

Chapter 6 – Downtown Historic Overlay District

This chapter defines the development standards and design guidelines for the Downtown Historic Overlay District. This chapter is organized as follows:

- 6 Downtown Historic Overlay District
 - 6.1 Purpose, Applicability and Context
 - 6.2 Administration
 - 6.3 Design Standards
 - 6.4 Historic Architectural Styles
 - 6.5 Design Guidelines for Rehabilitation of Commercial Buildings
 - 6.6 Design Guidelines for Infill Construction in the Downtown Historic Overlay

6.1 PURPOSE, APPLICABILITY AND CONTEXT

6.1.1 Purpose

The general purpose of the Downtown Historic Overlay District is to promote the preservation and rehabilitation of historic commercial, civic and mixed-use buildings in the Downtown Core and Civic Districts, and to provide for new infill construction consistent with the historic character of the District. In addition, the Overlay District has three specific purposes:

- a) to establish mandatory provisions for the preservation of buildings individually listed on the National and/or State Register of Historic Places (referred to below as Listed Buildings), or buildings which become so listed in the future;
- b) to establish advisory Design Review guidelines for the rehabilitation of structures and new infill construction in the historic district; and
- c) to provide a voluntary option to owners of qualified properties -- the more flexible provisions of the State Historical Building Code. The presence of a local historic district also creates the possibility for the City to establish a Mills Act program, which could provide property tax relief for owners who restore and maintain historic properties.

6.1.2 Applicability

The provisions of this Chapter shall apply to all properties located within the Downtown Historic Overlay District.

6.1.3 Context

Historic districts, as opposed to the designation of individual structures as landmarks, are appropriate when the concentration of historic structures in a defined area results in a cumulative level of historic character greater than the sum of the individual structures. Figure 6-1 shows the Downtown Historic Overlay District in the context of previously identified historic sites or buildings. The Historic Overlay District includes several historic civic buildings that are individually listed on the National Register of Historic Places, such as the County Finance Building and the Contra Costa Courthouse.

In addition to these civic landmarks, the District has a high proportion of commercial buildings that still exhibit most of their historic character, based on field observation by the consultant team as part of the Specific Plan process; Figure 6-1 identifies such structures within the Overlay District as “potential contributing structures.” While they include many architectural gems, what is most significant about these structures is the way they collectively create a streetscape that is remarkably unchanged from the boom years of Downtown Martinez’s industrial expansion in the 1910s and 1920s.

However, several historic commercial buildings in Downtown Martinez are marred by façade alterations from the 1950s and 60s that completely obscure their historic character. The result is an area with pockets where the historic character of the area has been lost. Restoring this historic character will be challenging. Many of the structures are of unreinforced masonry construction, which are generally expensive to rehabilitate to modern seismic standards while still maintaining historic qualities. Generally, it is difficult for building owners to recoup the costs of these improvements through increased rents. Consideration therefore should be given to financial incentives, such as the establishment of a Mills Act program, which could provide property tax relief for owners who restore and maintain historic properties. Flexibility will also be important in the design review process to maximize the retention of historic elements while at the same time including a realistic consideration of financial feasibility. Failure to do so could result in further modifications that are insensitive to historic values, on the one hand, or continuation of the status quo and additional deferred maintenance in the event that cost-effective improvements cannot proceed.

There are also a number of structures in the downtown area that exhibit significant deferred maintenance. There are also numerous underutilized or vacant properties that are potential sites for new construction. As has been demonstrated in other areas of Northern California with a substantial stock of Victorian and Edwardian structures, such as San Francisco, modern construction techniques are compatible with designs that mimic and retain much of the look and feel of these historic eras. Design of new structures in the downtown should take advantage of these architectural approaches, and avoid more modern design approaches that would dilute the remaining historic qualities of the downtown area.

Many Downtown structures were identified as cultural resources in the City’s 1983 Historic Resource Inventory (included in this Plan as Appendix E), which was field-reviewed within the Historic Overlay District as part of this Specific Plan. In contrast to the cultural resource inventory, however, which includes the sites of historic buildings that have been demolished or altered beyond recognition, contributing structures to a historic district should have visible and intact historic character.

