

**United States Department of the Interior  
National Park Service**

64501238

**National Register of Historic Places Multiple Property Documentation Form**

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

☒ New Submission ☐ Amended Submission

**A. Name of Multiple Property Listing**

Historic Resources of Martinez, California

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, & chronological period for each.)

Settlement: 1847 To 1876

Economic Development: 1877 To 1914

Royal Dutch Shell and 1920s-Era Building Boom: 1915 To 1929


Depression and Post World War II: 1930 To 1960

**C. Form Prepared by:**

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**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

  
Jenan Saunders

Deputy State Historic Preservation Officer  
Title

2/13/15  
Date

California State Office of Historic Preservation  
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

  
Signature of the Keeper

4/2/2015  
Date of Action

United States Department of the Interior  
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### Historic Resources of Martinez, California

California

Name of Multiple Property Listing

State

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Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 250 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**E. Statement of Historic Contexts**

(If more than one historic context is documented, present them in sequential order.)

**SUMMARY STATEMENT**

This Multiple Property Submission addresses historic resources in the unincorporated and incorporated City of Martinez that are eligible under Criteria A, B, and C for listing in the National Register of Historic Places. These properties have significance for their association with events and persons locally significant in the areas of community development, economic development, commerce, agriculture, and associations with historically significant ethnic groups that settled in and around Martinez and contributed significantly to the development of Downtown Martinez. The properties may also be significant in the area of Architecture.

The historic resources in Martinez, California, may be nominated for their association with events, persons, and architecture locally significant in these Historic Contexts:

- SETTLEMENT: 1847 to 1876
- ECONOMIC DEVELOPMENT: 1877 to 1914
- ROYAL DUTCH SHELL AND 1920s-ERA BUILDING BOOM: 1915 to 1929
- DEPRESSION AND POST WORLD WAR II: 1930 to 1960

**INTRODUCTION**

Martinez is positioned at the most southern curve in the Carquinez Strait where the Strait connects San Pablo and Suisun Bays. Alhambra Creek runs fresh water from the Alhambra Valley to the center of Downtown Martinez where Alhambra Creek empties into the Carquinez Strait. The Downtown Martinez Neighborhood exists on the hills on either side of the alluvial floodplain and on the alluvial flood plain created by Alhambra Creek. The low lying alluvial flat area and a portion of said hills were included in the first survey of Downtown Martinez in 1849. Alhambra Way follows Alhambra Creek to the Alhambra Valley. This portion of Martinez is flat. At the southern end of Alhambra Way is the John Muir Home National Monument. John Muir Home is situated next to a set of train tracks and trestle which border the more recent and southern bedroom community portion of Martinez commonly referred to as "south of the tracks" or "south of Highway 4." Shell Refinery borders the eastern side of Martinez along Pacheco Blvd. which slants gently uphill from Downtown until it reaches the unincorporated area of Martinez. Between Pacheco Boulevard and Alhambra Way and south of Brown Street (the Downtown Neighborhood), Martinez consists mainly of gently rolling hills. Martinez is bordered by the towns of Pacheco, Concord, Lafayette, Orinda, and Pleasant Hill.

**CLARIFICATION OF THE NAMES OF THE DEFINED GEOGRAPHIC AREAS**

For the purposes of this Multiple Property Submission, three primary neighborhoods are

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identified as follows.

**Shoreline Neighborhood** includes the northwest portion of what the City of Martinez Downtown Specific Plan (2006) names the Downtown Neighborhood and most of what the city identifies as the Downtown Shoreline and North Downtown Shoreline.

**Downtown Martinez** includes the city's Downtown Shoreline Neighborhood, Downtown Commercial Core, and Contra Costa County Seat Civic Core.

**Downtown Neighborhood** includes the remaining residential areas on the east side of Alhambra Creek from the tide line to Brown Street on the west side of Alhambra Creek from the tide line to Soto Street.

#### ETHNIC CONSIDERATIONS

In 1850, an African American man named William Jones opened a hotel in Martinez. There were definitely Chinese in Martinez during the 1800s. Japanese were mostly known to farm in the Alhambra Valley. Mexicans, Spaniards, Portuguese, and other groups have contributed significantly to the development of Martinez. Native Americans were in Martinez and there were reports of them interacting with the Italian fishers. Greeks lived among and fished with the Italians in Martinez. Any one of these ethnicities is worthy of further investigation and possible addition to the Historic Contexts of this Multiple Property Submission.

Italian immigrants contributed an undeniably tremendous significant influence on the development of Martinez and especially Downtown Martinez. They were the primary builders of the Shoreline Neighborhood, the fishing and canning industries, and brought with them from the old country contributions to many aspects of current culture. Italians were also significant in the physical development, culture, and economic vitality of the Downtown Commercial Core as well as wine-making and farming in the greater Martinez area.

There were and are major differences between the Northern and Southern (Sicilian) Italians in their native country. In San Francisco those differences continued with the respective waves of immigration. In Martinez this was true but to a lesser degree. Most of the differences were vocationally derived. Nevertheless, there were dialectic, racial, and cultural differences between northern and southern Italian immigrants in Martinez. Most of the fishing Italians were Sicilian and many of them from the Isola della Femmine area. Generally, Italians from all areas of Italy merged their social, economic, and cultural goals in Martinez, particularly as the next generations had the opportunity to advance economically.

The historic literature and other reports that describe Martinez's Italians have varying ways in which the last names of the Italians are reported. Wherever possible, this nomination kept the spelling of the name as it was encountered in the literature. This leads to variations in the



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spelling of the names. There was a Malluche and a Molloche, a Bellici, a Belleci, and Belleccis. It is likely there is only one spelling of that which phonetically is equal to Aiello, Cardinalli, Ferranti, and others. That English-speaking reporters, such as the City Directory authors and census takers, could only communicate phonetically with the Italian-speaking immigrants is a factor in the variance of the spelling of the names found in reference works.

**IDENTIFICATION OF HISTORIC CONTEXTS AND PERIOD OF SIGNIFICANCE**

There are no above-ground resources surviving within Martinez from the Prehistoric Era (4,500 BP to 1772) and perhaps only one from the Spanish and Mexican periods (1773 to 1846), the Barber Adobe.

Settlement: 1847 to 1876

The earliest known resource in the Downtown Commercial area, the Isadore Weiss residence at 715 Ferry Street (c. 1860), dates from the Settlement period (1847 to 1876). This era began in 1847 with the American conquest and Robert Semple's Ferry, and ended in 1876 with the incorporation of Martinez as a city. The Bertola, Tucker, Miranda, Muir, Martinez adobe, and Wittenmeyer homes are examples of residences built during the Settlement period.

In 1842, Louis Rampoldi began residing in Martinez. He became a naturalized U.S. citizen in 1892. Rampoldi is likely the first Italian-born pioneer in Martinez. His son became Contra Costa County Deputy Sheriff and future Rampoldis contributed to the development of the Downtown Commercial Core.<sup>1</sup>

Economic Development: 1877 to 1914

This period followed the incorporation of Martinez, characterized by significant growth of the small rural city and county seat of Contra Costa into a more distinctive and commercial Victorian center. Downtown Martinez was located strategically as a transportation hub particularly with the arrival of the Southern Pacific Railroad in 1877. During this period, Martinez returned to its position as county seat and in 1903 replaced its pioneer-era courthouse with the extant and palatial monumental granite courthouse. Three years later the matching jail was built just east of the Courthouse on the same block. Many industries of relatively advanced technology were established in Downtown Martinez during this period.

Italian Immigrants arrived on Martinez's shoreline to fish and work in canneries. They built homes on the marsh and near the creek or lived in boarding houses, boats, and arks. Small businesses sprang up to serve these mostly Sicilian Italians. Non fisher Italians continued to run businesses, farm, and make wine in the outskirts of Downtown Martinez. Italians contributed to the economic vitality of Martinez as a transportation hub.

<sup>1</sup> A.F. Bray, "Italians Figure Prominently in Agricultural, Social, Business, and Educational Life of County," *Martinez Herald*, August 21, 1936, Microfilm.

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The 1904 fire wiped out a major part of the Commercial Core. The 1906 Earthquake contributed more destruction in the Commercial Core and caused a fire that destroyed a portion of the Italian fisher village north of the railroad tracks in the marsh. The latter was incentive for Italians to begin to build, live, and do business just south of the railroad tracks and in the Commercial Core. The 1906 Earthquake brought refugees by ship from San Francisco including Italians from the North Shore. The Martinez Italian community absorbed several hundred Italians from other communities in the San Francisco Bay Area. Baseball great Joe DiMaggio (1914-1999) was born in a wood shack on the marshes near the Italian fishing village in Downtown Martinez's shoreline. Houses that served both as businesses and residences continued to be built in and around the Italian fisher nexus in the Shoreline Neighborhood.

During this period the Commercial Core rebounded from both the destructive fire of 1904 and the 1906 Earthquake. Twelve extant buildings in the Commercial Core were constructed during this period in the area most affected by the fire at and around the intersection of Ferry and Main Streets. Masonry buildings replaced wood frame buildings and received better insurance ratings. The Bank of Martinez (1905) at 618 Ferry Street, the granite Bergamini Building (1905) and the Curry Building (1913) at 600 Ferry Street are examples, as well as the Costanza family residences and business in the Shoreline Neighborhood. The extant resources from this period stand outside the limits of the fire and include several former dwellings such as the 1880s Prosser Residence at 815 Marina Vista Avenue, and several frame commercial buildings such as the 1892 Whiskey (formerly College) Lane Saloon at 613 Ferry Street. This was the era of the residential Victorian and Craftsman Homes. The Borland and Briones Homes are exceptional examples of these respective architectural styles.

