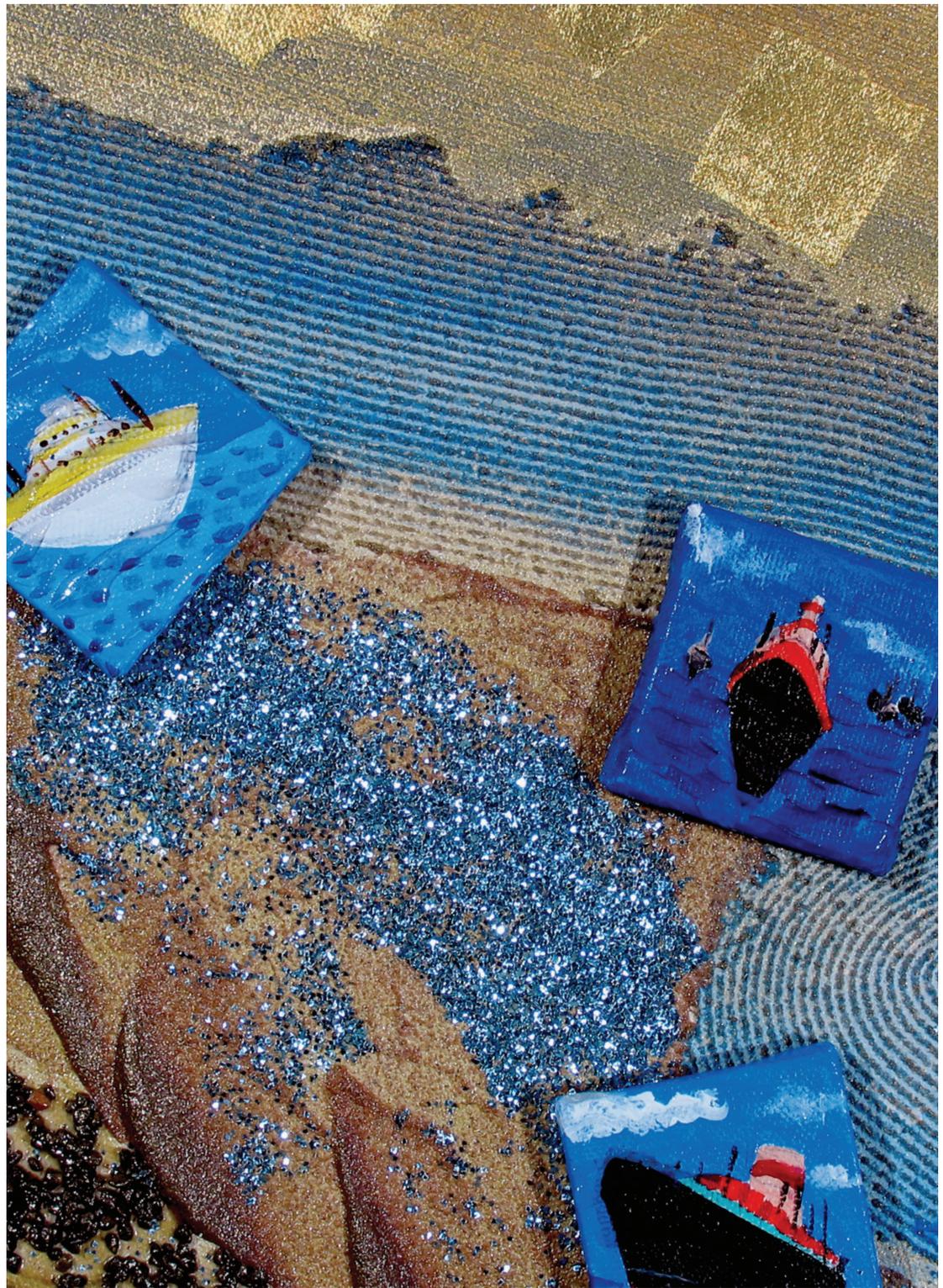




Historic Resources
Richmond General Plan 2030



Community Vision

Richmond, California in 2030

Richmond showcases its abundant, well-preserved historic and cultural resources. The City's history and social development is evident through its many interpretive features, historically-themed public art and surviving structures and landscapes. These character-defining resources contribute to the overall beauty and economic vitality of the City.

Downtown, Point Richmond and the National Historical Park are a source of creativity and cultural reference. These areas, as well as other culturally significant activity hubs, have catalyzed further development and increased business activity and cultural tourism in Richmond.

Rehabilitation and adaptive reuse projects enhance historic character while still meeting the contemporary needs of the community. New development responds to the character of historic surroundings with compatible site design, massing and complementary design details.

Public outreach among residents and visitors has heightened awareness of Richmond's pivotal role in involving women in the home front workforce, major contributions to the war effort and other important local history. Residents and visitors of all ages enjoy festivals, community events and performances that trace the fascinating people who have helped shape Richmond today.



14

Historical Resources

Richmond's historic resources are woven throughout the fabric of the City and offer a window into the community's rich and colorful past. They provide tangible reminders of a past that includes the original indigenous inhabitants, early Spanish explorers and settlers and the American pioneers and city builders. Finally, these places recall the World War II home front effort in Richmond, which resulted in the selection of Richmond as the best location in the united states to celebrate that story and fostered the City's vibrant ethnic and cultural diversity.

The Historic Resources Element:

- Reviews highlights of Richmond's past including a historic timeline;
- Describes City's historic resources;
- Highlights key findings and recommendations based on an existing conditions analysis;
- Defines goals for preserving and maintaining historic resources;
- Identifies policies and implementing actions to balance protection and conservation of natural resources with responsible development;
- Provides a summary table identifying lead responsibilities for each implementing action; and

- Reviews the existing regulatory framework that guides historic resource planning efforts.

Purpose of the Element

Richmond's historic resources provide an important connection to the past, shaping the community's identity and helping to define a direction for the future. The Historic Resources Element provides regulatory guidance for preserving, restoring and leveraging its historic assets to maintain the City's sense of place and ensure that they can be enjoyed by residents and visitors into the future.

Legal Requirement

The Historic Resources Element is an optional element that Richmond has elected to include in its General Plan. Protecting heritage and cultural assets are priorities in the community that warrant special consideration. Developing policies that relate to historic resources will help to ensure their protection and sensitivity to their environs. This Element is consistent with the State of California Government Code which authorizes local jurisdictions to adopt additional elements to those required by state law when they relate to the physical development of the jurisdiction (Code section 65303).¹



Richmond Civic Center four days prior to opening in April 1951.



Richmond's Past²

Richmond's historical resources are physical reminders of a rich and diverse history that goes back thousands of years and includes periods when the region was under the flags of Spain and Mexico. Richmond's strategic location on the San Francisco Bay waterfront provided abundant food and other resources for Native Americans for millennia. Later the area became a great rancho, shipping hay, grain and cattle products to early settlements in California and abroad. The convergence of water and rail transportation at the end of the 19th century led to an industrial boom in the early 20th century, culminating in World War II's largest and most productive shipyards. Following is a synopsis of significant periods in Richmond's social, physical, cultural and economic evolution. The summary also describes some of the historic sites, structures and landmarks associated with each period. A graphic timeline follows this narrative, featuring some of the many important events and individuals that have influenced Richmond's history, character and development.

Native Americans (4000 BC - 1803)

People have lived along the San Francisco Bay shoreline for thousands of years. The Huchiun, part of the larger Ohlone tribe, lived in what is now Richmond from Temescal Creek to Rodeo Creek. They established villages and subsisted on acorns, nuts, seeds, berries, game, fish and shellfish. Their culture was based on strong community ties, spiritualism and rich artistic creativity. Several thousand years later the shellmounds, containing burials,



The Huchiun, part of the larger Ohlone tribe, lived in what is now Richmond from Temescal Creek to Rodeo Creek.

ceremonial and household artifacts and the remains of fish, birds and other animals, accumulated to as high as 30 feet and acres in size.³ The first recorded Spanish expedition to the area occurred in 1772. Within three decades of European contact, nearly all the native Huchiun had either been missionized or died of disease. From 1803, the Huchiun homeland was essentially unpopulated for over a decade.⁴

Today, the shellmounds along baylands and creeks are the only evidence of Native American habitation. Two in particular have been deemed eligible for the National Register of Historic Places including the Ellis Landing Shellmound Site and the Lower San Pablo Creek Archaeological District.

