

DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES



October 2, 2018

Overview of Project



Downtown Historic Conservation Plan

Amend DHCP

Adopt Design Guidelines (2018)

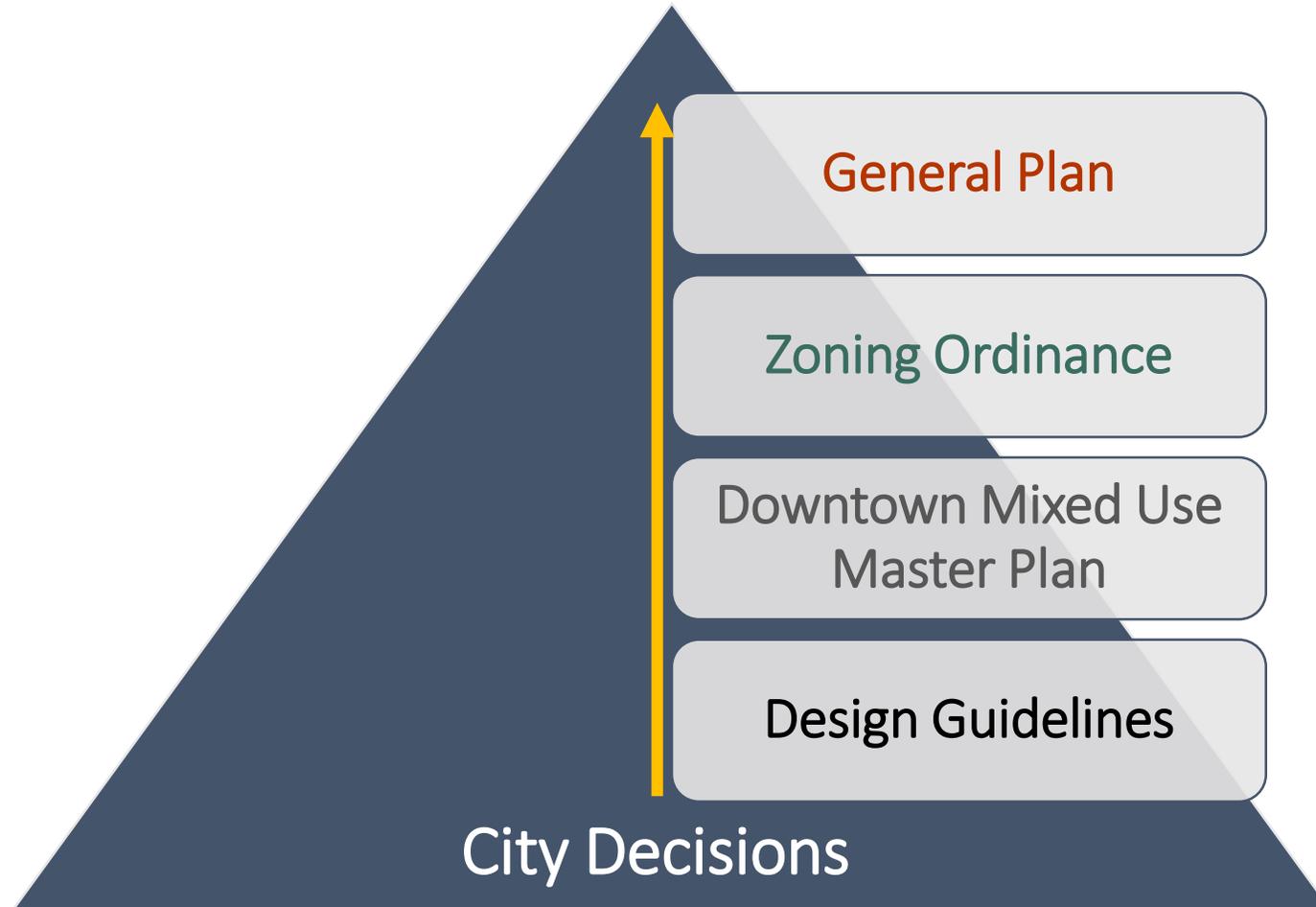


Design Review Procedures (*separate agenda item, continued to future date*)

Present: Table in DHCP

Future: Benicia Municipal Code

Policy and Regulation Framework



Downtown Historic District (H-overlay)