**Royal Dutch Shell and 1920s-Era Building Boom: 1915 to 1929**

The announcement by Royal Dutch Shell that it would construct a \$500,000 refinery in Martinez sparked a major building boom that lasted until the late 1920s. This period was characterized by rapid growth and an unprecedented construction in response to the hundreds of laborers and managers who moved to Martinez to take jobs at Shell. Between 1915 and 1918, seventeen extant buildings within the Commercial Core were completed, including three residential hotels, such as the Hotel Ohem (1915) at 700 Alhambra Avenue, two single-family residences, and twelve masonry commercial building—including the City Hall Building (1915) at 706 Main Street. The 1920s building boom increased by thirty-seven the number of buildings in the Commercial Core. Reflecting the technology and business practices of the day, most of these were single-story reinforced-concrete or reinforced-brick commercial blocks. Several automobile related businesses arose along Alhambra Avenue and Ward Street at the southwest edge of the Commercial Core. This was a vibrant time for the Italians in Martinez as they continued to increase their numbers and the economic and social power. They continued to build in the Shoreline Neighborhood and the Commercial Core.

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The Civic Core increased by two buildings during this period: The World War I Veterans Memorial Hall (1924) built with an interior community swimming pool that was used for eight years and the Sharkey/630 Court Street (1926) newspaper building. More Italians arrived. Boarding houses and residences in the Shoreline Neighborhood were built by and for Italians as they opened more businesses and as the fisher population expanded due to native births and immigration. Improvements in transoceanic ships facilitated travel.

All the estates and farms were bought up proximal to Downtown Martinez and developed. All the Revival styles of residential architecture proliferated in the Downtown Neighborhood tracts during this period. Due to population pressure, schools were built, including what is now Martinez City Hall.

**Depression and Post-World War II: 1930 to 1960**

Greater Downtown Martinez was built out. Eleven extant buildings were erected in the Commercial Core between 1930 and 1939. As the county seat of Contra Costa County and as home to a major refinery, Martinez continued to attract investors and business people who were responsible for building several one-and two-story brick and concrete commercial buildings, such as the Cooper Building (1930) at 636 Ward Street, the Marini Building (1930) at 686 Escobar Street, and the exuberant Colombo's (1937) Art Deco building at 627 Ferry Street. This period of slowed development continued through the Second World War in reaction to wartime restrictions on the use of many common building materials. The Italians grew to their peak population during this period while suffering the Enemy Alien Ban. Nevertheless, another eight buildings were completed during World War II.

The Civic Core was increased by eight buildings (six extant and one combined) during this period, including the Art Deco 700 Court Street (1941) as the county headquarters of a title company, the now demolished Contra Costa Title Company (formerly Assessor's), and the two commercial buildings that comprised 610 Court Street--built in 1941 and 1946 and connected interiorly with an arch. Three monumental buildings were constructed with the deliberate development of Court Street as a Civic Center: The transitional Art Deco County Hall of Records (1932), the New Deal Public Works Association Art Deco Post Office (1937), and City Library (1942). A new jail was constructed on the Pine Street side of the Courthouse block in 1945.

Revival, Minimalist, and Prairie Box-derivative style residences continued to be built during the early part of this period. The residences around the intersection of Pine and Brown Streets exemplify Tudor, Spanish, and Colonial Revival residential tracts. By 1960, the Downtown Neighborhood was built out on both the east and west hills and to its southern extension.

Immediately after World War II, unpretentious one-story concrete Main Street commercial buildings, automotive-related commercial buildings along Alhambra Avenue, and industrial buildings along Berrellesa Street were erected. By the mid-1950s new auto-centered

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commercial and residential development covered the formerly rural areas of central and eastern Contra Costa County, luring existing business away from downtown Martinez. Between 1950 and 1960, only six extant buildings were erected in the Commercial Core. Sharkey Square, a memorial to State Senator William R. Sharkey who also published the county newspaper that dominated the county until the 1950s, was created by widening Court Street between 630 and 610 Court and the Court House block. Gill-net fishing was banned in 1957, thereby permanently changing the way of life of the Italian and other fisher people of the Martinez Shoreline. After 1960, Downtown Martinez became a backwater within the suburbanized East Bay region, Sun Valley Mall in neighboring Concord was built, and Martinez entered a long period of little change.

**SETTLEMENT: 1847 to 1876**

**Robert Semple's Ferry**

Dr. Robert Semple had been a Lieutenant in the Bear Flag Revolt. Semple arrived in 1847 and began the first individually owned regular ferry service in the Bay Area. Semple's ferry crossed the deep waters of the Carquinez Strait. The 1849 gold rush brought people from all over the world via San Francisco, Oakland, and San Jose. Because the locus of gold activity began in Coloma, many travelled overland to the Sierra foothills through the flat Sacramento Valley. This required crossing the Carquinez Strait by Semple's Ferry. The traffic through what became Downtown Martinez in the late 1840s and early 1850s provided economic vitality through many types of businesses besides Semple's ferry, such as stores and restaurants.

**Martinez Town Site Laid Out**

Don Vicente was the son of Ignacio Martinez. Ignacio had been granted Rancho El Pinole. This rancho encompassed land bordered by and west of Alhambra Creek to the tidelands as far as where the towns Crockett and Pinole are now. The rancho included the Alhambra Valley. A part of this rancho became the part of the City of Martinez that is east of Alhambra Creek. Don Vicente erected an adobe house in the Alhambra Valley over two miles south of Semple's Ferry. That adobe remains as part of the John Muir National Historic Site. Also in 1848, the Martinez family agreed to allow Ignacio's son-in-law, Colonel William M. Smith, to hire a surveyor named Thomas A. Brown to subdivide for sale 120 acres of land near Semple's ferry. Brown had just accomplished the same for Portland, Oregon and the Martinez family paid him \$3,613. The initial town site was located only on the west side of Alhambra (El Hambre) Creek. Smith named the north to south streets after the other men who had married Ignacio Martinez's daughters: Talbart, Richardson, Berrellesa, Smith, Castro, and Estudillo. To attract investors, Smith named the east to west streets after real estate tycoons from San Francisco, i.e., Howard, Ruden, Ward, and Green.

In 1850, William Welch's son-in-law Joseph Swanson subdivided 500 acres of Welch land on

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the east side of Alhambra Creek and this increased the yet to be township of Martinez four-fold. This survey continued Smith's grid plan eastward towards Court Street and is known as the "Additional Survey of Martinez." Martinez was at a strategic location on the water channel that connected San Francisco Bay to Sacramento and Stockton. Seth Swain and Oliver Coffin were granted exclusive rights of ferry passage. Martinez and its ferry were critical connectors in the overland route from San Jose to the Sacramento Valley. In the winter of 1852 to 1853 Martinez's waterfront filled with hydraulic mine detritus. Owners then had to build their wharves and piers over the tulle and through marshes in order to reach the Carquinez Strait. In 1854, Oliver Coffin built landing built at the end of Ferry Street by Oliver Coffin. Economic activity then shifted east to Ruden (now Main) and Ferry Streets. Business relocated to this intersection, in lightly framed wood buildings—including Asa Bowen's Morgan House and William Hook's general store. Also Tennents's second drug store, the Union Hotel, and the Wells Fargo Station were among the businesses that opened during the period. The first school class was established. The school did not have its own building but most of the buildings from this period were destroyed by fire and are non-extant.

In January 1851 the Court of Sessions rejected a citizens' petition for the incorporation of Martinez as a city. The rejection of the petition declared the community was of insufficient size. Martinez then grew as returning gold miners settled permanently in Martinez. The fertile soil, comfortable climate, and fresh water were conducive for farming and horticulture. Wheat, apricots, cherries, pears, figs, walnuts, and peaches were sold to San Francisco markets. Many of the early settlers were from New England; some from Nantucket such as the Smith and Coffin families. Pikers came from Missouri, such as Elam Brown. Prominent horticulturalists included John T. Strentzel, R. Hall, Henry Bush, and the Bent family. Mills were built.

Martinez continued to grow through the early 1860s. Martinez was a center of commerce, agriculture, and transportation. Martinez was the center of government and civic culture for much of the territory that lay east of the East Bay Hills. Martinez' first newspaper, the *Contra Costa Gazette*, was founded September 18, 1858 by W.B. Soule. In its last six months of its existence, the Pony Express had a stop in Martinez.

The early 1860s brought Martinez into California's wheat boom because along with Alameda County, Contra Costa had enough sunshine and wide swaths of level and nutrient-rich soil for dry land wheat farming. This factor--combined with its international port—positioned Martinez as a center of wheat shipping activity from Contra Costa, Alameda, and other outlying valleys to Europe and the East Coast. Farmers in the inland valleys moved the unprocessed wheat they grew to Martinez where the wheat was stored in large timber frame warehouses on the west side of Alhambra Creek. The Bray Bros. employed two ships out of the west side of Alhambra Creek where they, Simon Blum, and the Granger's Association had warehouses. Where Berrellesa Street meets Buckley Street was the largest collection of these warehouses. Oliver Coffin and S. Standish built a flour mill at the foot of Estudillo Street to process wheat



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into flour, significantly increasing its value for export. Plans for a railroad in Martinez resulted from these wheat industries. Wheat commerce brought several new businesses to Martinez. In 1860, Isadore Weis acquired the modest two-story, framed vernacular building at the corner of Ferry and Ward. It is the oldest building in the Downtown Commercial Core.

During the early American period, Contra Costa's population did not grow and the county continued as a far flung collection of often temporary frontier communities that sprang up and died off as new opportunities arose. For a brief time in the 1860s, Martinez almost lost the county seat to Pacheco—a town ambitious to divert and absorb the wheat commerce. Businesses including the *Contra Costa Gazette* relocated to Pacheco. However, the creek silted in and Pacheco was no longer able to participate in the wheat trade. As the 1860s progressed, the wheat growing industry found larger and cheaper parcels of land in other places such as the San Joaquin Valley. Martinez nevertheless held on to its agricultural prosperity via its relationship to San Francisco. Truck farming and horticulture commerce continued into the twentieth century. In 1869, John Muir's father in law, John T. Strentzel, invented a method of fruit preservation using carbonized bran. This opened a much broader market for local fruit to be exported. In 1870, the population of Martinez was 560 people.