Spanish Mission Period (1776 - 1821)

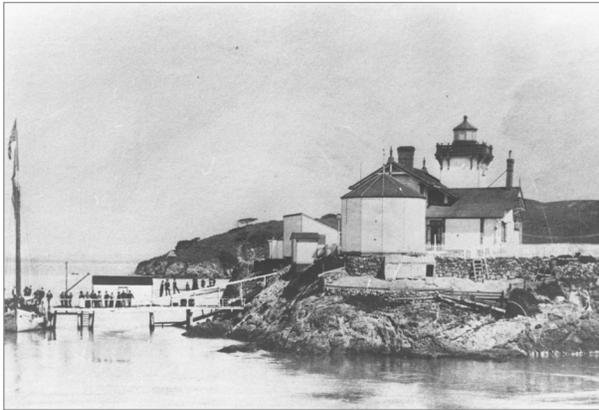
During the Spanish Mission period, the Huchiun were forced to convert to Christianity and move to Mission Dolores where many died of disease or were

absorbed into other tribes. Between 1813 and 1817, priests at Mission Dolores established an outpost along Wildcat Creek where Christianized Indians engaged in agriculture.⁵

Mexican Period (1821 - 1846)

After Mexico won independence from Spain in 1821, large tracts of land in California were granted to military heroes and loyalists. In 1823, Don Francisco Castro was given 17,000 acres of land in Contra Costa, which became known as Rancho San Pablo. The Castro family retained large numbers of Native Americans to work their rancho. The Castros also operated a ferry-shuttle freight service from Point Isabel to Yerba Buena Village (San Francisco). With the expansion of the cattle trade to the international market, especially the eastern United States, Castro and other landowners became barons of a major industry that flourished throughout the 19th century.⁶ The City of Richmond was established on a portion of Castro's land grant about 70 years after his death.

Other than street names, no evidence of the Mexican period remains in Richmond. Close by in San Pablo, the Alvarado Adobe stood until 1954. Jesús María Castro built the adobe for his mother Doña Gabriela Berryessa de Castro. When she died in 1851, the adobe became the property of her daughter, Martina Castro de Alvarado, wife of Juan Bautista Alvarado, California's first native-born governor (1836 to 1842). A replica of the adobe was built in 1976 and serves as San Pablo's museum.



The East Brother Lighthouse is the oldest wood-frame lighthouse on the Pacific Coast and is a California State Historical Landmark.

American Period (1846 - 1895)

After the Mexican-American War, Mexico ceded California to the United States. Many squatters settled on the huge Castro landholding, sparking court proceedings that lasted nearly 50 years, deterring developers from the region due to uncertainty over land ownership.

The Castro's ferry-shuttle at Point Isabel provided a service for gold miners in 1849. By 1859, the San Francisco market was made readily accessible to West Contra Costa ranchers by cargo shuttle-ferry service at Ellis Landing, where Captain George Ellis ferried freight aboard his two sailing vessels, the *Sierra* and the *Mystery*.

More people started to settle on the lands surrounding the bay, contributing to the rich multi-cultural identity that still characterizes Richmond today. Farming expanded from family gardens to

commercial market gardens grown by Portuguese, Italian and Irish immigrants. Fruits, vegetables, hay and grain were raised while intensive stock and dairy ranching dominated the Potrero and Wildcat canyons. Around 1870, a shrimp village was established by Chinese fishermen at what is now Point Molate. For nearly half a century, fishermen lived and worked at Point Molate, capturing bay shrimp for local markets and international export. Many Chinese also later worked for California Cap Works and the Metropolitan Match Company.

Two significant historical resources remain from the American period: East Brother Lighthouse and the Giant Powder Company Site. The East Brother Lighthouse was constructed in 1873 on East Brother Island just west of Point San Pablo. As the oldest of the three remaining wood-frame lighthouses on the Pacific Coast, East Brother Lighthouse is an important landmark with California Historical Landmark status (Landmark No. 951) and designation on the National Register of Historic Places. The U.S. Coast Guard operated the lighthouse from 1939 to 1969 when the installation of automated light and sound was completed. Today the lighthouse operates as a bed-and-breakfast. The last site of the Giant Powder Company at Point Pinole Regional Park is also a California Historical Landmark (Landmark No. 1002-1). Giant Powder Company was the first company in the United States to produce dynamite. Following devastating explosions at their San Francisco and Berkeley sites, the business moved to the isolated Point Pinole location in 1892. Incorporating the established Croatian community of Sobrante, the company town of Giant quickly

grew into one of the East Bay's industrial centers. Explosives were produced there until 1960 and were essential to mining, dam building and other construction projects throughout the western hemisphere.

Industrial Era (1895 - 1940)

With the dispute over the Castro family's Rancho San Pablo finally resolved in 1894, real estate development began and Richmond changed forever when the transcontinental Santa Fe Railroad arrived at Point Richmond in 1900. Passenger rail service between Chicago and Point Richmond prompted the location of Santa Fe's shops in Point Richmond, as well as the construction of the Standard Oil Company Refinery (known then as Pacific Coast Oil). Standard Oil quickly expanded to cover 1,800 acres and became the City's largest employer. The first hotel, fire station and city hall were located in Point Richmond, which was firmly established by the year 1900 with some 2,000 residents.

After that time, Macdonald and other investors and speculators began subdividing and promoting residential lots along Macdonald Avenue. Colonel George S. Rheems, president of the Standard Oil Refinery, organized the East Shore and Suburban Railway Company and began trolley car service between the Point Richmond and San Pablo railroad depots in 1904. Santa Fe moved its station from Point Richmond to "East Yard" at the foot of Macdonald Avenue and renamed it *Richmond*.⁴ The City of Richmond incorporated August 7, 1905, launching a period of substantial industrial growth. By 1915, Macdonald Avenue eclipsed Point



Industrial activity in the early part of the 20th century transformed the Richmond Shoreline.

Richmond as the commercial heart of Richmond, and Richmond's Downtown soon emerged as the City's business and retail center.

The year 1915 also brought formation of the Richmond-San Rafael Ferry and Transportation Company, who offered the first direct steamer passenger service across the bay to San Rafael. A tunnel through Point Richmond was also constructed at this time, allowing access to the developing waterfront. Marshland was filled in, effectively converting Point Richmond from an island to a peninsula. With the authorization of harbor dredging and tideland filling as part of a large-scale shipping port terminal construction effort, many well-known industries located in the area including: American Radiator, Pullman Palace Car Shops, Standard Sanitary Company, Stauffer Chemical Company, Winehaven, Felice & Perelli Cannery and Ford Motor Assembly Plant. This industrial growth spawned the development of surrounding town sites



Richmond was home to Winehaven, the world's largest winery, called until the federal government enacted Prohibition in 1919.

and the population grew from just 2,150 in 1905 to 23,600 in 1940.

Richmond's early population remained diverse and included: Chinese shrimp fisherman and employees of the explosives factories; Native Americans who had developed a village in the Santa Fe rail yards as part of a 1888 right-of-way use agreement between the railroad and New Mexico Pueblo Indians; Japanese that constituted more than half the railroad's workforce and those who purchased property in the Macdonald and San Pablo Avenue area to operate flower nurseries; and African Americans.

Much of the City's infrastructure and buildings constructed during this era still survive. The basic street infrastructure of the southwest portion of Richmond is still in place and many homes and some commercial buildings in what are now the neighborhoods of the Richmond Triangle, Santa Fe and Coronado still exist. The railroad tunnel to Ferry Point and the



The Richmond Pullman Palace Car Shops was one of six Pullman repair shops located throughout the U.S. Over 200 Pullman passenger cars were repaired in Richmond annually.