The resource list at the end of this Chapter identifies additional information regarding historic preservation and procedures for establishing local, state and national historic districts.

6.1.4 Additional Measures

The intent of the Historic Overlay District is to preserve historic buildings to the maximum extent feasible. Therefore, no building more than 50 years old may be demolished before first investigating all feasible methods of re-using the structure. The City should consider preparing an ordinance providing that demolition of older buildings in the historic district should be allowed only after full evaluation of the feasibility of all alternatives available to the property owner that would allow the retention of the original structure: federal and/or state tax incentives, alternative methods of construction/rehabilitation etc. This ordinance should be developed in concert with the proposed ordinance governing unreinforced masonry buildings, but should also apply to non-URM's.

The City should also update regularly the 1982 Historic Resource Inventory, in cooperation with the Historic Society, and incorporate the additional listings in Table IV.G-2 (Cultural Resources) from the EIR, where appropriate.

6.2 ADMINISTRATION

This historic overlay district shall be implemented by adopting a Historic Overlay District as part of the City's Zoning Code, containing the following two paragraphs:

“All proposals for building demolition, or substantial modification of Listed Buildings shall be subject to the mandatory criteria below – Section 6.3.1 Secretary of the Interior's Standards for Rehabilitation -- in addition to the standards of the individual Specific Plan District and the City's standard Design Review process, as detailed in Chapter 22.34 of the Zoning Code; and the advisory guidelines of this overlay district.

All proposals for substantial modification or demolition of other structures, or new construction, in the Downtown Historic Overlay District shall be subject to the standards of the individual Specific Plan District and the City's standard Design Review process, as detailed in Chapter 22.34 of the Zoning Code, and the advisory guidelines of this overlay district. All such proposals shall be referred to the Martinez Historic Society for comments as part of the Design Review process. Where appropriate, the City may use other resources, such as architectural historians, for supplemental advisory input to the Design Review process.”

Further, the new Historic Overlay zone district shall be applied by rezoning the area within the boundaries of the Historic Overlay District, as shown in this Plan, to the new H District.

6.3 DESIGN STANDARDS AND GUIDELINES

The City of Martinez treasures its heritage of historic structures. The historic architecture of the Downtown is one of the City's most important resources. Establishing and enforcing guidelines for the treatment of historic buildings and structures in historic districts will help maintain this resource. The presence of these guidelines serves a dual purpose: to protect the heritage of the City of Martinez and to protect the interests of property owners and residents.

While the design standards for Listed Buildings and guidelines in this chapter are a part of the Downtown Martinez Specific Plan, they are designed to be a useful tool to any property owners seeking advice about the appropriate treatment of their historic property. This Chapter primarily addresses commercial, mixed-use, and civic structures. Historic residential structures are discussed in Chapter 8, Downtown Neighborhood. The publications listed at the end of this Chapter and in Chapter 8 contain a wealth of information on the treatment of historic building materials not covered in these guidelines.

6.3.1 Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. These standards are mandatory for Listed Buildings. These Standards are the basic principles from which the advisory Design Guidelines in this Chapter were developed.

The Standards are:

- a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

6.3.2 State Historical Building Code

The owner of a Listed Building, or other qualified structure, may voluntarily choose to utilize the provision of the State Historical Building Code.

The purpose of the State Historical Building Code (SHBC) is to provide regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction) or relocation of historical buildings, structures and properties deemed of importance to the history, architecture, or culture of an area by a governmental jurisdiction. Such standards and regulations are intended to facilitate the restoration or change of occupancy to preserve their original or restored elements and features, to encourage energy conservation and a cost effective approach to preservation, to provide for reasonable safety from fire, seismic forces or other hazards, and to provide reasonable availability and usability by the physically disabled.

The State Historical Building Code is set forth in Sections 18950 to 18961 of the California Health and Safety Code (H&SC). The 2001 California Historical Building Code is the most recent published regulation of the State Historical Building Code. The California Historical Building Code is Part 8 of Title 24 of California's Code of Regulations. The California Historical Building Code is also published as Chapter 34, Division II of the California Building Code.