**Martinez Designated County Seat of Contra Costa County—the Birth of the Civic Core**

California achieved statehood on September 9, 1850. In the beginning, California was divided into 27 counties which included Contra Costa County. Not yet incorporated as a city, Martinez was designated the county seat of Contra Costa County due to its strategic location on the Carquinez Strait and as the county's geographical center. The first permanent courthouse was erected in 1855 on the corner of Main and Court Streets. It was two stories, brick, and finished with a cupola. This first courthouse faced the Carquinez Strait where it was positioned on the north east side of Court Street. For a time there was a public park around this first court house. It is likely the first public park in Martinez. The Courthouse sat among palatial Victorian estates as Court Street was once residential. Gradually each mansion and residence was demolished for the development of the Civic Core and this expansion continues.

**Italians**

Contra Costa County, and especially Martinez, has a similar climate and growing conditions to Italy. Topographically, Martinez is similar to Sicily with its hills near shorelines that are fishable waters. Farmers from the northern part of Italy first settled in Pacheco and Concord. The first Italian to be naturalized in Contra Costa County was Antonio Bertola on August 3, 1869. He was from a notable Genoa family. Bertola arrived in San Francisco in 1850 by a long journey that included a ship to New York and then a burro across the pre-canal Isthmus of Panama where, unlike many of his peers, he avoided dying of Yellow Fever. In 1857, Bertola opened

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the first fruit and grocery store in Martinez.<sup>2</sup> Bertola moved from Pacheco to Martinez where he owned a swath of land in just south of the Downtown Neighborhood. On this land Bertola planted vegetable and fruit crops, and developed a vineyard and a winery. A street in this area was named Bertola. His son became a Martinez town trustee. Bertola's daughter, Mariana, was Martinez's grammar school principal and then became a well known doctor and social worker in San Francisco after attending Cooper College, an early iteration of Stanford University. She is considered one of California's notable Italians. She was born in the house on Antonio Bertola's land. The house is extant at 2102 Castro Street, about one-half mile south of Downtown Martinez's Commercial Core.<sup>3</sup> The large clapboard house, that predates 1884, has become an apartment building. Its exterior and landscaping retain most of their character defining historic features.

Due to a flood in Pacheco in 1872, Antonio Rafetto moved his gardens to a large acreage in Martinez near the Downtown Neighborhood. Rafetto's produce shipped to San Francisco via Benicia. He peddled vegetables in the proximal shoreline towns as well. At one time, the water supply for the Downtown came from Rafetto's property. Martin Bonzagni was naturalized in August 1875 and moved to Martinez after owning a hotel in Nortonville and operating the first soda works in the County.<sup>4</sup> The skilled Italian farming, horticulture, and winemaking contributed to the transportation hub and the food supply of Downtown Martinez, and these Italians were significant to the development of Downtown Martinez.

**ECONOMIC DEVELOPMENT: 1877 to 1914**

The Rankins' life in Martinez is an example of the transformation of the town of Martinez from Pioneer to Victorian eras. During this period, Scottish immigrant James B. Rankin moved from the Black Diamond coal mines to Martinez for his new post as elected Sheriff of Contra Costa County. Rankin developed a block in the Commercial Core as well as purchased many properties in Martinez including some from John Muir. Rankin planted the extant (California Register-listed) four acre olive grove on the western hill above Escobar Street and his wife underwent perhaps the first mastectomy in the Western states. The Rankins remodeled and expanded their farmhouse into a Victorian manor and installed one of the first telephones and indoor plumbing. The Rankins also attempted to start the first high school in Martinez.

**Arrival of the Railroad**

The following description of the arrival of the Railroad is quoted directly from the Kelley and VerPlanck Historic Context, with the correction that "Northern Pacific Railroad," that never

<sup>2</sup> Orinda G. Petty, Dr. Mariana Bertola: Distinguished Californian (1868 – 1956)," in *Columbus: The Publication of the Columbus Celebration—1977: Historical Issue: Italians in California* ed. California Historical Society, (San Francisco: Alessandro Baccari and Associates, 1977), 171.

<sup>3</sup> Charlene Perry, *Martinez: A Handbook of Houses and History*, (Pleasant Hill, CA: Diablo Press, 1998), 81-82.

<sup>4</sup> Bray, "Italians Figure Prominently."

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came through California, is replaced with "Northern Railway."

Martinez became even more closely linked to the greater world with the arrival of the railroad in the 1870s. In 1870, the newly incorporated San Pablo-Tulare Railway Company, a subsidiary of the mighty Central Pacific Railroad Company, began making plans to build a low-elevation line from Martinez, via Tracy, to Los Gatos Creek in Fresno County. Around the same time, the Northern Railway Company, another Central Pacific subsidiary, began planning a new and more direct link in the Transcontinental Railroad, between Oakland and Sacramento [area], along the south shore of Carquinez Strait.

Construction began in early 1877, with the San Pablo-Tulare division building a line east from Martinez and the Northern Railway building tracks from Oakland toward Martinez. The Oakland-Martinez alignment posed many difficulties, Snaking along the south shore of Martinez Strait, crews had to blast away steep bluffs, tunnel through promontories, and fill shallow mudflats to provide a level track bed. As the Northern Railway approached Martinez, crews built a swing drawbridge over Alhambra Creek, allowing scow schooners to continue navigating the waterway beneath the railway. Tracks were completed as far east as Ferry Street in Martinez in the fall of 1877, with the first train arriving in town on September 22, 1877. Other railroad sponsored infrastructure in Martinez included the spur tracks to the warehouses west of Alhambra Creek, an engine house and turntable east of Ferry Street, and a "Swiss-rustic" style passenger depot and freight house between Ferry and Las Juntas streets.

Regularly scheduled service between Martinez and Oakland began in January 1878. By July of that year, the Northern Railway and San Pablo-Tulare lines were connected near Antioch, completing the new route between Oakland and Sacramento and down to Tulare County. On September 8, 1878, Martinez became an official stop on the Transcontinental Railroad after eastbound trains from Oakland to Sacramento were diverted from the old Altamont Pass alignment to the new and more level line running along Carquinez Strait.

Martinez's status as a stop on the Transcontinental Railroad lasted barely a year. Seeking an even quicker route to Sacramento, the Central Pacific began exploring the possibility of bridging the Carquinez Strait. Concluding that such a bridge would be too expensive, the railroad established car ferry service from Bull Valley (now Port Costa) to Benicia in December 1879. Soon, new wharves lined the south shore of the Carquinez Strait from Crockett to Port Costa, somewhat isolating Martinez from the main channel of continental commerce.

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*Martinez Depot*

The combined passenger depot/freight house built by the Northern Railway (in reality the Central Pacific), part of which still exists [and is a State of California Point of Historical Interest], initially consisted of a 75' long, one-story freight house and a two-story ticket office and waiting room with quarters for the station agent on the second floor. The station was built from a standardized plan developed by the Central Pacific's Office of the Superintendent of Buildings and Bridges. The design was called "Common Standard (CS) 18." The Central Pacific used standardized plans for its entire infrastructure, ranging from buildings to rolling stock to signage. The particular Common Standard depot design was chosen on the basis of community size and station type, i.e., main line, junction, or spur. Only major cities got their own architect-designed depot. As a small town on the Transcontinental Railroad, Martinez received a medium-sized depot capable of expansion.<sup>5</sup>

**Building Boom**

Residential and commercial construction proliferated with the arriving railroad. In 1876, Simon Blum erected a Main Street mercantile emporium on the block bounded by Castro and Ward Streets and Alhambra Creek. That same year, Granger's Wharf and Coffin & Standish's Flour Mill were completed next to Bray Brothers' Lumber Yard at the foot of Smith Street (now Alhambra Avenue). These buildings do not survive, with the exception of the Webster House which was recently dismantled from its original spot and moved. In 1879, James Stewart built a combined residence and grocery at the southwest corner of Castro and Ward streets. Partially rebuilt in the 1990s, Stewart's Grocery is the second-oldest commercial building in the Downtown Martinez Commercial Core. The growing importance of Martinez during the railroad era was reflected in its final incorporation as a sixth-class city in 1876, with a population of a little less than one thousand people. Two canneries were in operation during the early 1880s and contributed to the economic and transportation activity in the area.

**1884 Sanborn Map**

Martinez was a regional settlement approaching 900 farmers and merchants. The first Martinez Sanborn Map was generated in 1884 and reveals a not built-out Downtown district of mostly single-story, wood frame commercial buildings. Notable buildings were the expansive International Order of the Odd Fellows Hall at the southwest corner of Ferry and what is now Escobar (former Court Street which ran east to west, versus the north south direction of the street now named "Court"), Centennial Hotel on the south side of Main Street, just east of Alhambra Creek, Blum's stretch of commercial buildings just west of Alhambra Creek on Main

<sup>5</sup> Kelley & VerPlanck. *Downtown Martinez*, 14-15.

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Street, Johnsons' Livery Stable and several saloons close to the railroad station and the ferry terminal, Bray Bros. and Granger's warehouses, and Martinez Packing Company. Hough's Saloon was on the southeast corner of Front and Ferry streets. According to the Martinez Historical Society's *Martinez, California: A Walking Tour* (2014), William Jones, the African American who built one of the earliest hotels in Martinez, also built a saloon/hotel in 1884 across from the train depot. Jones Saloon was moved in 1914 to its current site at 815 Marina Vista.

### Infrastructure

A growing population demanded an upgraded infrastructure. In the 1880s new bridges were built for crossing Alhambra Creek. The Martinez Water Company incorporated in 1883. In 1887, D.R. Thomas contracted with the City of Martinez to supply 20,000 gallons of water a day via water pipes he lay beneath the streets and a holding tank on his property in the foothills west of town. Martinez Gas Company laid gas lines and built a plant. In 1901, Contra Costa Electric Light Company contracted with the Bay Counties Power Company to supply power to Martinez.

### 1888 Sanborn Map

The 1888 Sanborn Map shows an increase in construction indicative of Martinez's transition from semi-rural settlement to a Victorian commercial center. From 1884 to 1888, the Martinez Depot freight platform was expanded and the new Martinez Hotel was built at the southeast corner of Main and Ferry streets along with a number of new frame commercial buildings. Contiguous residential districts densified with grander, Victorian-detailed homes that connoted an increase in wealth. Other maps show increased residential development in the fisher Italian village at Granger's Wharf. Simon Blum's building supply expanded into what had been Bray Brothers' lumber complex at the end of Alhambra Avenue.