Pier itself is still in use. The oldest remaining building from the Santa Fe yards, the Reading Room constructed about 1903, has been moved to Point Richmond at approximately the site of the original Point Richmond Depot and rehabilitated for use as a bank. The most significant structures and sites that recall this early industrial and social history of Richmond are now officially recognized in the National Register of Historic Places, and include: the Point Richmond Historic District; Winehaven Historic District; the Ford Motor Company Assembly Plant; Hotel Don (Hotel Carquinez); and Alvarado Park. These are described in more detail below.

Point Richmond Historic District

Point Richmond was one of the first communities built in the City. Today, residents enjoy many of the thoughtfully preserved Victorian structures dat-



In 1910, Japanese immigrants began buying property near Macdonald and San Pablo Avenues and operating flower nurseries. The Sakai Brothers' Nursery operated until 2004.

ing from 1910 and earlier. Because of the wealth of contributing significant historic structures in this area, a portion of Point Richmond has been designated on the National Register of Historic Places. The recognized historic district includes homes and commercial buildings from Richmond's pre-incorporation. Point Richmond's Ferry Point Pier, part of Miller Knox Regional Shoreline Park, has also been determined eligible for the National Register as an individual resource.

Winehaven Historic District

Winehaven Historic District housed a successful 412-acre winery near Point Molate until Prohibition forced its closure. The land later served the Navy as part of the Point Molate Fuel Depot Naval Supply Center. The property is now listed on the National Register, with 35 contributing buildings on the site including wine cellars, warehouses, cottages, the



The Ford Motor Company Assembly Plant was an anchor for industrial activity in Richmond before and after World War II.

winemaker's house and other wine processing-related outbuildings.

Ford Motor Company Assembly Plant

The Ford Motor Company built cars in the massive 500,000 square-foot Ford Motor Company Assembly Plant on Harbour Way South between 1931 and 1955. During World War II, military vehicles received final processing here, and after World War II the Plant produced over a million vehicles until 1955 when its capacity could no longer meet production demands. The property is planned as the future site of the Rosie the Riveter/World War II Home Front National Historical Park's visitor center and museum.

Hotel Don

The Hotel Don (later renamed the New Hotel Carquinez) was built Downtown in 1926 at the corner of Harbour Way and Nevin Avenue. The hotel

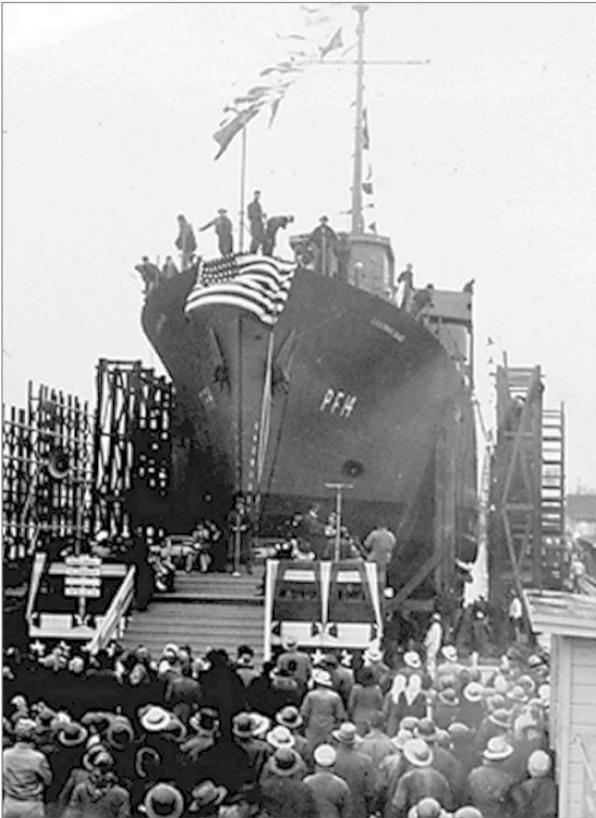


Downtown became the heart of the City with retail, office, residential and entertainment uses.

quickly became the center of Richmond's social and civic life, serving as a meeting place for the City's important business decisions until the construction of the Civic Center in 1949. The building currently houses a senior center and senior housing units.

Alvarado Park

Alvarado Park (once known as Grand Canyon Park) was purchased by the City in 1920 and renamed for Juan Bautista Alvarado. The Park, situated along Wildcat Creek, has long been a favorite place for locals to picnic and hold celebrations. The Park features a chateau and landscaped areas with attractive stonework, which were added by the WPA during the Depression years. The chateau is now a private residence, but the parks grounds are still enjoyed by area residents.



During World War II, workers at the Richmond shipyards built 747 Victory and Liberty ships - more than any other site in the country. On average, it took 30 days to build a ship; works set a record by completing one in five days.

World War II Home Front Era (1940 - 1945)

The City of Richmond rapidly and dramatically increased in population during World War II when thousands migrated to work in the Kaiser Shipyards. Almost overnight, Richmond was transformed from a sleepy country town into a bustling 24-hour city.

During the three-year period from 1940 to 1943, the population soared from 23,600 to over 93,700. This explosive growth contributed to a “boomtown” atmosphere in Richmond. Many traveled from the economically depressed South and Southwest seeking work. The multi-ethnic population established at this time continues to be one of Richmond’s distinguishing characteristics. As increasing numbers of men joined the armed forces, women began to make crucial contributions to the shipbuilding effort. Many buildings and sites were developed to support the home front workforce including structures associated with the shipyards, factory buildings, housing and other community-serving facilities. A significant number of these sites and landmarks still exist today, linking the City to this wartime era.

In 2000, the National Park Service determined that Richmond retained one of the largest collections of World War II-era sites and structures with which to tell the home front story of the government, industry and citizen efforts that led to victory in World War II. The United States Congress passed legislation to establish Rosie the Riveter/World War II Home Front National Historical Park in Richmond to commemorate the millions who worked on the wartime home front. The Park encompasses a series of shoreline parks and a number of significant structures and sites in the waterfront vicinity and nearby neighborhoods.

The National Historical Park Element provides a detailed description of the World War II home front era and known surviving resources, and a policy framework for developing the National Historical Park to its full potential.

Post World War II (1945 - 1960)

By the late 1940s, Richmond experienced the economic instability that followed wartime expansion. Large numbers of Richmond’s war workers were left unemployed or underemployed as the defense contracts ended and the industries closed down. Many were left homeless when temporary war worker housing was demolished. Although new industries, such as International Harvester moved in to occupy some of the vacated shipyard structures, unemployment in the City was exacerbated by the loss of its older urban industries that left to take advantage of incentives to build new plants in outlying suburbs. The most significant departure in Richmond was the Ford Motor Company, which moved to Milpitas, California in 1955. Fifty-five war-related businesses had relocated by 1957. The poverty rate rose to nearly 50 percent and remained that way through the 1960s. Strained race relations added to challenging economic conditions.⁸

Richmond’s Redevelopment Agency was created in 1949 to plan the City’s post-war transformation. That same year the City constructed a new civic center, a ground-breaking public facility concept that led Richmond to earn the title, “All American City” in 1952.⁷ In the 1950s, Richmond expanded by annexing land in and around El Sobrante to encourage growth in the hills. By 1956 the new Richmond-San Rafael bridge linked the East Bay with Marin County, expanding convenient access to northern destinations and signaling the end of an era for the once-popular Richmond-San Rafael passenger ferry system.



The Hilltop Regional Shopping Center was the first significant commercial development outside of Downtown.

Modern Richmond (1960 - present)

Housing and commercial development in the late 1980s brought the City's population back up to around 100,000. The 1.3 million square-foot Hilltop Regional Shopping Center was built in 1976. Later, the waterfront gained new life sparked by the Harbour Redevelopment Project bringing a new marina green space, housing, walkways, parks, lagoons, restaurants and office space. The Richmond Parkway connecting Point Richmond to the Hilltop area encouraged housing developments along this corridor.

Today, Richmond is home to some 103,000 people with four marinas, two country clubs, dozens of parks and beaches, high quality performing arts centers and some of the most diverse real estate offerings in the Bay Area.⁵ Specific progress during this era includes: expansion of regional and state parklands; legislation in 2000 creating the Rosie the Riveter/World War II Home Front National



The waterfront gained new life sparked by various redevelopment projects which brought new marina green space, housing, walkways, parks, lagoons, restaurants and office space.