Some of the issues the SHBC addresses, all of which facilitate sensitive and cost-effective rehabilitation, include the following:

- a) Accessibility - Both the Americans with Disabilities Act of 1992 (ADA) and the SHBC make provisions for reasonable levels of equivalency for, and - under special circumstances - exemption from, accessibility mandates.
- b) Seismic/Structural - SHBC governs these issues, permitting design based on real values of archaic materials, and solutions based on engineering principles and judgment rather than on prescriptive formulas.

- c) Energy - Qualified historic buildings are exempt from California energy standards, which most vintage structures cannot meet without alteration or loss of historic features.
- d) Triggers - The "triggers" for full upgrading to current standards, with respect to length of vacancy, change of occupancy, or percentage of value of the work proposed, which otherwise exist in the building code, are modified by the SHBC, which concentrates instead on the sensitive resolution of genuine safety considerations.

The SHBC gives local building officials flexibility in interpreting “reasonably equivalent” alternatives to code requirements based on the unique circumstances of each building, site or property. The code is for the most part a set of performance criteria based on reference to regular code. To facilitate standardization of application of the code, the State Historical Building Safety Board is given authority for appeals and review functions.

6.3.3 Design Review Considerations Applicable to Unlisted Properties

For unlisted structures, including those identified as potential contributing properties in Figure 6-1, as well as new construction, historic considerations will be integrated into the Design Review process on a case-by-case basis taking into account the nature of the structure, its context, and cost-effective opportunities to enhance historical values. Generally, this will include consideration of the architectural style of the structure and its neighbors, with a goal of generally compatible design. A summary of existing historic civic and commercial architectural styles in Downtown Martinez is set forth in the next section.

6.4 HISTORIC CIVIC AND COMMERCIAL ARCHITECTURAL STYLES IN DOWNTOWN MARTINEZ

6.4.1 Neoclassical (1900-1920)

The final stage of classical European architecture, in the late 18th and 19th centuries, emphasized strict use of the Classical orders (Doric, Ionic, Corinthian, etc.), monumentality (e.g., two-story columns supporting a portico) and relatively little ornamentation. The term Neoclassical applies both to this late classical period and to a revival style from the early 20th century, based mostly on Greek and a few Roman precedents. This Neoclassical revival style produced symmetrical façades of monumental proportions. Colossal pedimented porticos were flanked by a series of pilasters. The arch was not used, and enriched moldings are rare. Windows are undivided, and the statues on the roof line typical of earlier Classical phases are no longer seen. The County Finance Building (above right), a National Register historic structure built as a



courthouse in 1901, exemplifies the Neoclassical style. This landmark building awaits funding for restoration; its original dome was removed in the 1950s.

6.4.2 Mission Revival (1900-1940)

The Mission style originated in southern California and was the first style to spread eastward from the West. The style was considered the "California counterpart" to the Georgian-inspired Colonial Revival popular in Northeast. Most famously, the style was adopted by both the Southern Pacific and Santa Fe Railways for train stations, resort hotels, and other rail corridor buildings, essentially as an effort to "theme" the Southwest for eastern travelers. The style includes Mission-shaped dormers and/or roof parapets; wide, overhanging eaves, exposed rafters, red-tiled roofs, stucco walls, and arched windows and doors on the ground level.



6.4.3 Two-Part Commercial Block (Circa 1865-1920)

The two-part commercial block was basically built with a public use on the first floor, such as a retail store, bank, insurance office, or lobby, and more private uses on the floors above, such as offices, meeting rooms, or hotel rooms. Between 1865 and 1880, most examples were constructed of brick supported by cast iron or heavy timbers and had little ornamentation other than corbelling or protective cornices. During the Victorian era (1880-1895), these structures were often built of cast iron frame with brick walls and were embellished with elaborate ornamentation. Typical features included Italianate brackets; large scale surrounds or hoods on upper story windows, often with keystones or pediments, elaborate cornices and string courses; quoining; and/or turrets, towers or parapets interrupting the roof line. Lower story windows were generally large showcase shapes, while upper story windows often appeared in unusual arched shapes or oriel configuration, or may have been accentuated by pronounced bays.



