

**DOWNTOWN
HISTORIC DISTRICT
DESIGN
GUIDELINES
&
DESIGN REVIEW
PROCEDURES**



June 28, 2018

Overview of Project



Downtown Historic Conservation Plan

Amend DHCP

Adopt Design Guidelines (2018)



Design Review Procedures

Present: Table in DHCP

Future: Benicia Municipal Code

Downtown Historic District
Design Guidelines



Downtown Historic District (H-overlay)

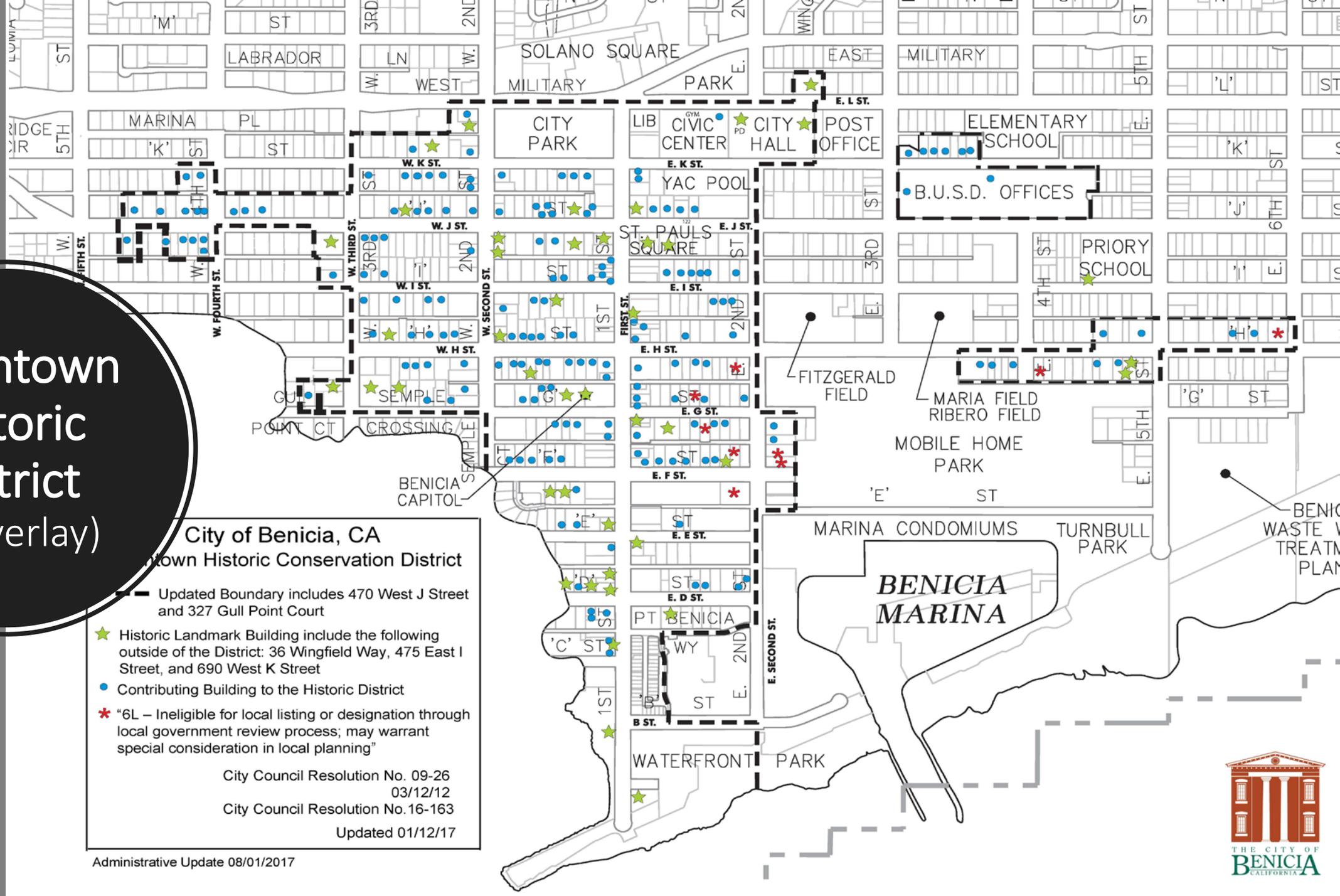
City of Benicia, CA
Downtown Historic Conservation District

Updated Boundary includes 470 West J Street and 327 Gull Point Court

- ★ Historic Landmark Building include the following outside of 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
 03/12/12
 City Council Resolution No. 16-163
 Updated 01/12/17

Administrative Update 08/01/2017



Brief History of DHCP

- 1990 Adoption of Downtown Historic Conservation Plan
- 1992 Amendment of DHCP (Guidelines and Procedures)
- 2007 Adoption of Downtown Mixed Use Master Plan
- 2008 Amendment of DHCP (Design Review non-historic res.)
- 2009 Amendment of DHCP (Historic Survey)
- 2014 HPRC discussion of DHCP and Procedures
- 2015 & 2016 CLG Grant applications submitted
- 2017 CLG Grant Awarded
- 2018 New Guidelines completed