### 1890s

In 1880, the population was 895 and by 1890 it had grown to 1,600. In 1890 John Muir arrived at his father-in law John Strentzel's ranch about two miles south of Granger's Wharf. During the Panic of 1893, Strentzel purchased the Granger's Wharf complex from the Grangers for \$22,000.<sup>6</sup> Also in 1890, the Moore/Borland Home that is now Martinez Museum was built. In the 1880s, the Borland brothers introduced the telephone to Contra Costa County and Martinez—installing the first equipment in the train station. In 1899, the Atchison Topeka & Santa Fe Railroad built a line from the San Joaquin Valley to Point Richmond that increased Martinez's accessibility. A depot was built on John Strentzel's successful farm. In 1888, Central Pacific Railroad bought and ceased the Martinez-Benicia ferry in lieu of Central Pacific's

<sup>6</sup> Kelley & VerPlanck. *Downtown Martinez*.



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already established Port Costa-Benicia route.

Martinez approached the twentieth century transforming into an industrial town and leaving behind its agricultural history. By the 1870s, Martinez's economy was expanding with transportation, warehousing, fishing, and canning. In the late 1890s, oil companies sprung up on the shores of the Carquinez Strait with tank farms and refineries that could accept oil coming from inland fields and then export the processed oil through tankers. The first refinery arrived in 1895 in Rodeo and was owned by the Union Oil Company of California. In 1904, the Bull's Head Oil Company built a small refinery next to the Mountain Copper Company and just east of Downtown Martinez. These industrial additions accompanied a change in the built environment in Downtown Martinez.

**1900s**

In the early 1900s several pioneer buildings were replaced with newer, larger, and more elaborate construction. A devastating fire took Downtown Martinez on August 19, 1904. Starting in a box factory at the rear of McMahon's grocery store, the fire ravaged the block bounded by Main, Ferry, Escobar, and Estudillo Streets. The fire then jumped Main Street to destroy much of the block bounded by Main, Ferry, and Ward Streets, and Alhambra Creek. Firefighters could only save buildings on the east side of Ferry Street. The fire destroyed the original Bank of Martinez, the Odd Fellows' Hall, the Martinez Opera House, and several other commercial buildings along Main and Ferry Streets, including A.P. Nelson's store, C.C. Swain's real estate office, Maximilian Bergamini's grocery store, and McMahon Brothers' grocery.

Damage within the fire zone forced businesses to open in temporary quarters. Most of the buildings destroyed were older wood frame buildings. Newspaper articles began promising an improved and more attractive Downtown constructed of masonry. Reconstruction over the next two years resulted in several extant and character defining buildings: the Bergamini Building at 624 Ferry Street, the new Bank of Martinez on the northwest corner of Ferry and Main Streets, a small brick commercial building at 713 Main Street, a grand stone commercial block at 701 Main Street, and the Rankin Block on the southwest corner of Ferry and Main Streets. Just two years later the 1906 Earthquake struck and partially destroyed the newly reconstructed Bank of Martinez which was again repaired to its original architectural character. In 1906, Pacific Bell Telephone Company built an exchange and switching station on the northwest corner of Ferry and Ward streets. This heavily remodeled and now stucco covered building still exists.

Martinez's participation in industrialism helped Martinez survive economically. Martinez's well developed position as a transportation hub in an area more removed also contributed to economic stability. In 1909, adding to Martinez's several small industrial plants and refineries, the Mountain Copper Company opened a fertilizer plant that included a small tract of workers' housing named Fairview. Industrial employees sought residences in new housing tracts or

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hotels in downtown Martinez. From 1900 to 1910, Martinez's population increased from 1,380 to 2,115. In 1913 a ferry route was reopened between Martinez and Benicia and a new wharf constructed at the north terminus of Court Street.

Martinez's place as an industrial center was confirmed in 1913 when Royal Dutch Shell Corporation bought waterfront land to build a tank farm facility and this action spurred speculation of an impending Shell refinery. In 1914, Shell acquired the Frazer Ranch east of downtown Martinez for \$144,000 and built a half million dollar mega-refinery that equaled Standard Oil Company's massive refinery in Richmond. The Shell complex refined crude oil from Coalinga. Shell chose Martinez for its deep water access, closeness to railroad lines, and topography to build a pipeline between Martinez and Coalinga.

### **Civic Core**

Between the 1890 and 1900 censuses, Martinez's population decreased by 220 people to 1,380. The Central Pacific's decision to reroute the main line away from Martinez and cease the Martinez-Benicia ferry resulted in significant setbacks for Martinez's development. In 1900, a prominent Concord resident unsuccessfully petitioned that the County seat be moved from Martinez to Concord. On May 29, 1903, Contra Costa County officials dedicated a new courthouse. The new courthouse replaced the 1855 masonry pioneer masonry structure. The 1903 courthouse remains a monumental, granite, Federalist Revival building with matching jail (1906). This building and its block are listed in the National Register of Historic Places. At this time of this writing, this courthouse and jail are used by the County of Contra Costa as offices and storage. The courthouse is now called "The Finance Building".

### **Italians**

Antonio Riggardo arrived in Martinez in the 1880s and set up a business near the Southern Pacific Depot in Downtown Martinez. Girolomo Pavolini came also in the 1880s and established a restaurant at the northwest corner of Court and Main Streets. Many prominent politicians frequented this establishment. Eventually John Marchi took over the restaurant and became a Town of Martinez Trustee. The May 11, 1901 *Contra Costa Gazette* shows Contra Costa County paying these bills submitted by Italians: Pavaloni, G. meats, Pavoloni, A. interpreting, Bergamini & Co. Store vegetables, Cardinalli supplies, Rampoldi vegetables, and Maloche supplies.

In the 1890s there was an influx of Bolognans to Contra Costa County. Primo Ferrarini became a founder of the Bank of Italy in Martinez. Cesare Borghesani also arrived during this period. In 1888 the Dante Society was formed in Martinez, and existed at least five decades. It was a club to strengthen the Martinez Italian community, and its members were loyal to one another and active in civic affairs. Antonio Raffeto was its first president and Max Bergamini was also a charter member. In the 1890s, Bergamini had a cigar and grocery store where the Bank of

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Martinez building stands. After the 1904 fire, Bergamini erected a tall, two story granite block building on the west side of Ferry Street, one lot up from Main Street and next to where his former store was. That building is extant. Max Gibelli operated "The Old '49 House" where the 1930 Montgomery Ward Building is at the northwest corner of Castro and Main Streets.

In the first decade of 1900, Italians arrived in Martinez from Tuscany, Pisa, and Lucca. Advances in the design of the steam ship reduced months of sailing into just days or weeks. The Italian Hotel on Alhambra Street, extant but highly altered, was established in this time by the Pistochinos. One of their children was born in it in 1907. The Compagnos had a vegetable stand in their extant Marina Vista home and then on Main Street. The DeCarlos family started a winery in the outskirts of Martinez and sold it to a Portuguese family in 1923.<sup>7</sup>

When A.F. Bray published his historical recount of the pioneer Italians in Martinez in August 21, 1936 *Martinez Herald*, he wrote: "It is often said when an Italian buys a piece of land he seldom parts with it and one can usually pick out homes belonging to Italians by the fact that they generally have a vegetable garden and vines around their homes."

### The Fisher Italians Begin to Arrive

John Flores was the first reported pioneer fisherman to settle in Martinez. He bought and sold fish at the Old California Transportation Wharf. Sicily was and is culturally, geographically, and politically different than mainland northern Italy. Both areas suffered from political and resource deprivations at the time of their respective mass migrations. Fishers from Sicily began arriving in the Delta in the 1880s, to Pittsburg and Martinez. This is also true of Crockett and later Monterey. Many of the Italian families between these towns were and are related. Often, sets of brothers would marry sets of sisters. Italian fisher families produced on average over eight children per family. Martinez grew at a moderate pace during the latter half of the 1880s, helped in part by the addition of fish canneries such as the Joseph Black Fish Cannery and Martinez Packing Company. Many of the laborers in the canneries were Italian immigrants. Oskie Aiello (1932–2011) recounted that his grandmother started worked at the canneries when she was eleven years old.

In the 1880s there were anti-Chinese riots throughout the United States. In Martinez, in 1882, a group of Chinese laborers were ordered from their large building, beaten away from the town, forced to leave, and their building torn down. This was done by Greek and Italian fishermen and various Anglos in the town, including boys and prominent men. An investigation and prosecution was undertaken against the attackers.<sup>8</sup>

<sup>7</sup> James G Carroll, *Winemakers of Martinez, USA* (Martinez, CA: Carroll, J.G, 1980).

<sup>8</sup> Nilda Rego, "Days Gone By: Riot against Chinese alarmed state's economic interests," *Contra Costa Times*. June 13, 1993.

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The United States Commission on Fish and Fisheries reported that the 1880s California waters were dominated by foreign fisherman—most of them Italians who came straight from the fishing waters of Southern Italy. They quickly acquired boats and nets, leaving Native Americans with only trout streams. The commission remarked these Italian fishermen were brave, hardy, and industrious despite a relatively meager living and they ultimately and aggressively displaced other immigrant groups from the fishing trade. They used the paranzella meshed trawling net that dragged the Bay. The Italians centuries tested felucca boats were rigged with lateens and could withstand ocean type waters.<sup>9</sup>

The Italian fishers began to settle near Granger's Wharf where they also moored boats on which many lived to save money to retrieve their families back in Italy and Sicily. They bought lots and built stilted shacks, arks, boarding houses, businesses, and homes near their boats at the mouth of Alhambra Creek. Once they were able, the new immigrants sent for their families or found an appropriate bride. They created their own village and continued their ancient customs and fishing craft, their languages, and the seasonal life of a fisher from Sicily and the coast of Italy.