6.4.4 Tripartite Renaissance Revival/Commercial Vernacular (Circa 1895-1920)

Most “Main Street” commercial buildings from the first quarter of the twentieth century can be categorized as “commercial vernacular.” Typically of brick construction with finished red, buff, or brown brick used in the façade, these buildings were one to three stories and could be freestanding or attached to buildings on either side. They consist of three parts: a ground level of storefronts, a middle level of windows, and a parapet or cornice. On a few structures, detailing was derived from the Renaissance Revival and was executed either in differently colored brick or in brick patterns, terra cotta, or cast stone. Storefronts were usually composed of a bulkhead (wood in the earliest examples, tile or Bakelite in later eras), display windows, a glazed entry, and a transom that spanned the entire composition. Upper story windows could be flat headed or have segmented arches.



6.4.5 Art Deco (circa 1924-1940)

Art Deco architecture of the late 1920s and 1930s strove to express a sense of speed and modernity while still integrating traditional forms and decorative elements. Its initial phase featured a pronounced verticality, expressed by stepped piers and cornices, repeated triangular and chevron motifs, and the frequent use of tall marquees to catch the eye of speeding motorists. Even after the stock market crash of 1929 put an end to the skyscraper boom, designers of more modest, low-rise buildings such as gas stations used Art Deco motifs to express a horizontal thrust, and curves reminiscent of airplanes, locomotives and ocean liners. Raised bands of horizontal moldings were often paired or tripled. Other features included canopies, pipe railings, rounded counters, porthole windows, and openings glazed with glass brick. Metal elements were popular, such as metal casement windows, decorative sheet metal panels, and stainless steel storefront trim.

Public buildings during this era, often constructed as part of the Works Progress Administration program, superimposed Art Deco piers and decorative elements on traditional Classical and Renaissance Revival building forms in a style that came to be known as WPA Moderne (circa 1931-40). The Contra Costa County Courthouse (right), a National Register historic structure completed in 1931, is an outstanding example of this style.



6.5 DESIGN GUIDELINES FOR REHABILITATION OF HISTORIC COMMERCIAL BUILDINGS IN THE DOWNTOWN HISTORIC OVERLAY DISTRICT

6.5.4 Site Design

Historically, commercial areas in the Downtown Specific Plan area had a consistent building line tightly aligned against the sidewalk. Buildings were typically attached to one another. Off-street parking lots were not part of the original urban fabric but were later added on vacant lots, generally to the rear or side of the use. The sidewalk and street trees in front of a building form an integral part of its setting. Preservation of these uninterrupted blockfronts is essential to maintaining the historic, pedestrian-friendly character of Martinez’ historic commercial area.

Guidelines

Landscaping and Site Design

Mature trees, particularly street trees in the public right of way, should be preserved whenever possible.

Parking Areas and Access

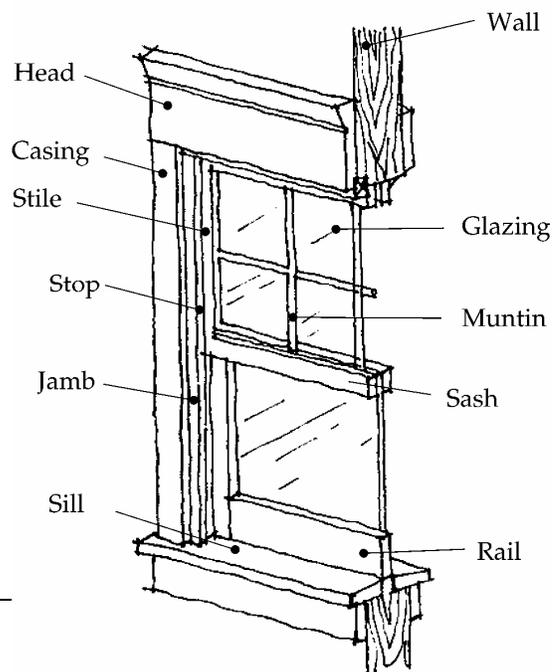
Parking areas and driveways should be located to the rear of commercial structures.