Public Information & Engagement



Information

- Web
- Media
- Direct mail



Participation

- Ad Hoc Group
- Stakeholders
- HPRC



Engagement

- Jan. 2018 Meeting
- April 2018 Open House

Design Guidelines

Guidelines for:

- Historic
- Non-historic
- New construction

Goals:

- ✓ User friendly
- ✓ Best practices
- ✓ Secretary of Interior Standards



Organization of Document



Guidelines

1. Introduction
2. General Guidelines
3. Historic Structures
4. New Construction
5. Signs

Appendix

- Glossary
- Historic Properties
- Environmental Sustainability



Organization of Document



CHAPTER 5: SIGN DESIGN GUIDELINES FOR ALL PROJECTS

Design of New and Modified Signs.....	131
Sign Character.....	132
Sign Location	132
Sign Materials.....	133
Sign Color	134
Sign Graphics	134
Sign Installation	134
Sign Lighting	135
Design of Specific Sign Types	136
Awning and Canopy Sign.....	136
Directory Sign	137
Interpretive Sign	138
Projecting, Shingle and Barber Pole Signs.....	139
Under-Marquee Sign	140
Symbol Sign	141
Wall Sign	142
Window and Door Sign.....	143
Freestanding Sign	144
Temporary Signs	144

Benicia Downtown Historic District Design Guidelines | June 15, 2018

129

Design Guidelines Format and Application

The design guidelines follow a standardized format, as illustrated below.

COMMERCIAL FAÇADE CHARACTER

A Design Topic Heading

Historic commercial façades in the District, especially along First Street, exhibit a mix of façade designs. With this eclectic mix of building fronts along First Street, a new building front may be designed in a variety of ways. However, the design should still reflect established building alignments, solid-to-void ratios and recessed entries.

B Intent Statement: This explains the desired outcome for the specific design element and provides a basis for the design guidelines that follow.

4.25 Use a ratio of solid-to-void (wall-to-window) that is similar to that found on traditional one- and two-story commercial building fronts.

C Design Guideline: This describes a desired outcome related to the intent statement.

- a. The following composition of window openings to wall area are appropriate:
- › Storefront at the street level with punched window openings on the second floor. The lower floor appears more transparent.

D Additional Information: This provides a lettered list of examples of how, or how not to, comply with the standard. It can also provide supplemental information. This list is not always comprehensive.



E Illustration(s): These provide photos and/or diagrams to illustrate related conditions or possible approaches. They may illustrate permitted or prohibited solutions as described at right.

Use a ratio of solid-to-void (wall-to-window) that is similar to that found on traditional one- and two-story commercial building fronts.

How-to Information

CHAPTER I: INTRODUCTION

Steps to Consider for a Successful Project for a Historic Property

A successful project must consider the significance of the historic property, its key features and the project's program requirements. The tables and diagrams presented here and on the following pages provide overall guidance for planning a project for a historic property.

Follow the steps below when planning a project for a historic property.



Step 1. Review reasons for signi

The reasons for significance will influence which the design guidelines are applied. The reasons for significance will be determined to be key to the period of significance is an important viewed online at www.ci.benicia.org/planning Planning Division.



Step 2. Identify key features:

A historic property has integrity if its key character-defining features and its significance which remain intact. A diagram on page 16.



Step 3. Identify how the building

The requirements for how the project work to be considered. If the existing preservation will be the focus. If a degree of compatible alterations may



Step 4. Implement a treatment

A permitted treatment strategy will integrity and program requirement for a historic property may include maintenance of existing historic features, the replacement of missing materials, the replacement of missing new addition.

Benicia Downtown Historic District Design Guidelines | June 15, 2018

Developing an Improvement Strategy

The guidelines discuss a range of improvement options, including reconstruction and replacement of features in various ways. When applied to a building that is already altered, which would be the best approach? This diagram outlines the approaches to consider in making that decision. Note: in some cases an alteration may have gained historical significance in its own right. None of the alterations on the image below would qualify.

Altered Historic Commercial Façade



- A Plasters removed
- B Ornamental cornice removed
- C Upper story windows intact
- D Sign obscures window details
- E Molding and transom
- F Original door missing
- G Bulkhead missing
- H Display windows altered
- I Clerestory window covered

Benicia Downtown Historic District Design Guidelines | June 15, 2018

CHAPTER I: INTRODUCTION

Primary Façade: Residential

Primary Façade: Commercial

Primary Façade: Institutional



CHAPTER I: INTRODUCTION

Approach I: Accurate Restoration



When should I use this treatment?

- > The building is highly significant
- > There is good historical information about the design
- > The needed materials and craftsmen are available
- > The context has many intact historic buildings

Approach II: Rehabilitation (Simplified Historic Interpretation)



When should I use this treatment?