Thus began the era of the fisher Italian in Martinez, a distinct subset of the Italian immigrant in Downtown Martinez. These fishers brought their skills from Italy and Sicily. Commercial fishing grew to be a vital economic activity in Downtown Martinez.<sup>10</sup> In 1890, fishermen from Rio Vista to Vallejo—mostly Sicilians—went on strike and settled for three cents per pound. The Martinez Cannery Company bought 80 percent of the 1,000 fish caught that day. The rest went to San Francisco. The salmon population went into decline not long after the strike due to over fishing and hydraulic mining.<sup>11</sup> Before 1902, the Italian fishers employed the centuries-proven felucca sail boat—slow and twenty-two to twenty-four feet long. The slow speed of the boats was another reason the fishermen slept in them. Later, one cylinder gas engines were added and the boats evolved into the Monterey-style fishing boat.<sup>12</sup>

Families that lived near one another in the old country settled near each other again in Downtown Martinez. Bread ovens were built, fruit trees planted, wine-making outbuildings erected or basements made for the same. Other businesses sprang up to serve this Italian fisher microcosm and its foreign tastes. Bread was baked Italian style in a high round loaf. Italian home cooking influenced the use of Italian ingredients in American cuisine: Olive oil, mushrooms, tuna, preserved olives, sardines, pickled vegetables, green peppers, processed and smoked meats, tomato paste, spiced fruit, eel, saffron, tuna roe, sweet basil, pesto,

<sup>9</sup> Deanna Paoli Gumina, *The Italians of San Francisco, 1850-1903 =Gli Italiani di San Francisco* (New York: Center for Migration Studies, 1978), 79.

<sup>10</sup> Charlene Perry, et al, *Martinez: A California Town*, ed. Harriett Burt, et al (Martinez, CA: RSI Publications, 1986).

<sup>11</sup> Nilda Rego, "Days Gone By: After strike ends, fishing begins to fade away," *Contra Costa Times*, September 21, 2003.

<sup>12</sup> Jime Douhit, "The Monterey Clipper," *Wooden Boat*, September/October 1977.

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mineral salts, and the use of the pestle and mortar and other kitchen implements.<sup>13</sup> "The growing, preparation, and sharing of food dominated the lives of most Italians, who made each meal a social event."<sup>14</sup> The Shoreline Neighborhood became "Little Italy," a name it retained for almost a century.

The Shoreline fisher village, during this period, was a world culturally apart from Downtown Martinez and yet proximal geographically and interdependent economically with the Downtown.<sup>15</sup> The derivative Italian accent remains in the direct offspring of the fisher Italians, three or four who also continue to live in or near their ancestral homes and/or have businesses in Downtown Martinez. The area north and west of Alhambra Avenue and Main Street were intact recreations of parts of Sicily and Italy. Friday night dances and Sunday picnics were part of each community of Italians on the Carquinez Straights. According to Josephine Paganini who was 72 in 1981, all in the community were friends and one big happy family. Everyone knew each other.<sup>16</sup>

Like most fishermen who came to Martinez, the Costanzas came from the Sicilian town of Isola della Femmine, that is the Sister City to Pittsburg, Contra Costa County. The Costanzas arrived in 1895 and opened a fish market, bakery, and grocery store near their first Martinez home at the north end of Berrellesa Street near the water, in the village of Italian fishers that had formed there. Deliveries were made in a wheelbarrow.<sup>17</sup> Boarding houses built by Italians for Italians usually maintained taverns on their first floors. There was a shoe cobbler and private wine making. The Costanzas opened a macaroni factory on Marina Vista later. That building, with a brick first story and a Victorian clapboard second story, exists. Nunzio Sparacino arrived during this period and in 1902 built a small Victorian residence at 305 Escobar Street to house his young sons he brought back with him after a visit to Italy. Joe Sparacino left grammar school to help with Nunzio's fishing business. After Nunzio's retirement, Joe took over and expanded into fish wholesaling. The Sparacino family followed a similar route as the Costanzas, and became connected with the San Francisco International Fish Company while creating and expanding other businesses in Downtown Martinez and beyond.<sup>18</sup> Joe Sparacino eventually became an organizer of the National Bank of Martinez that became the Bank of Italy and then Bank of America. Vincenzo Lucido was also a fish broker to important companies in San Francisco. Chattel mortgages were lent on boats, and boat sharing on a catch basis was common. In 1900 there were 40 Italian fishing boats from Martinez.

<sup>13</sup> Raymond Stevenson Dondero, *Italian Settlement of San Francisco* (Master's thesis, University of California, Berkeley, 1953, Reprinted San Francisco: R & E Research Associates, 1974).

<sup>14</sup> Vincenza Scrapaci, *Journey of Italians in America* (Gretna, LA.: Pelican Publishing Company, 2008), 66.

<sup>15</sup> Perry, et al, *Martinez: A California Town*.

<sup>16</sup> John Kawamoto, "End of Paul's Place: 'The fire hit me like a stab in the heart'," *San Francisco Examiner*, March 4, 1981.

<sup>17</sup> *Contra Costa Gazette*, "Pioneer Grocery Becomes Most Modern of Stores," July 12, 1933.

<sup>18</sup> Perry, *Handbook of Houses*. 22-23.



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There was also a significant economy of gathering resources directly from the land. Other self-reliance skills that infused the Italian fisher, and therefore Downtown, economy included: boat repair, net repair and sales, tanning vats, the boarding house and all its hospitality activities, pasta making, and a mutually supportive way of life in a culture of close intermarriage of families. Children learned to fish and were required to help their parents fishing in the spring and the fall.<sup>19</sup>

Fishing communities are unique cultures throughout the world and the Sicilian community in Martinez was strongly influenced by Catholicism and its rites and reproduction. The Italian women were left alone for months during the Alaskan fishing season or even for nights of local fishing before the boats were engine powered. The wives managed on average eight children as well as home, garden, and often outside work such as the cannery and boarding house work. This kind of industry is a quiet contributor to any economy and unique to fisher cultures.<sup>20</sup> Midwifery was another self-reliance skill that can be seen in economic terms. Three Italians live in their fourth generation homes, having been born there with the help of a midwife as were all their predecessors.

The 1906 Earthquake sent several hundreds of Italian refugees from San Francisco to Martinez.<sup>21</sup> They came by train and ship from the fire that destroyed two-thirds of San Francisco. One hundred alone came from San Francisco to Martinez on the ship *Christopher Columbo*.<sup>22</sup> A large portion of the San Francisco Italian fisher community came to Martinez to join their relatives among the fishing and agricultural Italian communities. The April 21, 1906 *Contra Costa Gazette* reported:

Despite the fact that the handsome buildings which the people of Martinez courageously erected after the fearful fire two years ago are practically ruined, the citizens of this town are rejoicing, for not a single life was lost, though the buildings shook as though they were about to come down, bricks and stone went hurling through the air, huge tanks toppled over, and ravenous flames ate up a portion of Granger's Wharf, not a single person was ever seriously injured...one of the sad results of the shock was the destruction of old landmarks...six houses were destroyed in the Italian Fishing Village immediately after the shock despite valiant work of local fire boys...350 Italian refugees who lost their homes and everything they possessed in the great fire that wiped out two thirds of the city of San Francisco are now being cared for by the Relief Committee of Martinez.

<sup>19</sup> Katherine Davi-Collins, *Pioneer Italian Fishermen of Martinez: "nostri pescatori"* (Martinez, CA: Katherine Collins, 1998).

<sup>20</sup> Carol Lynn McKibben, *Beyond Cannery Row: Sicilian Women, Immigration, and Community in Monterey, California, 1915-99* (Chicago University of Illinois Press, 2006).

<sup>21</sup> "Care of Italian Refugees: Ladies distributing sandwiches on the trains." *Contra Costa Gazette*, April 21, 1906.

<sup>22</sup> "Plan to Care for Refugees." *Martinez Daily Gazette*, April 22, 1906.

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The May 18, 1906 *Contra Costa Gazette* reported that the community would be granted another teacher because there were 124 more (25 non-native) children in 1906 than in 1905 and that the refugee children would be likely to settle in Martinez. The Italian fisher community became an integral part of Martinez for the last two decades of the nineteenth century and continued to be so in the first half of the twentieth century. By 1910, Italian fisherman provided 90% of fish consumed in San Francisco, 80% of the commercial fishing throughout California, and 80% of the fresh and processed fish that was imported out of state. 2,500 Italians were directly connected with commercial fishing, with two-thirds of those living in North Beach and the remainder in Pittsburg, Collinsville, and Martinez.<sup>23</sup>

The best Pittsburg fishermen made \$109.70 for a week and the lowest \$1.70. The fisherman needed a boat and an outfit of two nets, which cost at most \$450. Average price for fish in 1908 was seven cents per pound.<sup>24</sup>

"Fishermen here are almost altogether Sicilians, 'Capochotes,' they are called and ignorant, but very picturesque set of men who reproduce faithfully here all the costumes and customs of their Mediterranean home. The boats are splendid sea craft, and their brown lateen sails glancing against the sun are a distinctly interesting feature of life on the river...it is said they are a very vindictive lot, with knife very handy, and it is worth an English-speaking man's life to try and fish amongst them..."<sup>25</sup>

Pellegrini became a fish dealer and three more generations of his descendants lived in the house that the first Italian American Martinez Pellegrini built. This house is extant at the northern land's end of Alhambra Creek. The house was sold out of the Pellegrini family in 2012. At the time of this nomination, the fish tow hook still hung on the fence. The outbuilding, that surrounds the publicly visible cement ice storage compartment, was still barely erect as it leaned into Alhambra Creek. The home appeared to be undergoing rehabilitation to preserve the building's character defining features. The first Pellegrinis processed the fish on the bottom floor and lived upstairs. The total size of the Pellegrini house at what is now 103 Berrellesa Street is 787 square feet. The Pellegrinis had four children. This type of family living density was common for the Shoreline Italians who usually had two or three more hundred square feet of living space and twice the children, often boarders, and a business and/or wine making on the lower floors of the house. Pellegrini began his business by peddling fish in his wagon in valley towns. He then expanded his business by selling fish to big companies in San Francisco. Fish buyers, brokering with San Francisco buyers, also rented space at Grangers'

<sup>23</sup> Dondero, "Italian Settlement of San Francisco."

<sup>24</sup> "Fisheries Are a Great Source of Profit", Contra Costa County Historical Society "General: Fishing" file, \_\_\_\_\_, 1908.