Historical Park; Downtown revitalization including rehabilitation of the Civic Center and Macdonald Avenue streetscape improvements; and development of the Bay Area's only intermodal station with both BART and Amtrak lines as well as nearby transit-oriented development. Proposals such as the new Marina Bay ferry terminal and revitalization, and potential development of the San Pablo peninsula for recreation, economic and cultural uses, add to the promise of a resurgent Richmond.

Richmond celebrated its Centennial in 2005. Drawing on Donald Bastin's book, *Images of America: Richmond*, the City "has begun to look to its past for a sense of identity and as a guide to its future...Richmond is now home to sites on the National Register of Historic Places and is in the process of adding more. Most of these sites are on or near the water, reinforcing the notion that Richmond is a town that has always looked to the



Richmond City Hall and Civic Center

waterfront to find itself...Perhaps by recognizing what we have chosen to value and to save, we can glimpse Richmond's destiny."⁹

Historic Timeline

The timeline on the following pages depicts some of the many important events and individuals that have influenced Richmond's history, personality and development. While the vignettes do not represent all that has happened or influenced Richmond over time, they are intended to capture the historic essence of the area.



richmond history



People have lived along the San Francisco Bay shoreline for thousands of years. The Huchun, part of the larger Ohlone tribe, lived in what is now Richmond from Temescal Creek to Rodeo Creek. They established villages and subsisted on acorns, nuts, seeds, berries, game, fish and shellfish.



1823

In 1823, Don Francisco Castro was given 17,000 acres of land, becoming the first white man to settle in Contra Costa. The City of Richmond was established on a portion of Castro's land grant about 70 years after his death. (Pictured: Castro's daughter, Martina Castro Alvarado)



Farming expanded from family gardens to commercial market gardens grown by Portuguese, Italian and Irish immigrants.



Photo provided by Chris Tesser

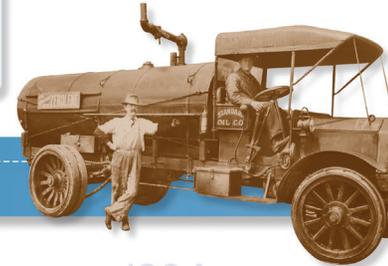
1860

Point Pinole is the last site of the Giant Powder Company, the first company in America to produce dynamite. Explosives were produced there until 1960 and were essential to mining, dam building and other construction projects throughout the western hemisphere.

With a population of 2,150, the City of Richmond incorporated August 6, 1905; by 1910 the population reached 7,500.

1902

The railroad catalyzed industrial and urban development with 2,000 people settling in Point Richmond. Standard Oil Company first produced oil nearby in 1902. The company quickly expanded to cover 1,800 acres, becoming the City's largest employer.



After the Mexican-American War, many squatters settled on the huge Castro landholdings sparking court proceedings that lasted nearly 50 years, deterring developers from the region due to uncertainty over land ownership.

The first hotel, fire station and city hall were located in Point Richmond, but gradually the center shifted eastward to the flatlands. Richmond quickly grew from 2,000 people in 1905 to 10,000 by 1912.



1776

With the arrival of the Spanish in 1776, the Huchun were forced to move to Mission Dolores and convert to Christianity. Many died of disease or were absorbed into other tribes.

Other than street names, no evidence of the Mexican period remains in Richmond. Close by in San Pablo the Alvarado Adobe stood until 1954. A replica was built in 1976 and serves as San Pablo's museum.

After Mexico won independence from Spain in 1821, large tracts of land in California were granted to military heroes and loyalists.



Around 1870, a shrimp village was established by Chinese fishermen at what is now Point Molate. For nearly half a century, fishermen lived and worked at Point Molate, capturing bay shrimp for local markets and international export.

1904



Richmond's trolley car service began in 1904 and ran until the early 1930s.



1821



1846

By 1859, the San Francisco market was made readily accessible to West Contra Costa ranchers by cargo shuttle-ferry service at Ellis Landing, where Captain George Ellis ferried freight aboard his two sailing vessels, the Sierra and the Mystery.

With the dispute over the Castro family's Rancho San Pablo finally resolved in 1894, real estate development began and Richmond changed forever when the Santa Fe Railroad arrived in 1900 with Point Richmond becoming the western terminus of the transcontinental railroad system.



1873

The East Brother Lighthouse was built in 1873 on East Brother Island just west of Point San Pablo. The building is the oldest in Richmond and one of only three remaining wooden frame lighthouses on the Pacific Coast. Today, it is a bed-and-breakfast.



1930



The 500,000 square-foot Ford Motor Company, constructed in 1930 was the largest assembly plant on the west coast and employed 800 workers. It is on the National Register of Historic Places.

► To support the war effort, women joined the workforce and exploded myths about their capabilities. They were called "Rosies" after a popular song called, "Rosie the Riveter." By 1944, women constituted 27% of the workforce in the Richmond shipyards. In addition to their contributions to shipbuilding, iron and steel, women throughout the nation also strengthened the war effort with work in other industries such as machine, auto and electrical parts plants, military supply, communications and food processing.



More than 21,000 public housing units were constructed during the war, providing shelter for more than 60% of Richmond's total population. By war's end, Richmond had the largest federal housing program in the country.

! In 1949, the City constructed a new civic center, leading Richmond to earn the title "All American City" in 1952.

1945



In 1949, the Richmond Redevelopment Agency was created to plan the City's post-war transformation. Most wartime housing had been demolished.

1949

1958

◀ In 1958, Richmond was honored by a visit from the Reverend Dr. Martin Luther King Jr., to the Easter Hill United Methodist Church.



The waterfront gained new life sparked by the Harbour Redevelopment Project bringing a new marina green space, housing, walkways, parks, lagoons, restaurants and office space.

1980



Richmond boasts 32 miles of shoreline and more than 3,300 acres of regional and state parklands that provide recreational opportunities and rich habitat for plants and animals. In addition to vast parkland resources, residents also enjoy the Richmond Greenway and 25 miles of the San Francisco Bay Trail.

--- INDUSTRIAL ERA --- WWII HOMEFRONT ERA --- POST WWII ERA --- MODERN RICHMOND ERA ---

1915



In 1915, a tunnel was constructed through Point Richmond, allowing access to the developing waterfront. Businesses moved in, such as American Radiator, Pullman Palace Car Shops, Winehaven, Felice & Perelli Cannery and Ford Motor Company.

► Henry J. Kaiser established 14 child care centers in Richmond for mothers working in his shipyards. Following flu and pneumonia epidemics in 1941, Kaiser also created the Permanente Health Plan for his employees. By 1944, 92% of all Richmond shipyard employees had joined the plan with payroll deductions of 50 cents per week.



1955

With the end of WWII, shipbuilding ended abruptly, with Standard Oil, the Santa Fe Railroad and the Ford Plant continuing to operate. But, in 1955 Ford produced its last automobile in Richmond.

1976



The 1.3 million square-foot Hilltop Regional Shopping Center was built in 1976.

1910



The first passenger ferry to operate between Richmond and San Francisco was the *Ocean Wave*.

! World War II brought thousands of people from across the country to work at the four Kaiser Shipyards developed by Henry J. Kaiser. Between 1940-1943 Richmond's population grew from 23,600 to 93,000 creating a diverse, multi-ethnic culture and a boomtown atmosphere.



Of the 747 ships built at Kaiser, only the SS Red Oak Victory Ship survives today.



Point Richmond was one of the first communities built in the City. Because of its wealth of contributing significant historic structures dating from 1910 and earlier, Point Richmond has been designated as a National Register Historic District.



★ Designated on the National Register of Historic Places

SOURCES:
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Investigation of Cultural Resources within the Richmond Harbor Redevelopment Project 11-A, Richmond, Contra Costa County, CA, California Archaeological Consultants, Inc., Banks & Orins, March 1981.]