- a) New parking areas should be screened from public view by appropriate fencing or planting strips.
- b) Entrances for commercial parking areas should be located from streets other than those faced by the primary architectural façade of the building wherever possible. Vehicular entrances to parking areas from Pedestrian-Priority Streets are prohibited. (See Chapter 13, Circulation).

6.5.5 Openings

The pattern of windows, doors and other openings on the façades of a historic structure strongly define its character. Changing these elements in an inappropriate manner has a strong negative impact on the historic character of the structure. Windows and doors define character through their shape, size, construction, arrangement on the façade, materials and profile.

PARTS OF A WINDOW



Maintaining historic windows and doors often makes good economic sense, as they typically had a much longer life span than modern replacement windows. For instance, adding interior storm windows and doors can increase energy efficiency while preserving the historic character of a structure and saving money.

Guidelines

- a) The arrangement, size and proportions of historic openings on a façade should be maintained.
 - 1) Filling in or altering the size of historic openings, especially on primary façades, is discouraged.
 - 2) Adding openings to historic façades is discouraged.
- b) The materials and design of historic windows and doors and their surrounds should be preserved.
 - 1) Repair windows or doors wherever possible instead of replacing them.
 - 2) When replacement of these windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, methods of construction, and profile. Local window and door shops can custom-fabricate replacement wood windows that are more faithful to historic windows' appearance than new manufactured windows.
- c) If energy conservation is the goal, interior (preferred) or exterior storm windows or doors, rather than replacement windows or doors, should be used.
- d) Awnings and shutters should be similar in materials, design and operation to those used historically. Awnings and shutters should only be utilized on openings in structures where their use was likely in historic periods.

6.5.6 Roofs

The character of the roof is a major feature for most historic structures. Similar roof forms repeated on a street help create a sense of visual continuity for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof.

Characteristics of Historic Roofs

Traditionally, Martinez's historic commercial structures commonly had flat roofs. These roofs were necessary to the form of the historic commercial building and should be maintained. Roofing materials for flat-roofed buildings, on which the roofing material is not visible, are generally not a character-defining feature of a structure. Of greater concern is the placement and screening of roof-mounted mechanical equipment, since this equipment is jarringly out of character with historic architecture. Commercial structures built in the Renaissance Revival style often had terra-cotta tile roof elements or parapet details.