<sup>25</sup> Ibid.

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Wharf and later the City wharf.<sup>26</sup> Much of the local economy depended on fishing and Italians in the early 1900s.

The Costanza fishing family lost their bakery, store, and home at the north end of Berrellesa Street in a fire sparked by the 1906 earthquake. They then moved just south of the railroad tracks, into the greater Shoreline Neighborhood. The Costanzas rebuilt everything, including a winery that was finished in 1908 with a maximum capacity of 60,000 gallons requiring 400 tons of purchased grapes.<sup>27</sup> The winery buildings are non-extant and the home remains. Houses that served both as businesses and residences continued to be built in and around the Italian fisher nexus in the Shoreline neighborhood. According to the 1906 and 1914 City Directories, 415 Alhambra was the Costanza Grocery, 66 Berrellesa was the F. Lucido Grocery, 47 Berrellesa was the G. Fazzini Grocery.

Baseball great Joe DiMaggio (1914-1999) was born in a small stilted wood house on the marshes near the Italian fisher village in Downtown Martinez's shoreline, on what was then called Foster Street at Berrellesa. This now land-filled lot is part of an industrial complex. A plaque commemorating Joe's birthplace is situated on a building approximately one hundred feet from his non-extant birth home.<sup>28</sup> Joe continued to visit Martinez where many of his family remained and his brothers—who also played professional baseball—were active in promoting local Italian boys' baseball teams. The Sons of Italy are in the process of renovating the *Joltin'* Joe boat given to Joe DiMaggio by the New York Yankee Baseball Team.

Tom Clavin wrote,

Giuseppe and Rosalio DiMaggio believed in America like millions of other immigrants at the turn of the 20<sup>th</sup> Century, they discovered that by working hard they could have a piece of the American dream...that would be available to their nine children....Both were descendants of generations of fisherman...Giuseppe arrive in Martinez, acquired a boat, named if after his wife, and eventually could afford an engine for the boat. He began his days at 4 a.m. He saved the money earned from the catch. After four years he acquired a house and passage for his wife and first child [born in his absence]. It was 1902 and with an illiterate husband, Rosalie did not know what to expect.<sup>29</sup>

Gino DiTullio moved from Italy to the Shoreline Neighborhood in 1974. He became a bocce champion in Martinez and for 40 years has lived within the same two blocks in the Shoreline Neighborhood. He remembers that the Shoreline Neighborhood still contained many Italian

<sup>26</sup> Perry, et al, *Martinez: A California Town*.

<sup>27</sup> Carroll, *The Winemakers of Martinez*.

<sup>28</sup> Horace Peter "Oskie" Aiello, interview by author, Martinez, CA, Shoreline Neighborhood, 7/29/2009.

<sup>29</sup> Tom Clavin, *The DiMaggios: Three Brothers, Their Passion for Baseball, Their Pursuit of the American Dream* (New York: Harper Collins, 2013), 11-14.

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families when he moved in. He recounted a story that the grandmother of Nancy Fahden, Mrs. Cardinali, who was then an old woman living on the corner of Talbert and Escobar Streets, relayed to him about her migration from Italy to Martinez:

She told me story that she said would never forget about coming to Martinez from Italy. She was six years old and she and her mother came on a ship to New York and then boarded a train to Martinez. It was always on long trips uncertain when the train would arrive and Mrs. Cardinali and her mother—after leaving everything they knew and understood behind in Italy—arrived in Martinez at night and it was raining. Her husband did not meet her at the train station. They both started crying. They felt as if they had gone to the moon and been abandoned there. Finally, an Italian man showed up, asked if she was Cardinali, and took them to their new home. But Mrs. Cardinali never forgot that day, when she was six, and how it felt to leave everything and arrive to a far away, unknown place with no one to meet them in the rain.<sup>30</sup>

In this period of significance examples of the economic contribution of Italians to Downtown Martinez continue. Bertola and Marchi maintained their saloon, cigar room, liquor sampling, restaurant, and hotel at Main and Court Streets. A Maloche ran a barber shop at 616 Main, a Maloche owned a blacksmith forge at 402 Main, and a Malluchi had a boot and shore repair at 601 Main Street. There were also barber shops and cobblers in the fisher village at Granger's Wharf. In 1910 the non-extant Bianchi Boarding house existed next to what is now 103 Berrellesa Street (Pellegrini home) and across from the extant Marazzani boarding house. Rooms were rented to fishermen and other workers in the area. Augusta Colonna Pellegrini remembered washing 100 socks at a time for boarders. Like all other boarding houses on Berellesa and beyond, the Bianchi boarding house also maintained a saloon. There were several other boarding houses in the vicinity of Downtown and the Shoreline which were operated by Italians. Tina Chantri's husband died, leaving her to raise six children. She took in boarders, plus worked at the cannery. Rosa Della Rosa had a boarding house at Escobar and Castro, and the Chantri daughters also made beds there.

The 1906 City Directory reported at least 32 Italian-named adults living in the area circumscribed by the Shoreline Neighborhood. The Martinez City is a reliable data sample as the names with their addresses reported in the City Directory hold true to other resources. The 1910 City Directory showed at least 65 Italian-named adults in the Shoreline Neighborhood. The 1914-1915 City Directory revealed at least 77 Italian-named adults in the Shoreline District.<sup>31</sup> This progression in population count could be a function of assimilation and language acquisition as well as the fact that the fishermen were phasing out of living in their boats and into conventional homes as well as retrieving their families from Italy. However, the increase in Italians from the 1900 to the 1910 Census reflects the Italian influx resulting from

<sup>30</sup> Personal communication June 20-28, 2014.

<sup>31</sup> *Polk's Richmond and Martinez Directory*, (Oakland: R.L. Polk & Co. 1914-15); 1910 Microfilm.

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the 1906 San Francisco Earthquake refugees as described by the newspapers.<sup>32</sup> Between 1900 and 1910, the overall population of Martinez increased by 735 person, a 35% increase. Italians immigrants constituted about half of this increase, and would continue to contribute significantly to native and non-native population growth through time.

Around 1912, the Digardis bought the Joost winery in southern Martinez after the first Digardi winery had burned down across the street. Joost had been there since the 1880s. The Digardis won awards for their wines. At the writing of James G. Carroll's 1980 *The Winemakers of Martinez*, the Digardi property continued to be used for wine-related business. The land is no longer productive, but vines and buildings are extant less than two miles outside of Downtown. Winemaking contributed to the economic vitality of Downtown as a transportation hub (distributing the wines, bringing the grapes in), and the winemakers frequented the Downtown Commercial Core. Moreover, many of the wines were sold in local shops and restaurants. Although the Italians were not the only winemakers in Martinez, they were and are at least 50% of all vine growers and wine makers in and around Martinez, and brought ancient skills to these endeavors.

**ROYAL DUTCH SHELL AND 1920s BUILDING BOOM: 1915 to 1929**

In 1915, Martinez began to develop as a modern regional powerhouse. Shell had announced the construction of its refinery in Martinez, to be the largest west of New Jersey. Local and regional newspapers were filled with articles announcing business opportunities, building plans, and growth in Martinez. A September 25, 1915 edition of the *San Francisco Chronicle* wrote in anticipation of the largest building boom in the Martinez history:

One feels glad upon beholding the vision that a city is to grow here, No place could be more delightful for human habitation, You can easily picture the transformation from escalating conditions—and it is going on fast—to streets paved with asphalt, steel and brick business blocks and hotels, long avenues of residences, electric trolley lines, more main line railroads building in, more pier and wharf buildings, and more large steamers discharging and taking on cargo. It is all to be, for the foundation has been laid.

Improvements had already occurred. In 1911, the City of Martinez built a municipal wharf at the foot of newly extended Ferry Street. Two years later, local political boss and entrepreneur John J. McNamara, along with J.W. McClelland and L.M. Lasell, formed the Martinez-Benicia Ferry & Transportation Company and restored direct ferry service. In 1915, the State of California completed what became Highway 4 between Richmond and Martinez connecting the

<sup>32</sup> United States Bureau of the Census, *Twelfth Census of the United States, 1900: California*. Microfilm.; United States Bureau of the Census, *Thirteenth Census of the United States: 1910--population : [California]*, (Department of Commerce and Labor, Bureau of the Census), Microform .



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larger population of western Contra Costa with its county seat.

The construction of the Shell refinery led to rapid population growth in Martinez. An article in the October 7, 1915 edition of the *San Francisco Chronicle* discussed how the population of Martinez had grown to around 4,000 in 1915, double what it had been just five years earlier. The number of men employed at the refinery was estimated to be between 1,500 and 2,000. Predictions were that Martinez would soon have a population of 15,000. Speculative developers and local businessmen began building residential hotels and rooming houses to fill the demand that was dominated by single men or men on their own. In October 1915, L. and J. Hilson of Salt Lake City announced plans to build a three-story hotel on Main Street. A.S. Ohem constructed a \$50,000 brick hotel on a 50 foot square lot on the southwest corner of Main and Alhambra Streets. It was first called the Hotel Ohem, later the Travelers' Hotel, then the River House. Frank Prosser moved the 1880s Jones saloon to face Howard (Marina Vista) Street in order to build a two-story apartment house on the northeast corner of Ferry and Marina Vista Streets. This building is extant but altered.

Another important apartment building constructed in 1915 is John J. McNamara's City Hall Building. Designed by architect James T. Narbett, the mixed-use, reinforced-concrete, Craftsman style building was erected next door to old City Hall at 706 Main Street. Narbett designed many of the brick buildings extant in the Downtown. The building featured four commercial storefronts on the first floor and eight apartments upstairs. In 1916, the three-story Martinez Hotel on the southeast corner of Ferry and Main Streets was remodeled into an upscale establishment for visiting Shell executives. Residential developers bought the ranches on the edges of Downtown Martinez for the construction of subdivisions of small modest frame dwellings for skilled workers and their families. Early subdivisions included Oak Knoll, Mountain View, Martinez Park, Homestead, and Sunnyside. The Downtown Neighborhood on the flat alluvial plane contained farm houses and Victorians that remain from before the Shell era. The area around them filled with homes from the Shell era and developmental pressure. By the 1920s the Downtown and its residential neighborhoods were using electricity.