Richmond Today

Today, Richmond boasts locally significant assets, as well as state and nationally recognized landmarks, sites and districts. These unique places and features recall Richmond’s major involvement in industry and contributions to the home front wartime effort. They also reflect early settlement patterns and the diverse cultures of the people who have made Richmond their home over the years. As a socially-conscious and ethnically diverse community, maintaining ties to Richmond’s past is especially important. Drawing on historic and cultural amenities can help create a more livable place, stimulate the local economy and enhance urban as well as natural environments.

Many of Downtown’s older buildings including Hotel Carquinez, the Richmond Museum of History and nearby Atchison Village, among others, contribute to its historic fabric. The former Santa Fe Railroad Station site and Recreation Center, Sociedad Catolica Regional Guadalupe and La Hispano Americano Store have also been identified as contributing to the historic character of the Downtown area. This historic setting in conjunction with Downtown’s arts and cultural facilities provide a promising climate for historic preservation and cultural enrichment opportunities. Point Richmond’s Victorian homes, pre-incorporation commercial buildings and Ferry Point Pier further convey Richmond’s unique historic ambiance.

The following discussion presents an inventory of officially recognized historic resources, reviews existing historically-themed interpretive works of art

in the City, and describes the Richmond Museum of History’s role in aiding the preservation of Richmond’s history.

Historic Resources Inventory

The City includes a number of important properties and landmarks that have been deemed valuable at a local level. Some of these have been added to Richmond’s Historical Register such as the Pullman District, Kaiser Field Hospital, Civic Center District and Santa Fe Reading Room. Others are unofficial potential listings such as the International Hotel, the Fire Station at Cutting Boulevard and the Chevron Refinery Administration Building and Laboratory.

Various locations in Richmond, including Point San Pablo, are known to contain archaeological sites connected to the Ohlone Indians, the earliest inhabitants of the Richmond area. Some of these have been determined eligible for National Register listing, such as the Ellis Landing Shellmound site and Stege Mounds Archaeological District.

Many of Richmond’s historic and cultural resources have been officially recognized at federal and state levels through the National Register of Historic Places and the California Register of Historic Resources. Of particular significance are the resources that have become part of the establishing legislation for the Rosie the Riveter/World War II Home Front Historical National Park. These are recognized as having outstanding historic value and significance in relation to the World War II home front effort and they range from waterfront parks and structures associated with the shipyards to factory buildings,

housing and other community-serving facilities. An inventory of officially recognized national and state resources is provided in the tables below.

Table 14.1: National Register of Historic Places

Resource
Point Richmond Historic District
East Brother Light Station
Winehaven Historic District (Point Molate)
Alvarado Park
Ford Motor Company Assembly Plant
Richmond Shipyard No. 3
Atchison Village
New Carquinez Hotel (formerly Hotel Don)

Table 14.2: California State Historical Landmarks and Properties

Resource
East Brother Light Station
Giant Powder Works, Point Pinole Regional Park
Richmond Shipyards
Japanese Camp, Garrard Boulevard
La Hispano Liquor Store
Sociedad Catolica Regional Guadalupana
607 Pennsylvania Avenue



Table 14.3: Rosie the Riveter/World War II Home Front National Historical Park Resources

Resource
Richmond Shipyard No. 3
Whirley Crane
SS Red Oak Victory Ship
Ford Motor Company Assembly Plant
Maritime Child Development Center
Ruth C. Powers Child Development Center
Kaiser-Permanente Field Hospital
Fire Station No. 67A
Atchison Village
Rosie the Riveter Memorial
Shimada Peace Memorial Park
Westshore (Lucretia Edwards) Park
Sheridan Observation Point Park
Barbara and Jay Vincent Park
Bay Trail/Esplanade

Historically-Themed Interpretive Works of Art

Many interpretive works of public art are located throughout the City, recalling highlights of Richmond's past. The Rosie the Riveter Memorial at Marina Bay commemorates the important contributions of women to the World War II shipbuilding effort. Barbara and Jay Vincent Park's "Shipyard Stories" provides insights to life on the home front from the perspective of shipyard workers, relating



The Rosie the Riveter Memorial at Marina Bay commemorates the important contributions of women to the World War II shipbuilding effort.

such themes as arriving in Richmond, the search for housing, work, race relations and the closing of the shipyards. Eight historical markers along the Richmond section of the regional San Francisco Bay Trail showcase the area's social and natural history, tracing World War II events and telling the story of the City's rich multicultural background. A number

of murals on building facades or underpasses in the City also depict pertinent scenes from Richmond's past.

Richmond Museum of History

The City is proud to have its own museum dedicated to promoting and facilitating the study of Richmond's historic past. The Richmond Museum of History was founded as a nonprofit organization in 1954. Collections housed there include highlights of Richmond's prehistory, agricultural beginnings, industrial achievements and cultural legacy. The Museum features:

- Relics as prints, negatives and slides from the late 19th century to the present day;
- Kaiser Shipyard employer's weekly newsletters and shipyard launching programs;
- Standard Oil Company employee publications;
- City directories dating from the early 1900s;
- Maps and brochures from the late 19th century to the present day;
- A complete collection of the daily Richmond Independent Newspaper from 1912 to 1950;
- The Genser-Maack collection of Richmond memorabilia; and
- California Indian artifacts.

The Richmond Museum Association also owns the last surviving World War II Victory Ship, the SS Red Oak Victory, which is docked nearby at Canal Boulevard. The Association hosts tours and various public events on the ship and at the museum throughout the year.



Key Findings and Recommendations

Beginning in the 18th century, Richmond started to see broad changes that altered the landscape and set the stage for later immigrations that have given Richmond a rich and multicultural identity. As people increasingly settled on lands surrounding the San Francisco Bay, they left behind more tangible evidence of their activities and lifestyles. At the start of the 20th century this evidence took the shape of a city, with Richmond incorporating in 1905. Throughout the 20th century, residents, businesses and the federal government invested in urban and industrial development along the shoreline and in the adjoining flat lands. Many buildings, structures and land uses in the City today are reminders of this trend towards urbanization, industrialization and the home front wartime effort. Importantly, Richmond is home to many surviving historic and cultural resources that have been replaced or lost in other communities around the Bay Area.

Today, the City has an opportunity to preserve, enhance and promote its history and related resources, and integrate this effort with broader community goals of economic development and sustainability. Richmond seeks to continue its progress to: actively preserve historic resources; identify economically viable uses; encourage public knowledge of resources; and foster civic pride.

There is great potential for adaptive reuse and revitalization of existing structures, which could add to the character of the City as a whole, provide a



Historic buildings such as the The Cannery provide a unique character to industrial areas and can help attract new businesses to Richmond.

unique setting for target uses and allow retrofitting of older buildings to meet contemporary sustainability standards. The City also promotes appropriate land use, sensitive site design and architectural treatment to ensure compatibility of new development with the character of surrounding historic resources.

Additional opportunities revolve around integrating interpretive components and public art throughout the community to highlight predominant themes in Richmond's history such as its role in industry, the home front wartime effort, social development and its long-standing multicultural background. The following key findings and recommendations are derived from the existing conditions.

Finding 1: Richmond has many structures of historic value, some of which are well preserved while others remain vulnerable and need to be protected.



The Winters Building in Downtown is listed on the Richmond Register of Historic Places and is currently being rehabilitated for use by the East Bay Center for the Performing Arts.

Richmond enjoys a wealth of historic resources, ranging from Native American sites to the Rosie the Riveter/World War II Home Front National Historical Park. Preserving these resources and ensuring their compatibility with new development is important to carrying Richmond's heritage into the future. Recommendations for preserving Richmond's historic character include:

- Expanding programs, regulations and assistance to identify, protect and promote historic and cultural resources in the City;
- Ensuring compatibility of new development with the character of surrounding historic resources;
- Leveraging strategic partnerships and integrating planning tools to improve the efficiency of historic preservation programs; and



The restored Trainmaster's Office in Pt. Richmond remains as the only building left from the original Santa Fe Burlington Northern rail yard complex.

- Encouraging the incorporation of sustainable and green building practices in historic preservation efforts.

Finding 2: Adaptive reuse and revitalization efforts are transforming many parts of the City into vibrant areas that can support new housing, clean and green business, recreation and open space uses.