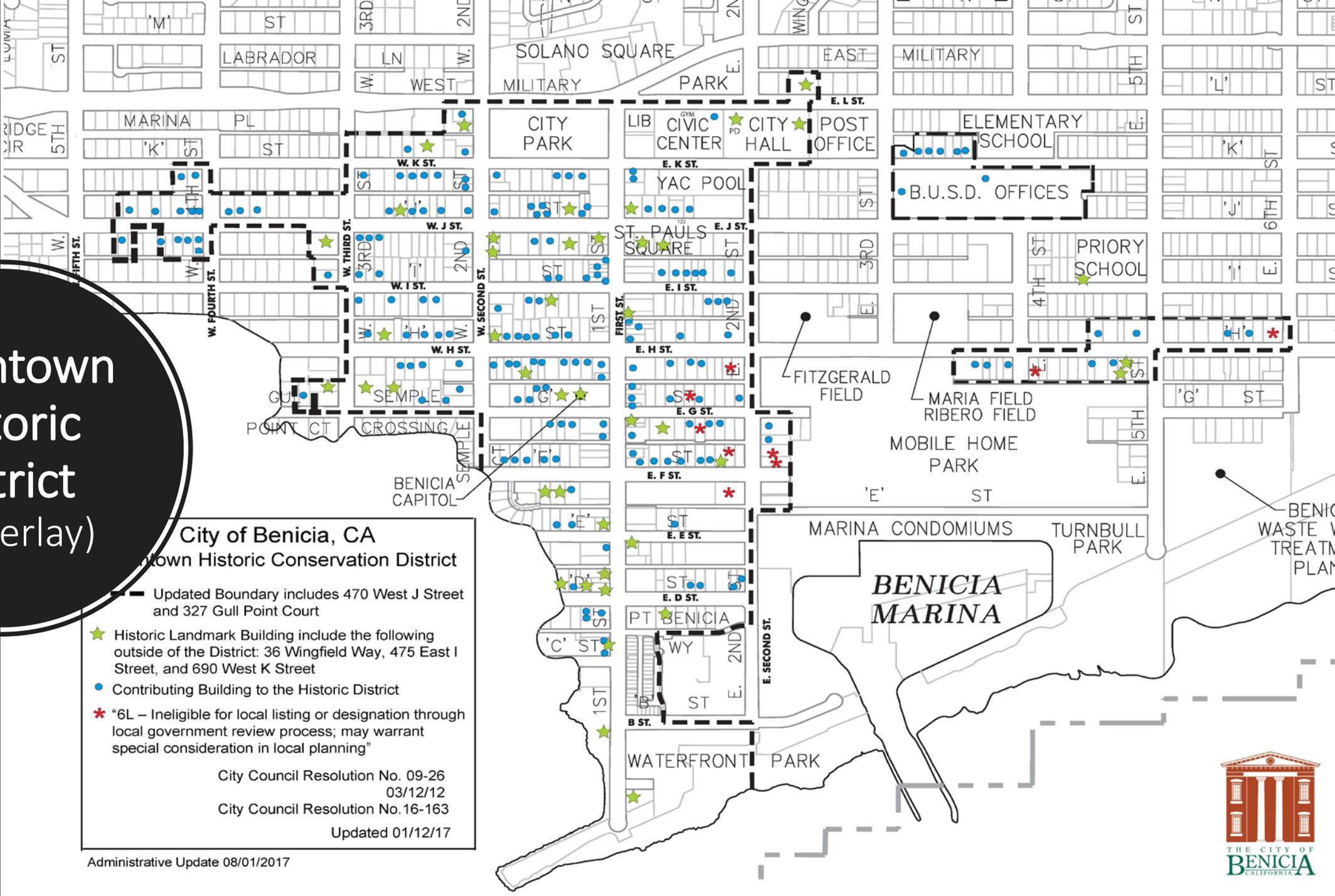
City of Benicia, CA
Downtown Historic Conservation District

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



Historic Preservation in Benicia

● **1969**

Historic
Preservation
District &
Architectural
Review Board

● **1987**

H-
Overlay
District

● **1990**

Downtown
Historic
Conservation
Plan

● **1999**

Benicia
General
Plan

● **2001**

Historic
Preservation
Review
Commission

● **2009**

Historic
Survey
Update

● **2018**

Design
Guidelines
Update



Public Information & Engagement



Information

- Web
- Media
- Direct mail



Participation

- Ad Hoc Group
- Stakeholders
- HPRC



Engagement

- Jan. 2018 Meeting
- April 2018 Open House

Engagement & Information By the Numbers

- 9 HPRC meetings
- 8 public meetings
 - Workshop
 - Stakeholder discussion
 - Open House
 - Ad Hoc Advisory Group
- 2,029 total postcards (2 mailings)
- 3 Facebook posts
- 6 emails to Listserv
- 6 mentions in City of Benicia This Week
- 15 newspaper articles
- 1 online web survey



Comprehensive website: www.ci.benicia.ca.us/downtowndesign

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



Final Revisions (HPRC)

- Flexibility for rooftop dining on non-historic commercial
- Clarify text and replace some images
- Limit use of “historic” to surveyed structures
- Add keyword index



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>

Questions?