Because of this growth, Martinez's infrastructure and municipal and private utilities were forced to upgrade and expand. Because of increased traffic, In December 1915, the City replaced old wood with concrete in the bridges over Alhambra Creek. This same year, Alhambra Creek was renamed from El Hambre Creek. The private booster Martinez Development Board secured a more dependable source of water in the high capacity Chenery Reservoir. The City began paving the streets of downtown Martinez that was completed in 1923. Smith Street was renamed Alhambra Avenue in 1917 and the street was widened for the increased traffic from Highway 4 to Downtown. In 1918, a second ferry boat was added to the Martinez-Benicia route.

The Shell period of significance produced a sharp uptick in commercial construction that continued at least until 1930. Downtown Martinez no longer resembled a late Victorian frontier

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community. Several extant, town character defining, commercial buildings were erected or remodeled between 1915 and 1918. These include the Bank of Martinez, the Pacific Gas & Electric office at 514 Ferry Street, and the Lasell Building at 911 Alhambra Avenue, now heavily altered.

Construction activity peaked between 1920 and 1930. Those that remained of the nineteenth century wood frame commercial buildings were replaced with one- and two-story brick and concrete business blocks. In 1920, 530 Main Street was built as Auto Zone Garage. The commercial block at 901 Main Street was built on speculation to house multiple businesses. By 1925, many of the buildings were erected that continue to define the historic character of Downtown Martinez. Through a state bond, many towns in Contra Costa County received Veterans' Halls. Martinez's 1924 Gothic Revival brick World War I Veterans' Memorial Hall at the corner of Ward and Court Streets is still actively used. It was built with a community swimming pool used for almost a decade. The pool hull is now covered with hardwood and the ground floor continues to be used for dances, meetings, and even as an extra court room.

During the 1920s Martinez developed an auto row along Alhambra Avenue, in conjunction with other automotive related businesses along Escobar and Ward Streets such as the 1925 DeRose Chevrolet dealership at 406 Ward Street. Prosperity in this period afforded the populace luxuries such as automobiles and cinema. Extent and massive relative to its surroundings, the State Theater was designed by the famed Reid Brothers of San Francisco and built in 1925 at 800 Ferry Street. The State Theater was unusual for a town of Martinez's size and it symbolized the belief in ongoing improvements in the standard of living via a growing economy. The extant National Bank of Martinez, later the Bank of Italy and Bank of America, was finished in 1924 at 659 Main Street.

The year 1926 was the crescendo of the Downtown building boom in Martinez. Two other notable extant buildings erected in this year include the Moorish Revival-style Hook Building/Hotel James at 801 Main Street and the Sharkey Building at 630 Court Street. An article in the *Martinez Gazette* indicated that new Downtown Martinez construction in 1926 exceeded \$3 million for the first time in the city's history. 1926 was the first year the United States could call itself the wealthiest nation in the world. During the 1920s, Martinez became a major retail center for eastern and central Contra Costa County. Improvements to regional transportation infrastructure contributed greatly to this economic stimulus, including the 1926 Antioch Bridge and the 1927 Carquinez Bridge. By 1930, five regional highways connected Martinez to the 1.5 million people in the San Francisco Bay Area. In 1930, the Southern Pacific constructed a monumental railroad bridge between Martinez and Benicia which connected the last link of the transcontinental route. Martinez was once again an important stop on a major railroad line.

In 1929, the Masons began building their extant four storied, ziggurat, Art Deco Hall at the corner of what became Mason and Estudillo Streets. It was the first and grandest Art Deco

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building in Martinez replete with tile exterior and interior and wooden spiral staircase. The Masons moved from the wood building they had occupied for 80 years on what became Susana Street Park. Just to the south of Susana Street Park, the School District had added a Tudor-Elizabethan addition to the two room brick kindergarten building. Across Susana Street the Moorish Revival high school was also built just before the Great Depression. Both these school buildings have been demolished and replaced.

### Italians

The flu epidemic of 1918 killed Italians in the village north of the railroad tracks. Caterina Billeci DiMaggio, wife of Vincenzo, was 40 years old and pregnant with her ninth child when she succumbed. 1918 also brought Prohibition that lasted until 1933, retarding the wine making, selling, and distributing businesses—many of which were run by Italians in and around Downtown Martinez. The December 12, 1924 *Martinez Daily Standard* reported that Richard Storelli, a fish dealer living near Granger's Wharf in the Shoreline neighborhood, was the defendant in the second case in the State of California to be tried for selling liquor.

Examples of Italian businesses in this period include: 602 Castro housed an Italian sausage factory. Martellaci had a market on the 600 block of Main. Lombardo had a shoe repair shop, Gianni and Terriblini ran an Italian grocery in the Downtown. Cardinalis operated a fish market at 604 Alhambra. The Costanzas expanded their grocery business at 521 Main Street. In the village, net repair, bakeries, cobbling, hair cutting, midwifery, and winemaking continued. The Ferrantes opened a bakery in the extant home at the corner of Foster and Buckley and sold three loaves for a quarter. In the early part of this period, Armando Olmeda worked for Joseph Lombardo repairing shoes and was a boarder at 414 Escobar. By the end of the period, Olmeda owned a shoe repair at 637 Main. Antone Sparacino was a barber at 608 Main Street.

The building that became the Bank of Italy was built on the northeast corner of Main and Estudillo. Bank of Italy became Bank of America and moved across the street; the elegant 1924 building is extant. Several Italians were founding officers and the bank offered services in Italian and English. It took many years for the fishermen to understand that a bank check was as good as cash. Lucido, Pellegrini, Costanza, Amato, Flores, Davi, and Sparacino were the fish buyers and brokers in this period. Rocco Costanza passed away in 1925 and at the same time chain stores arose and cut into family-owned grocery operations.

Paul Pagnini as a 16 year old came from a tiny Italian fishing village named Cattolica off the Adriatic Sea. Paul wanted to be with his brother and arrived in the "Little Italy" of Martinez in 1912 after a 22 day, \$90 trek by boat from Genoa then train from New York. Paul Pagnini opened the short-lived Curry Café in 1917. In 1928 he opened Paul's Place in the Kelly mansion on the 1200 block of Alhambra Avenue. Pagnini had saved to open Paul's Place through odd jobs including two summers in Alaska counting fish. Paul's Place became famous with movie actors and high-level politicians frequenting it. The restaurant existed for 50 years

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until it burned down.

In 1924, the Immigration Act was passed, setting quotas for admission and limited Italian immigration relative to other nationalities.<sup>33</sup> The 1925 City Directory revealed at least 96 Italian adults living in the Shoreline Neighborhood. In the 1920s there was a growth explosion in Martinez that was particularly felt by the schools, and more classrooms were built. The November 8, 1927 *Martinez Daily Standard* reported that a new grammar school building would be necessary and that soon the high school would also need to expand.

A State of California legislated 1927 Census reported 1,979 minors living in Martinez. This was more than predicted by the *Martinez Daily Standard's* August 22, 1927 headline "Additional Instructors Immediate School Need: Organization of five first grade classes necessary to provide for new pupils." The article continued that "Registering a phenomenal and totally unexpected gain, enrollment in the Martinez grammar school, which opened its fall term today, showed a registration of 1,104 pupils, an increase of 200 over last year's enrollment." This population pressure was provided not only by the incoming Shell employees, but also by the reproduction rate of the Catholic Italians in Martinez.

The "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927" shows that Italians own 90% of the residential blocks in the Shoreline neighborhood and conservatively 30% of the Downtown Martinez Commercial Core. The area on Berrellesa Street and Granger's Wharf was not surveyed for the "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927." Had this area north of the railroad tracks been included in the 1924 survey, it would show more residential and business activity among the Italian village just as the Sanborn Fire Insurance maps show. The Costanza Macaroni factory building became the San Filippo home that Angelo Costanza (b. 1948) remembered as the site of the grape crush parties his family and the San Filippos hosted during the grape harvest.<sup>34</sup>

In 1929, John Delchini built the first regulation bocce courts on his property in the western hills above Downtown. The Marazzani Boarding House had clay courts already.<sup>35</sup>

## **DEPRESSION AND POST WORLD WAR II: 1930 to 1960**

Like most of the U.S., Martinez suffered from the effects of the worldwide depression 1930 to 1939. Between 1920 and 1930 the population of Martinez more than doubled to 9,086. By 1940 the population declined to 7,381. Several major industries like Shell continued production

<sup>33</sup> "Timeline: The Major Immigration Years 1880s-1930," *Bancroft Library*, Retrieved October 28, 2009 from [http://bancroft.berkeley.edu/collections/italianamericans/timeline\\_immigration.html](http://bancroft.berkeley.edu/collections/italianamericans/timeline_immigration.html).

<sup>34</sup> Angelo J. Costanza, "A Presentation About the Italian-American Experience Throughout Martinez's History," Martinez Oral History Project, 09/17/07, retrieved March 1, 2014 from <http://martinezoralhistory.org/video.html>.

<sup>35</sup> Perry, et al, *Martinez: A California Town*.

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and building continued in Downtown Martinez. In 1938, the Martinez airport was built on reclaimed tidelands with an 1800 foot runway. Martinez's position as a major transportation hub and the county seat also cushioned the effects of the Great Depression. Buildings erected during the Great Depression that still contribute to Downtown Martinez's historic character include the 1930 polychrome brick-clad Martinez Steam Laundry Company building, the concrete 1930 Cook Building at 636 Ward, and the 1937 Gothic Revival Deco Colombo's Liquors building at 617 Ferry Street. The completion of the retail furniture store, the J.V. Cook Building, boosted the City's morale as the center of retail trade in Contra Costa County. Cook also used local suppliers and contractors for the building's construction.

In 1941 total building had reached \$434,429, the highest since 1929. On July 2, 1942, the *Contra Costa Gazette* reported "Building For 6 Months \$40,299". From January to July of 1941, new construction total was \$225,824. In 1942 those months' building totals were just \$40,299. The paper reported "The difference was war." The first residential permit of 1942 was granted in June for five two-room apartments for defense workers at Berrellesa and Green streets at a cost of \$8,000. These apartments would supplant others that had been built in 1915. "Hampered by frozen materials, Martinez has turned its building energy to repairs and improvement for which 30 permits were issued."