Guidelines

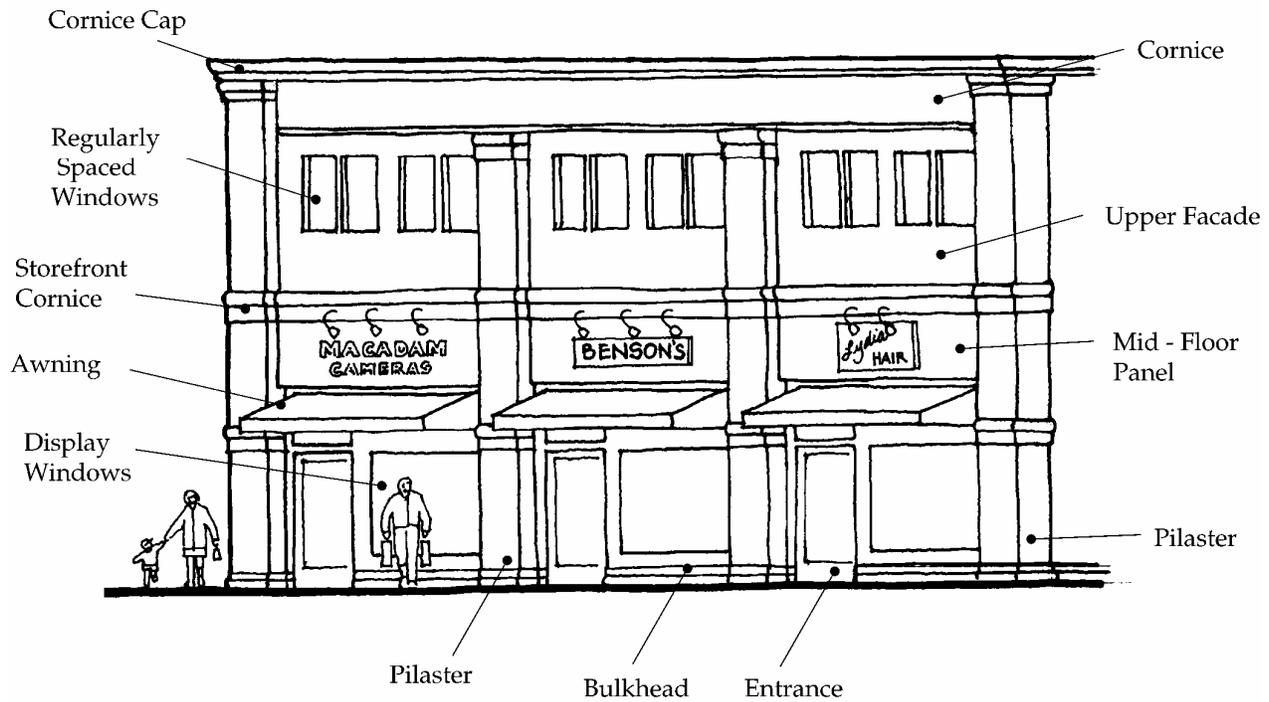
- a) The historic roof form should be preserved.
- b) The historic eave depth and configuration should be preserved.
- c) Historic specialty roofing materials, such as tile or slate, should be preserved in place or replaced in kind.
- d) Roof and eave details, such as rafter tails, vents, parapets, dormers, and other architectural features, should be preserved.
- e) Roof mounted equipment should be screened from view of pedestrians and users of adjacent buildings by either a building parapet or mechanical penthouse.

6.5.7 Architectural Details and Building Materials

The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the color and finish of historic stucco is an important finish of Renaissance Revival structures.

Architectural details add visual interest, distinguish certain building styles and types and often showcase superior craftsmanship and architectural design. Features such as lintels, brackets and columns were constructed with materials and finishes that are associated with particular styles and are character-defining features as well.

ELEMENTS OF A RETAIL STOREFRONT FACADE



Guidelines

- a) Original building materials and architectural features should be preserved.
- b) Deteriorated materials or features should be repaired in place, if possible.
- c) When it is necessary to replace materials or features due to deterioration, replacement shall be in kind, matching materials and design.
- d) Materials, such as masonry, which were not originally painted, should remain unpainted.
- e) Original building materials and details should not be covered with stucco, metal panels or screens, or other materials. Where they have been applied, such materials should be removed and the building restored to its historic appearance.

6.5.5 Additions

Poorly planned additions can destroy a structure's historic character. Additions can not only radically change the appearance of a structure but can also result in the destruction of much significant historic material in the original structure. Careful planning of additions will allow for the adaptation of historic structures to meet the needs of the current owner, while preserving their historic character and materials.

Guidelines

- a) Additions should be located in the rear of the structure wherever possible, away from the main architectural façade.
- b) Additions should be compatible in size and scale to the original structure, although subordinate in massing.
- c) Additions should use similar finish materials and fenestration patterns as the original structure.
- d) Rooftop additions should be located to the rear of the structure if possible.
- e) Additions should be differentiated from the original structure through their details or massing, communicating clearly that the addition is in fact new construction.

6.6 DESIGN GUIDELINES FOR INFILL CONSTRUCTION IN THE DOWNTOWN HISTORIC OVERLAY DISTRICT

6.6.4 Site Design and Building Location

Historically, commercial buildings on Main and Ferry Streets were built directly abutting the public sidewalk, without front setbacks. Building widths varied within a range governed by lot sizes and available building technology. New construction should reflect these historic patterns.

Guidelines

- a) The façades of new structures in commercial areas should maintain the building line of existing historic structures along the street front.
- b) New structures should reflect the traditional widths of historic structures in the area.
- c) New structures which are wider than the traditional width should be designed to read as smaller modules reflecting the traditional building widths.
- d) Onsite parking is discouraged and should not be accessed from the primary street frontage.