Restoring and adaptively reusing historic buildings can play a role in strengthening the economic position of the City. Richmond can incorporate historic preservation and reuse into its economic development goals through the following actions:

- Developing cultural heritage attractions and increasing tourism; and



The Richmond Plunge in Pt. Richmond reopened in 2010 after a \$7.4 million seismic retrofit and historic rehabilitation.

- Enhancing the City's image as a culturally historic destination through coordinated branding and public awareness efforts.

Finding 3: Expanding awareness of historic preservation programs and services will support community ownership and stewardship.

By educating the public about the City's past and how it has shaped modern-day Richmond, residents will play a stronger role in caring for the City's historic resources. The City can take a more active role in promoting the benefits of preserving and/or owning historic structures and sites by:

- Elevating resident and City staff understanding of historic resources and their contribution to Richmond's past and future development; and
- Providing technical assistance to property owners and prospective buyers seeking to access applicable historic rehabilitation funding opportunities.



The City of Richmond has established an annual awards program recognizing the successful historic preservation efforts of individuals and organizations in the City.



Goals

GOAL HR1:

Historic Resource Preservation

Richmond has a rich history that is woven throughout the fabric of the community. Preserve historic resources and leverage them to enhance and build upon Richmond's historic character.

GOAL HR2:

Expanded Economic Opportunities Based on Historic Resources

In addition to serving as a source of community pride, historic resources play a role in attracting visitors to the area and strengthening the economic position of the City. Take advantage of these historic and cultural resources by promoting them as visitor destinations. Draw on the City's heritage as a tool for economic revitalization and enhancement of community identity.

GOAL HR3:

Increased Public Awareness of Richmond's History

The value of historic resources relies on an adequate level of community awareness. Raise public awareness by educating the public about the City's past, how it has shaped modern-day Richmond and how residents can identify and preserve historically significant properties. With a better understanding of these resources, it is likely that residents will play a stronger role in caring for the City's historic resources.



Policies and Implementing Actions

A range of policies and implementing actions are outlined below in relation to each of the goals. These policies mandate, encourage or allow certain actions to be pursued throughout the duration of the General Plan. Together they serve as strategic directions for City staff and partners, highlighting where time and resources should be focused.

Each policy may either be correlated with a number of actions, or simply a single key implementing action. Conversely, some actions may support a range of policies. The policies and implementing actions are organized in two parts. First, all goal-related policies are described and each policy description is followed by a list of its associated implementing actions. Then, implementing actions are described in greater detail in the following section.



GOAL HR1

Historic Resource Preservation

Policy HR1.1

Preservation of Diverse Resources

Protect, preserve and enhance the diverse range of historic, cultural and archaeological sites and resources in the City for the benefit of current and future residents and visitors.

Policy HR1.2

Adaptive Reuse of Resources

Promote adaptive reuse, rehabilitation and retrofitting of historic buildings that are no longer in their original use and explore approaches to integrate preservation with economic revitalization objectives.

Policy HR1.3

Compatibility of New Development

Promote context-sensitive design that respects and celebrates the history and historical character of sites and resources while meeting contemporary needs of the community. Encourage compatibility between new development, adaptive reuse, retrofitting and rehabilitating of historic properties and areas in the City within the historical context of the resource. Maintain consistency with the National Trust for Historic Preservation's "Main Street" principles and the Secretary of the Interior's Standards for the Treatment of Historic Properties, which include guidance for buildings and cultural landscapes. Ensure that commercial facilities such as those in the Point Richmond Historic District are developed in a way that complements and preserves the historic, "village-like" appearance and character of the district.

Policy HR1.4

A Sustainable Approach

Encourage the reuse and retrofitting of existing structures to support an environment-friendly approach to redevelopment and revitalization of existing areas of the City.



GOAL HR1 Historic Resource Preservation

Action HR1.A

Certified Local Government Status

Retain Certified Local Government (CLG) status by encouraging adaptive reuse of significant historical resources in the City and meeting all requirements to retain CLG status.

Action HR1.B

Historic Preservation Incentives Program

Develop an incentives program to encourage and support preservation of sites and resources of historic significance in the City that are not covered by the Historic Preservation Ordinance, but have community value. Define criteria for selecting historically significant community resources to qualify for proposed incentives. Incentives may include technical assistance, support for accessing grants and funding and waiving of City fees, among others.

Include a financing strategy to support property owners of historic properties for seismic retrofitting. Use the Mills Act to support the continued preservation of historic structures and establish new guidelines for distributing Community Development Block Grants that are consistent and aligned with the City's historic preservation objectives.

Action HR1.C

Historic Resource Inventory and Survey

Continue updating the comprehensive citywide inventory of historic resources and develop a citywide survey to identify structures that may be eligible for local, state and national historic resource designation.

Action HR1.D

Archival Program

Work with the City library and the Richmond Museum of History to establish a uniform archival program for documents, maps and photographs of historic resources in the City. Consider the archival system used by the Bancroft Library at UC Berkeley as a model.

Action HR1.E

Strategic Partnerships

Identify and leverage strategic partnerships with local and state historic preservation groups to strengthen historic preservation efforts in the City.

Coordinate with state and federal agencies to obtain grants and funding including Community Development Block Grants. Access funds for historic preservation and education through programs and agencies such as Preserve America and the National Park Service. Review state statutes for financing the retrofitting of historic structures.



GOAL HR2

Expanded Economic Opportunities Based on Historic Resources

Policy HR2.1

Cultural Heritage Tourism

Build on Richmond's unique and nationally recognized historic resources to draw visitors to the City while supporting preservation and community development goals. Resources such as the Rose the Riveter/WW II Home Front National Historical Park, Point Molate and the San Pablo Peninsula and Point Richmond have the potential to draw visitors from the local area, the region and beyond. Integrate historic preservation with economic development objectives to generate additional revenue for the City while providing the investment needed to preserve resources.



GOAL HR2

Expanded Economic Opportunities Based on Historic Resources

Action HR2.A***Cultural Heritage Tourism Program***

Develop a program to promote the cultural and historic resources in Richmond, especially the Rosie the Riveter/WWII Home Front National Historical Park, Point Richmond and the Downtown. Collaborate with local businesses, the Richmond Convention and Visitors Bureau, organizations and Chamber of Commerce, the National Parks Service, community organizations and other partners, where appropriate, to develop and implement the program. Consider visitor-serving uses, transportation, marketing and branding.

See also: LU3.C; NP1.E

Action HR2.B***Cultural District Designation***

Explore the potential for defining focal areas or districts in the Downtown and along Macdonald Avenue as cultural, historic and/or arts-related activity hubs. Promoting areas of the City where there is a concentration of arts, historic and culture-related activities, sites, installations and/or institutions can provide benefits such as: increasing visibility of revitalization efforts by concentrating energy into catalytic nodes; promoting historic and cultural awareness and preservation; and serving as a marketing tool for increasing cultural tourism, business activity, visitors and residents to Richmond. In the case of arts districts, designating focal areas could also serve as a spring board for enticing people to live and work in the area. Ideally, districts or zones should be walkable areas that may include galleries; live-work studios; arts-related retail; and entertainment and performance facilities; and/or historic features.

See also: ED4.C



GOAL HR3

Increased Public Awareness of Richmond's History

Policy HR3.1

Education and Awareness

Elevate community awareness about the value of historic preservation to build support for preservation, revitalization and adaptive reuse of historic and cultural structures and resources. Leverage the Richmond Museum of History (and its museum ship, the SS Red Oak Victory), the Point Richmond History Association and the National Historical Park to enhance public understanding of the City's historic resources.

Policy HR3.2

Information on Funding and Resources

Improve the community's access to information on available programs and resources for historic preservation in Richmond. There are a host of grants, funding sources and technical assistance programs dedicated to the preservation of historic properties including the Preserve America program. The City will play an active role providing information to owners and prospective buyers.



