protection, and enhancement of each historic district;
D. Stimulate the economic health and residential quality of the community and stabilize and enhance the value of property;
E. Encourage development tailored to the character and significance of each historic district through a conservation plan that includes goals, objectives, and design criteria.

d) The updated surveys, DHCP map and text amendments furthers the purposes of HPRC to:

i. Advise and assist the City Council in implementing the goals, policies and programs set forth in the City's General Plan relating to preservation and enhancement of the city's historic character;

ii. Identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and

iii. Maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

NOW, THEREFORE, BE IT RESOLVED that the City Council amends the Downtown Historic Conservation Plan (DHCP) to:

1. Categorize all historic resources as either landmark or contributor to the historic district;
2. Utilize the standard federal historic designation forms (DPR 523) prepared by Roland-Nawi Associates, and the Historic Survey Ad Hoc Committee's recommendation, to determine historic designation status;
3. Expand the district boundary to include 470 West J Street, 327 Gull Point Court, and the portion of East K Street Between East Third and East Fourth Streets;
4. Update the DHCP maps (Figures 1 and 2) to reflect changes 1-3 above;
5. Identify and list all Historic Resources by address, assessor parcel number and designation status;
6. Exclude 282 West I Street as either a landmark or contributor;
7. Add the 6L status for the 10 Portuguese properties; and
8. Amend the DHCP text to reflect changes 1-7 above and correct minor internal consistencies.

BE IT FURTHER RESOLVED that the Zoning Map be amended to expand the boundary of the Downtown Historic Overlay District to include 470 West J Street, 327 Gull Point Court, and the portion of East K Street Between East Third and East Fourth Streets.

BE IT FURTHER RESOLVED that the City Council of the City of Benicia hereby formally acknowledges the importance of developing a formal historic context.

* * * * *

On motion of Council Member Hughes, seconded by Council Member Campbell, the designation of 130 West E Street as a contributor was removed by the following vote:

Ayes: Council Members Campbell, Hughes, Ioakimedes, and Mayor Patterson
Noes: None
Abstain: Council Member Schwartzman

* * * * *

On motion of Mayor Patterson, seconded by Council Member Hughes, the 165, 167, 169, and 171 West G remain listed retaining current status by the following vote:

Ayes: Council Members Hughes, Ioakimedes, and Mayor Patterson
Noes: None
Abstain: Council Members Campbell and Schwartzman

* * * * *

On motion of Council Member Schwartzman, seconded by Council Member Hughes, the above Resolution, with abstentions as noted in Exhibit A of the final Resolution, was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on March 17, 2009 by the following vote:

Ayes: Council Members Campbell, Hughes, Ioakimedes, Schwartzman, and Mayor Patterson
Noes: None

Abstain: As noted

Elizabeth Patterson, Mayor

Attest:

Lisa Wolfe, City Clerk