6.6.5 Building Mass, Scale and Form

Historic commercial areas in the Downtown Specific Plan area were generally composed of one- to three-story flat roof structures composed as rectangular solids.

Guidelines

- a) New structures should be similar in scale to historic structures within the area.
- b) The basic building form for new commercial or mixed-use structures should be a simple rectangular solid.
- c) A flat roof is the preferred roof form.

6.6.6 Materials and Details

Materials commonly used on façades of historic commercial structures in Martinez included brick, stucco and masonry. Architectural details were usually embellishments added to the solid plane of the façade or parapet details rising from it. Echoing these traditions in the design of new construction will help preserve the distinctive character of Downtown Martinez’s historic commercial area.

Guidelines

- a) Building materials should be similar, or at least appear similar, to those used historically.
- b) Generally, architectural details should be arranged to emphasize the vertical aspect of façades.
- c) Architectural details should echo, but should not exactly mimic, details found on historic façades.
- d) The colors of permanent finish materials should be similar to those used historically.
- e) The use of architectural detail to break up the visual mass of outsized buildings is encouraged.

6.6.7 Openings, Storefronts and Entries.

The character of historic commercial block faces is largely defined by the storefronts, entryways, windows and doors, which create street-level interest for pedestrians and passersby. While a historic commercial block face might be composed of a Mission Revival structure, an Art Deco structure, and several Italianate structures, all of these structures would have presented a similar face to the sidewalk, with large expanses of glass storefront windows, welcoming well-marked entryways, and largely regular, horizontally massed windows. Most historic commercial structures employ these basic architectural elements to create a welcoming retail experience for passerby while expressing their architectural style through details and materials. It is essential to the character of historic commercial districts that new structures utilize these common elements to ensure that the character of the area is not lost.

Guidelines

- a) On the ground floor of new commercial or mixed-use structures, a majority of the primary architectural façade should echo traditional retail storefronts.
- b) The ground floor of the primary architectural façade should be composed primarily of transparent elements.
- c) Recessed entryways are strongly encouraged for primary entrances on the ground floor level.
- d) Primary entryways should be clearly marked through the use of important defining architectural elements, such as transoms, awnings, lintels or surrounds.

- e) New ground-level façades should echo the widths of existing historic storefront bays in the area through their use of architectural detail and articulation.
- f) Upper-story windows should be regularly spaced and horizontally massed on the primary architectural façade.
- g) On structures occupying corner lots, corner entryways with strong architectural emphasis are encouraged.