GOAL HR3

Increased Public Awareness of Richmond's History

Action HR3.A***Public Outreach and Information Program***

Consider development of an outreach program to communicate information on programs, services, requirements and incentives related to the protection and preservation of historic resources. Provide information for homeowners, contractors and City staff regarding the California Historic Building Code, Mills Act contracts, historic preservation tax credits, available grants and other preservation incentives.

Print materials may include information brochures, maps and posters. Online resources may include a website, internet-based survey and inventory. Include information and updates in neighborhood newsletters. Highlight key successes and projects to build support in the community.

Coordinate with the West Contra Costa Unified School District to promote a local history curriculum and a restoration curriculum for vocational classes. Consider expanding the Historic Preservation Awards Program for outstanding historic preservation efforts.

Action HR3.B***Marketing Campaign***

Collaborate with community members, businesses and major employers to highlight Richmond's arts and cultural resources. Target markets should include new residents, recreational visitors, and potential new businesses. The campaign should also advertise development opportunities throughout the City to bring new housing and commercial development to Richmond.

See also: ED2.B

Action HR3.C***Staff Training Workshops***

Conduct periodic workshops to educate planning, building and zoning staff about historic resources and policies. Utilize these forums to clarify which existing codes relate to historic resources and whether they are being adequately enforced.



Summary of Implementing Actions

The table presented on the following pages is a tool for guiding implementation of the City's Historic Resources Element. Organized by the community's broad goals, the table provides an overview of policies and implementing actions detailed in the previous section. Each action is linked to a designated lead responsible party. Related policies are identified in the final column.

Goal HR1: Historic Resource Preservation

Action		Lead Responsibility	Supporting Policies
HR1.A	Certified Local Government Status	Planning and Building Services	HR1.1, HR1.2, HR1.3
HR1.B	Historic Preservation Incentives Program	Planning and Building Services	HR1.1, HR1.2
HR1.C	Historic Resource Inventory and Survey	Planning and Building Services	HR1.1, HR1.3
HR1.D	Archival Program	Library Services	HR1.1
HR1.E	Strategic Partnerships	Planning and Building Services	HR1.1, HR1.4

Goal HR2: Economic Opportunities based on Historic Resources

Action		Lead Responsibility	Supporting Policies
HR2.A	Cultural Heritage Tourism Program	Office of Economic Development	HR2.1
HR2.B	Cultural District Designation	Redevelopment Agency	HR2.1

Goal HR3: Increased Public Awareness of Richmond's History

Action		Lead Responsibility	Supporting Policies
HR3.A	Public Outreach and Information Program	Planning and Building Services	HR3.1, HR3.2
HR3.B	Marketing Campaign	City Manager's Office	HR3.1
HR3.C	Staff Training Workshops	Planning and Building Services	HR3.1



Regulatory Framework

The Historic Resources Element relates to local, state and federal laws, policies and programs that contribute to planning for the City's historic resources.

Departments and Agencies

The Department of Planning and Building Services contributes significantly to the preservation of historic resources. The department ensures compliance with local, state, and federal laws, regulations and ordinances.

Department of Planning and Building Services

The Department of Planning and Building Services contributes significantly to the preservation of historic resources. The Department ensures compliance with local, state, and federal laws, regulations and ordinances.

California Historical Resources Information System

California Historical Resources Information System (CHRIS) is a statewide system for managing information on the full range of historical resources identified in California including the statewide Historical Resources Inventory (HRI) database maintained by the Office of Historic Preservation (OHP). Specifically, those resources evaluated in historical resource surveys conducted in accordance with criteria established by the OHP, formally determined eligible for, or listed in the National Register of Historic Places or designated as California

Registered Historical Landmark or California Points of Historical Interest. CHRIS is a cooperative partnership between the citizens of California, historic preservation professionals, twelve Information Centers, the CHRIS Hub and various agencies (<http://ohp.parks.ca.gov/>).

California Office of Historic Preservation

The mission of the Office of Historic Preservation (OHP) is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social and environmental benefits will be maintained and enriched for present and future generations (<http://ohp.parks.ca.gov/>).

California Register of Historical Resources

The California Register of Historical Resources is a comprehensive listing of California's historical resources including those of local, state and national significance. The "significance" criteria for the California Register are similar to those used by National Register of Historic Places, which includes resources formally determined eligible for, or listed in, the National Register of Historic Places (<http://ohp.parks.ca.gov/>).

State Historic Preservation Officer

Appointed by the Governor under Public Resources Code (Section 5020.6), the State Historic Preservation Officer (SHPO) serves as the Chief Administrative Officer of the Office of Historic Preservation and Executive Secretary of the State Historical Resources Commission and administers

state and federally mandated historic preservation programs under the National Historic Preservation Act of 1966, Section 101 (b) (3) as amended (www.achp.gov/).

State Historical Resources Commission

Appointed by the Governor under Public Resources Code (Section 5020.4-5020.5), the State Historical Resources Commission (SHRC) has broad responsibilities for the statewide historic preservation program including conducting a statewide inventory of historic resources, establishing criteria for evaluating historic resources and conducting public hearings to develop and review a statewide historic resources plan and make nominations to the National Register and California Register of Historical Places (<http://ohp.parks.ca.gov/>).

State Historical Landmarks

The California Register of Historical Landmarks program (Public Resources Code 5021) is a state historical resources registration program created to recognize historical resources with regional and statewide significance to the history of California (<http://ohp.parks.ca.gov/>).

Richmond Historic Preservation Advisory Committee.

The Richmond Historic Structures Code established a Historic Preservation Advisory Committee for the purpose of recommending public policy related to historic resources and conducting historic resources surveys or studies. Members shall have documented experience, education and/or commitment related to historic preservation, be nominated



by the Mayor and appointed with concurrence of at least four other members of the City Council. The term of each member and alternate shall be four years with initial appointments randomly staggered so that four members have a four-year term and three members have a two-year term. Committee members shall include three representatives from the community at-large and six representatives from local associations, commissions, boards, committees and community organizations. Members shall have demonstrated an interest and pertinent experience in historic preservation issues and ideally, include at least one architect, one landscape architect and one general building contractor (<http://bpc.iserver.net/codes/richmond/index.htm>).

Related Codes, Ordinance, Regulations and Acts

Federal

National Environmental Policy Act

The National Environmental Policy Act (NEPA) is a federal environmental review process for projects that have a federal nexus (for example, the project impacts federal resources or lands, receives federal funding or requires federal approval or permits). NEPA requires federal agencies to integrate environmental values into their decision-making processes by considering the environmental impacts of their proposed actions and reasonable alternatives to those actions (www.epa.gov/compliance/nepa/).

National Historic Preservation Act

The National Historic Preservation Act (NHPA) of 1966 (16 U.S.C. 470-470t) established the National

Register of Historic Places program and extended national historic preservation programs to properties of state and local significance.

The NHPA also authorized funding for state programs with provisions for pass-through funding and participation by local governments, created the Advisory Council on Historic Preservation and established a review process for protecting cultural resources.

The NHPA provides the legal framework for most state and local preservation laws. State Historic Preservation Officers and programs in all states and U.S. Territories received federal funding to carry out the provisions of the Act. The NHPA requires that at least 10 percent of funds to the state be passed through the Certified Local Governments. The NHPA established the Section 106 review procedure to protect historic and archaeological resources listed in or eligible for listing in the National Register of Historic Places from the impact of projects by a federal agency or project funded or permitted by a federal agency (www.achp.gov/nhpa.html).

National Register of Historic Places

The National Register is the official inventory of districts, sites, buildings, structures and objects significant in American history, architectural, archeology and culture, and is maintained by the Secretary of Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 (amended) (16 U.S.C. 470-470+, 36 C.F.R. Sections 60, 63). The National Register of Historic Places program is maintained by the Keeper of the National Register within the National Park

Service division. The program also includes National Historic Landmarks, which is limited only to properties of significance to the nation (www.cr.nps.gov/nr/).

National Register Criteria

The National Register Criteria outlines federally established standards for evaluating the eligibility of properties for inclusion in the National Register of Historic Places (www.achp.gov/nrcriteria.html).