- > The building is part of the fabric of the district
- > There is less information available about the historic design
- > A phased project is planned

Approach III: Rehabilitation (Contemporary Interpretation)



When should I use this treatment?

- > There is substantial alteration, making other options difficult
- > There is less information about the historic design
- > The context (the block lacks a substantial number of historic structures that retain integrity) has more variety

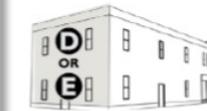
Secondary Wall: Commercial



Secondary Wall: Institutional



Rear Wall: Commercial



Rear Wall: Institutional



Chapter I: Introduction

23

Defining Building Types



Landmark Structure

A “landmark” is a building that is determined to be historically significant. Designations of historic significance are based upon the period between 1847-1940, which is defined as the historic district’s “period of significance.” A landmark will possess sufficient integrity to convey its history, or is capable of yielding important information about that period, and is a unique resource to the community. They are significant in national and/or local history, architecture, engineering and culture. For all landmark properties, the historic building track shall apply. The design guidelines will be applied more rigorously to landmark buildings.



Contributing Property

A “contributing property” is one determined to be historically significant because it retains its original architecture, scale, mass and other features to the degree that it contributes district’s historic sense of time and place. Designations of historic significance are based upon the period between 1847-1940, which is defined as the historic district’s “period of significance.”

Note that some designated historic properties may have been altered from their original designs. These alterations may include window replacement, cornice removal, a porch enclosure or covering of a building’s original materials. Nonetheless, these altered properties may retain sufficient building fabric to be considered contributors. For all contributing properties, the historic building track shall apply.



Non-Contributing Property

The classification of “non-contributing” applies to those lacking historic significance. This includes a range of properties. Some are of more recent construction (those less than 50 years old.) Others are older (more than 50 years) but have been so substantially altered that they no longer retain their integrity. In most cases, the new construction track applies to these properties.

Updates to Public Review Draft

- Improve organization
- Update images, maps, appendix
- Clarifications based upon comments
- Relation to DMUMP and Historic Building Code
- Secretary of Interior Standards & Preservation Briefs
- Outdoor dining
- Masonry guidelines
- Storefront, canopies and awnings
- Building materials



Figure 22. Locate and design an outdoor dining area to be functional, to minimize negative impacts on the streetscape and to encourage lively, active spaces.



Figure 38. Awnings helped to regulate internal climatic conditions and to keep the walkway clear and covered. The awning above is a historic, operable awning. More information about historic awnings, galleries, canopies and balconies in Benicia can be found on page 45.

Amendments to DHCP

DHCP CHAPTER	PROPOSED AMENDMENT
Preface	Retain
1. Plan Overview	Retain
2. Historic Resources	Retain
3. Design Review Procedures	<i>Remove – addressed in BMC amendment</i>
4. Guidelines for Commercial	<i>Remove – will be replaced by Downtown</i>
5. Guidelines for Residential	<i>Design Guidelines</i>
Appendices	<i>Remove – included in new Guidelines, Appendix, or BMC amendment</i>

Downtown Policy Framework

Compiled Information Online

- Downtown Historic District Design Guidelines
- DHCP DMUMP
- Historic Context Statement
- Historic Survey
- Downtown Streetscape Plan

DHCP Administrative Updates

- Reformat to match new document (legibility, graphics)
- General update of contents
- Update Historic and Architectural Resources – graphics, align with Context Statement



H- Overlay District

Design Review Procedures



Objectives for Procedural Recommendations



Preserve existing
historic and
landmark buildings



Encourage
rehabilitation &
restoration



Guide remodels,
additions, new
construction

Procedures facilitate objectives

Overview of Approach BMC 17.108

Exempt

- Repair, maintenance
- Emergency stabilization without demolition
- Roof replacement (no structural/ architectural change)
- Landscaping, fence, landscape feature
- Work exempt from permit
- Window/door replacement (original materials & design)
- Eastern Residential Area non-historic

Administrative

- **Notice of Pending Action**
- Anything that is not exempt
- Anything that does not go to HPRC

Must conform to guidelines

HPRC

- **Notice & hearing**
- Demolition or relocation of historic
- Change to character-defining feature
- Alternative materials on historic
- Change to primary or highly visible secondary (historic)
- New building/addition visible from street

Additional Amendments BMC 17.108

- Consolidate redundancies
- Eliminate unnecessary/outdated procedures
- Allow Director to refer application to HPRC
- Align design review with concurrent use permit or variance
- “Deemed withdrawn”

Future:

- Amendment to Sign Ordinance (Title 18) to clarify applicability of design guidelines in H-Overlay District (i.e., downtown & Arsenal)

Sample Project: Window Replacement



Is it exempt?

Does it need
HPRC review?

Does it
comply with
the Design
Guidelines?

**Historic -
Guideline**
3.22 p.67

**Non-Historic
-Guideline**
4.4 p.104;
Guidelines
4.37, 4.38,
4.39 p. 120

Design Review / Exempt determination precedes Building Permit

NEXT STEPS

HPRC
Discussion

Commission
Hearings

Council
Action