ADDITIONAL RESOURCES FOR HISTORIC PRESERVATION

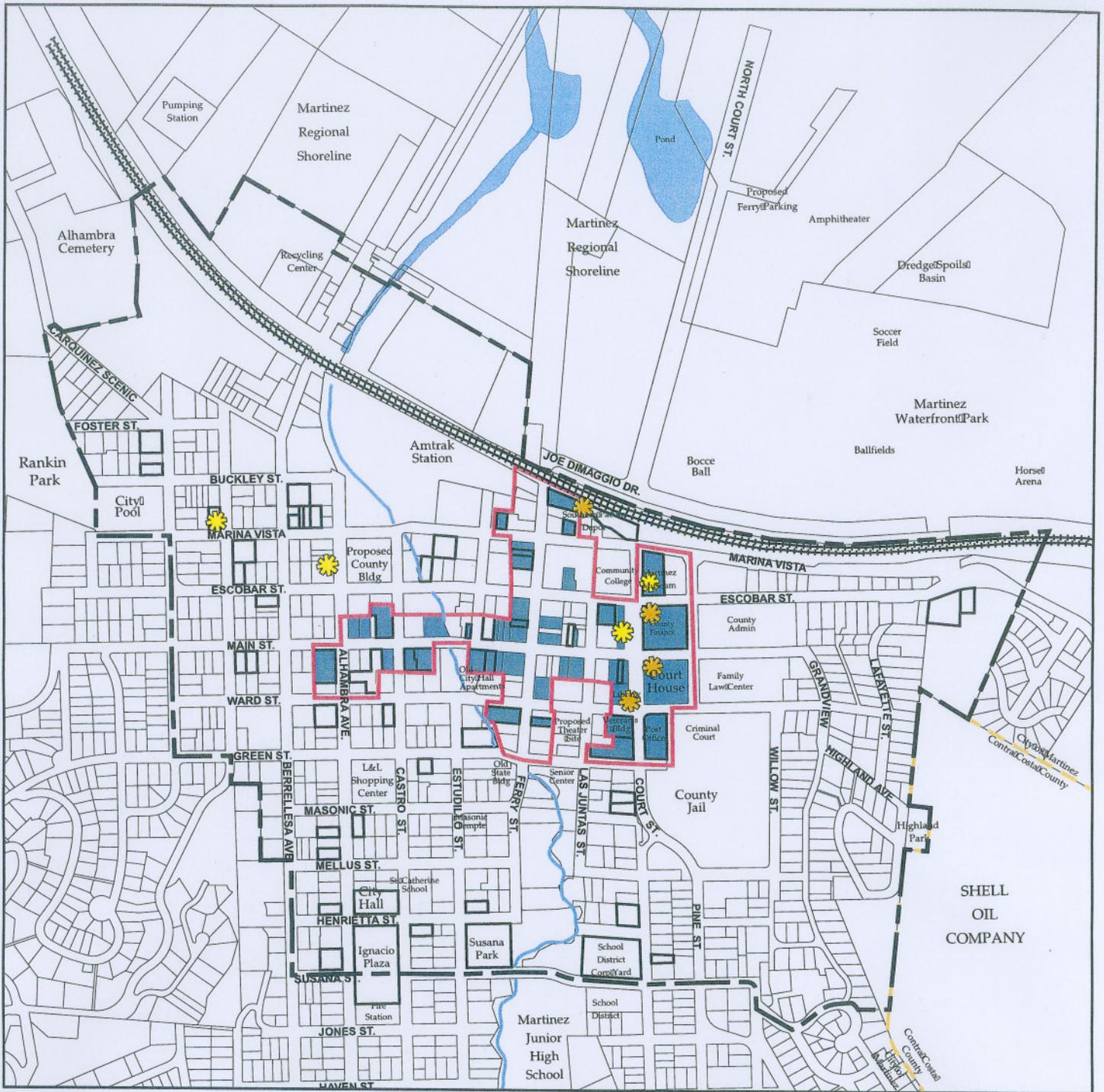
Cassity, Pratt. *Maintaining Community Character: How to Establish a Local Historic District* (Washington: National Trust for Historic Preservation, n.d.)

Living on Main Street: Lessons in Livability from Oregon's Downtown. (Portland, Liveable Oregon, Incorporated, 1994).

State of California, Office of Historic Preservation. Historic Preservation Workshop Materials. http://ohp.parks.ca.gov/default.asp?page_id=23125

State of California, Office of Historic Preservation. Historic Preservation Training For Local Government, Commissions, Boards And Staff. <http://ohp.parks.ca.gov/pages/1054/files/hp%20training%20-%20vallejo%20handouts.pdf>

Tyler, Norman. *Historic Preservation: An Introduction to Its History, Principles and Practice* (New York, W. W. Norton, 2000).



LEGEND

- Study Area Boundary
- Rail Road
- Property Lines
- Alhambra Creek
- Historic Resources – 1982 Inventory
(Source: 1982 Inventory of Historic Resources)
- Potential Contributing Properties in Proposed Historic District
- Proposed Downtown Historic Overlay District
- Buildings that are eligible, have been determined eligible, or appearing eligible for listing in the National Register of Historic Places
- Sites or structures that may become eligible for listing in the National Register of Historic Places
(Source: California Office of Historic Preservation's Directory of Properties in the Historic Property Data File and the Revised Historic Resources Inventory, Contra Costa County, California-Contra Costa County Planning Department, 1989)

Fig.6-1 HISTORIC RESOURCES

Downtown Martinez Specific Plan

Martinez, California



Calthorpe Associates
 URBAN PLANNERS
 ARCHITECTS
 Berkeley, California
 City of Martinez, California