Secretary of Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties, with accompanying interpretive guidelines, are utilized by federal agencies in the preservation of historic properties that are listed or determined eligible for listing in the National Register of Historic Places; by State Historic Preservation Officers in evaluation projects proposed for historic properties in accordance with federal regulations; and local governments, organizations and individuals in making decisions about the identification, evaluation, registration and treatment of historic properties. The list of 10 Rehabilitation Standards, published as the Secretary of the Interior's Standards, is aimed at retaining and preserving those features and materials that are important in defining the historic character of a resource (www.nps.gov/hps/tps/tax/rhb/index.htm).

Investment Tax Credit

A provision under tax law allows the amount of money invested in capital rehabilitation of historic structures to be deducted from personal income taxes specifically for certified National Register



structures included in the Economic Recovery Act of 1981 (Internal Revenue Code 48, 168, 170, 280B).

State

California Environmental Quality Act

The California Environmental Quality Act (CEQA) is a state law enacted in 1971 (Public Resources Code 21000-21178). It requires state and local governmental agencies to consider the impact of proposed projects on the environment including historic resources. The CEQA review identifies potential significant impacts as well as alternatives or mitigation measures to avoid or reduce the impacts. Properties listed in or deemed eligible for listing for the California Register of Historical Resources are subject to the CEQA review process. The California Register also includes properties listed on the National Register of Historic Places (<http://ceres.ca.gov/ceqa/>).

California Historical Building Code

The intent of the State Historical Building Code (SHBC) is to protect California's architectural heritage by recognizing the unique construction issues applicable to historical buildings and by providing an alternative code to deal with these issues. In some cases, the owner may find that the alternative regulations resolve conflicts between complying with the city's building code and retaining the historic fabric as required for historical sites, Mills Act contracts or historical resources under CEQA. In some circumstances, the SHBC serves as an economic incentive to owners by reducing the amount of work required for code compliance (www.dsa.dgs.ca.gov/SHBSB/).

Certified Local Government

Local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS). NPS and state governments, through their State Historic Preservation Officers (SHPOs), provide valuable technical assistance and small matching grants to communities whose local governments are endeavoring to keep for future generations what is significant from their community's past. In turn, NPS and states gain the benefit of local government partnership in the national historic preservation program. Another incentive for participating in the CLG program is the pool of matching grant funds SHPOs set aside to fund CLG historic preservation sub-grant projects—at least 10% of the State's annual Historic Preservation Fund (HPF) grant allocation. Grant funds are distributed through the HPF grant program, administered by NPS and SHPOs. The CLG program integrates local governments with the national historic preservation program through activities that strengthen decision-making regarding historic places at the local level. Local governments collect and analyze information on the location and significance of archeological and historic properties for use by preservation commissions and by local, county and state agencies. Using grants awarded by SHPOs, CLGs may produce historic theme or context studies, cultural resource inventories and assessments of properties to determine their eligibility for local and National Register of Historic Places designation, building reuse and feasibility studies, design guidelines and conservation ordinances and publications to educate the public about the benefits of historic preservation. The City of

Richmond is a Certified Local Government (<http://ohp.parks.ca.gov/>).

Mills Act

On May 3, 2005, the City Council voted unanimously to become a participant in the Mills Act program. The Mills Act Property Tax Abatement Program is the single most important preservation incentive program in California. Mills Act contracts are between the property owner and the local government granting the tax abatement. Each jurisdiction individually determines the criteria and requirements for participation.

The Mills Act of 1972 (Government Code Section 50280 et seq.; Revenue and Taxation Code Section 739 et seq.) provides a reduction in the property taxes for owners of qualified properties who enter into a ten-year contract with the local government to rehabilitate and/or maintain the historical and architectural character of the structure. To implement the program, the local government is required to adopt enabling legislation.

Mills Act contracts offer several advantages to property owners. Participation by the property is completely voluntary. In areas where land value represents a large portion of the market value such as high-density commercial and residential districts, the Mills Act method of valuation adjusts the property tax to reflect the actual use of the site. This results in a property tax reduction. In an event the property is sold, the Mills Act contract continues and the reduced property tax is passed on to a new owner. For the City of Richmond's Historic Resource Preservation (Mills Act) Agreements,



eligible properties are listed on the local Historic Resource Inventory (http://www.parks.ca.gov/?page_id=21412).

Proposition 40

In 2002 state voters passed Proposition 40, the 2.6 billion dollar “California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002” (2002 Resources Bond). Proposition 40 created the California Cultural and Historical Endowment (CCHE) to administer funds dedicated to preserving historic and cultural resources. CCHE funds projects through a competitive grant process to tell the stories of California and of the many groups of people that together comprise historic and modern California. Approximately \$128 million in grants are available to public agencies and nonprofit organizations for historic preservation.

State Historical Building Code

The State Historical Building Code (SHBC) is Part 8 of Title 24 (State Building Standards Code) and applies to all qualified historic structures, districts and sites, designated under federal, state and local authority. It provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as qualified historic buildings (www.dgs.ca.gov/SHBSB/).

Local

Certified Local Government.

On March 12, 2007, the City of Richmond was certified as a Certified Local Government (CLG). The CLG designation provides the City with valuable technical assistance and the opportunity to apply for

small matching grants for local historic preservation projects. The CLG program is a partnership program with the National Park Service and the State Office of Historic Preservation. Local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS), so this designation is very important to the City and the HPAC.

On August 3, 2007, the State Historical Resources Commission passed Resolution 2007-10 recognizing the City of Richmond for achieving Certified Local Government status.

Richmond Historic Structures Code

The Richmond Historic Structures Code guides the City in protecting and restoring historic buildings, creating compatibility with historic districts, acknowledging Richmond’s industrial historic identity and celebrating the City’s long-standing multicultural background (<http://bpc.iserver.net/codes/richmond/index.htm>).

Preserve America Community

On July 25, 2006, the Richmond City Council unanimously passed Resolution 91-06, which authorized an application to become a Preserve America Community. The Preserve America Communities program recognizes and designates communities that protect and celebrate their heritage, use their historic assets for economic development and community revitalization and encourage people to experience and appreciate local historic resources through education and heritage tourism programs. Preserve America is a White House initiative in cooperation

with the Advisory Council on Historic Preservation, the U.S. Department of the Interior, the U.S. Department of Commerce, the U.S. Department of Agriculture and the U.S. Department of Housing and Urban Development. National Register of Historic Places partnership products are an integral part of the Department of the Interior’s leading role in supporting the Preserve America Communities program.

On July 12, 2007, the City of Richmond was awarded a \$75,000 matching grant to survey three of the City’s neighborhoods to identify new historic districts or historic resources for inclusion in the Rosie the Riveter/World War II Home Front National Historical Park. The neighborhoods that will be surveyed are Santa Fe, Coronado and Richmond Triangle (<http://www.preserveamerica.gov/communities.html>).



Notes

1. Official California Legislative Information Website. <http://www.leginfo.ca.gov/>.
2. Highlights of Richmond's Past includes information from the following sources:
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 - Rosie the Riveter/World War II Home Front National Historical Park Website. <http://www.rosietheriveter.org.htm>.
 - City of Richmond. Master Historic Resources Inventory. 2007. <http://www.ci.richmond.ca.us/DocumentView.asp?DID=2107>.
3. San Francisco Estuary Institute. "Welcome to Wildcat Creek Watershed Landscape History: Overview Page," <http://www.sfei.org/HEP/wildcat/index.html>.
4. Banks, Peter M. and Robert I. Orlins. Investigation of Cultural Resources within the Richmond Harbor Redevelopment Project 11-A, Richmond, Contra Costa County, California. California Archaeological Consultants, Inc., 1981.
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6. San Francisco Estuary Institute. "Welcome to Wildcat Creek Watershed Landscape History: Overview Page," <http://www.sfei.org/HEP/wildcat/index.html>.
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8. Perrigan, Dana. "Steeped in History, Richmond Looks Forward," San Francisco Chronicle, June 29, 2008
9. Bastin, Donald. Images of America: Richmond. South Carolina. South Carolina: Arcadia Publishing, 2003.

Cover Artwork

1. Photograph by Hector Rojas
2. Artwork by Keiko Nelson, Richmond Resident



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