The Susana Street Park property was deeded by the Masons to the City of Martinez. It was built during a time of New Deal funding. 400 trees were planted throughout Martinez with Civil Works Administration funds. The trees and rock work in Susana Street Park are typical Works Progress Administration outcomes. In 1936, the National Youth Administration camped in the Rankin property that had been deeded to the City of Martinez and created what became Rankin Park. In 1937, Shell Oil Refinery built its expansive and elegant Craftsman Club House on the eastern edge of Brown Street. Susana Street, Rankin Park, and the Shell Clubhouse are still extant.

### **Civic Core**

The Great Depression period was also the most intense period of the Civic Core's development. The 1932 one-block, four story Hall of Records was erected. Its monumental Art Deco transitional architecture echoed the Neo-Greco revivalism of its just northern neighbor—the 1903 Courthouse. Both are listed in the National Register of Historic Places and the Hall of Records is now a California owned Superior Court. They were built with their entrance sides in line with each other. That line continued with the 1936 Department of Treasury Post Office in the Progress Works Administration "P.W.A." Moderne architectural style. This post office has continuously operated and is pending rehabilitation. Federal funding also provided for the rebuild of the municipal wharf.

Between 1940 and 1942, on the west side of Court Street, the City of Martinez Library and the Richmond Abstract Title Company were completed in stripped Classicism Deco style next to

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each other and by the same builder, C.M. Tieglund. Both are extant. The City of Martinez was awaiting New Deal funds to construct a library the size of the monumental Hall of Records across the street, but the New Deal programs ended before the funds were actualized. The citizens and the City of Martinez then raised the money to complete the library, although they could no longer build it to the size of the Hall of Records as was the original plan. The City Library continues in its original purpose and has been recently renovated and modernized keeping its historic architecture. Because the Library was listed in the National Register of Historic Places, the State Historical Building Code accommodated a design that included a downstairs community room.

In 1940, the 1890 Borland Home, now Martinez Museum, was owned by Cappy Ricks, then Mayor of Martinez. He modified the home into a duplex rental. The sidewalk around the home is stamped "1940 W.P.A." In 1940 Cappy Ricks was mayor and directed New Deal funds into many City projects, including the miles of W.P.A. stamped sidewalks, driveways, and flagpoles in Martinez. In 1941, William R. Sharkey built a companion building to and just north of his newspaper building at 630 Court.

Martinez once again found prosperity during the Second World War. Martinez was proximal to Richmond, Vallejo, Benicia, and Port Chicago's "arsenals of democracy" and booming defense industries. Defense workers found housing in Martinez. Before the 1960s construction of the Benicia Bridge, people came from Benicia to Contra Costa County via the ferry from Martinez. In World War II, extra ferry service carried defense workers between the Benicia arsenal and Martinez which created a fertile opportunity for commerce in Martinez.<sup>36</sup>

As Kelley and VerPlank wrote:

World War II was the apogee of Martinez' downtown commercial district. Along Main Street, national chains such as J.C. Penney, F W. Woolworth's, and Montgomery Ward occupied large brick buildings on prominent corner lots. Local businesses such as Hilson's and Lasell's department stores, Marchi Men's Wear, and the Empire, Martinez, and Pacific Furniture stores occupied commercial spaces along Main, Ferry, Castro, Las Juntas, and Escobar Streets. Automotive-related businesses clustered along Alhambra Avenue and Ward Streets. Theater patrons could enjoy movies at the State and the Avalon while working men drank and played pool at the bars and pool halls along Ferry Street. Photos from the period show a thriving business district.<sup>37</sup>

During World War II, there was almost no new construction in the Commercial Core of Downtown Martinez due to government restrictions placed on the civilian use of rationed

<sup>36</sup> Kelley & VerPlanck. *Downtown Martinez*.

<sup>37</sup> Kelley & VerPlanck. *Downtown Martinez*, 25.

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building materials needed for the war effort. In 1945, the Civic Core received a new jail on the eastern side of the courthouse block, just north of the 1906 granite jail. In 1946, Sharkey built his "Class 'A' Press Building" just north of his 1941 building and on the southwest corner of Escobar and Main Streets. He connected his new building with the 1941 building by an arch and combined they became 610 Court.<sup>38</sup> (In the 1970s, the County acquired 610 Court. The County added a second story to the 1941 side and joined this second story to the 1946 building's second story; hence, 610 Court became one large, rectangular, civic building that maintained much of its original Streamline Moderne architectural character). The Shoreline neighborhood had a few new residences added to it including two minimalist cottages that are now demolished. During World War II the Martinez Airport suspended its operations.

### **Postwar Development**

While Downtown Martinez prospered during the Second World War, the Bay Bridge and the Caldecott Tunnel ("The Broadway Bore") escalated vehicular access to the urbanized portions of the Bay Area from Contra Costa and Alameda Counties. After the war, the population of Contra Costa County boomed as a result of suburban growth. Martinez, already built out, was not part of the boom. Of the 200,000 new residents that settled in Contra Costa County between 1945 and 1950, only 1,000 moved to Martinez. Most of the new residential and commercial growth occurred in the formerly rural communities of Pleasant Hill, Concord, Walnut Creek, Lafayette, and Orinda. Martinez lost much of its retail and commercial businesses to these new suburbs. Shopping centers appeared on former cattle ranches and orchard lands of central Contra Costa County. The gradual decrease of importance of passenger rail contributed to a reduction in the economic activity in Martinez. Moreover, the 1962 construction of the Martinez-Benicia highway bridge ended the Martinez-Benicia ferry. On this route the Downtown was not readily seen, much less shopped.<sup>39</sup> The main transportation artery that now carries drivers by Martinez is Highway 680. Highway 680 bypasses Downtown Martinez while providing the only visual clue of the character of Martinez as the massive Shell Refinery, its oil tans, and its many smokestacks.

There were commercial buildings of note added to the Shoreline neighborhood along the west side of Alhambra Creek south of the railroad tracks and north of Marina Vista. These extant buildings are: 300 Alhambra Street (1948), 201 Berrellesa Street (1946), a rectangular building with an notable false parapet, 209 Berrellesa (1946), a rare example of an extant Quonset hut in Martinez, and 221 Berrellesa Street (1948), a common bond brick building that has unusual arched parapets capped in metal coping to mask the asphalt barrel vault roof and main entrance of a large central metal rolling overhead garage door.

The remainder of this period of significance is best described by Kelley and VerPlanck:

<sup>38</sup> "Newest Building Has Attractive Offices." *Contra Costa Gazette*, September 20, 1945.

<sup>39</sup> Kelley & VerPlanck. *Downtown Martinez*.

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Civic authorities in Martinez initially tried to combat the centrifugal forces of suburban growth by trying to make downtown Martinez more appealing to motorists and diehard suburbanites. In the 1950s, the City formed a parking district, bought several city blocks, and cleared them for large, suburban-style surface parking lots. Business owners were also encouraged to remodel their aging buildings in a more "modern" style. Dozens of buildings were stripped of their original ornament and covered in stucco, such as the 1905 Rankin Building at 724 Main Street, or concealed behind mounted aluminum screens, such as DiMaggio's Fine Foods at 701 Main Street. These alterations were supposed to make the aging commercial buildings look more "up to-date" and to appear more in keeping aesthetically with a typical post-war shopping center. Postcards made in the 1950s illustrate the extensive remodeling that occurred. The remodeled buildings could be comparatively attractive—with their new streamlined Late Moderne façades, canted glass storefronts, and neon sign—but the overall trend was toward inexpensive, and frankly not-so-attractive, remodels. Nevertheless, none of these projects seem to have helped reverse the slow decline of downtown Martinez. The city as a whole only grew as a result of annexations, although even this activity only increased the city's population by 150 between 1950 and 1960.<sup>40</sup>

In 1960, the Martinez Airport closed forever. In 1962 the George Miller Jr. Memorial Bridge linked Martinez and Benicia resulting in the end of ferry operations.

### Italians

The period before World War II was the most expansive for the Italians in Martinez. From 1928 through 1930, the English-Italian newspaper, *La Settimana*, was published in Martinez with 2,000 readers on average. Comparatively, the *Martinez Standard* had a circulation of 1,541 in 1928.<sup>41</sup> The American-Italian Club was formed with 80 members enrolled from its outset. Only those of Italian descent were allowed to join.<sup>42</sup> The Italian American Boys Club was founded. The Italian Social Club, Martinez Grove of Druids (majority of Italian descent), Martinez Circle of Druids (Italian language only), and the Marconi Circle were clubs formed. In 1936, half of naturalization hearings were Italians applying for citizenship.<sup>43</sup> The Dante Society, started in 1888, was going strong. Bray reported in the August 21, 1936 *Martinez Herald*:

Italians...have now gone to work in the industries in and about Martinez, and

<sup>40</sup> Ibid, 26-28.

<sup>41</sup> "Directory of Newspapers and Periodicals, 1928 [ & 1930]: California, Martinez," (Philadelphia : N.W. Ayer & Sons, 1900-1969), Microfilm.

<sup>42</sup> "American-Italian Club", *Martinez Daily Standard*, February 11, 1932.

<sup>43</sup> Bray, "Italians Figure Prominently."



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their homes are above the average and may be found in every section of the city... In looking over the list of graduates both from the grammar and high schools it will be noted that about 50 percent of the grads are of Italian descent. The records of St. Catherine's Parish show that the majority of the congregation is composed of Italians or their descendants. The younger generation takes an active part in the business, political, and social life of Martinez.

In December of 1936, the Italian American Club hosted a reception for "the nation's newest baseball hero" and Martinez native, Joe DiMaggio.<sup>44</sup>

In 1930, St. Catherine of Siena Parish Church—just three blocks south of Downtown Martinez's Commercial Core—was able to build a rectory on a corner of the one-block property it had occupied since 1850. In 1940, St. Catherine of Siena Parish wood clapboard church was replaced in its entirety with a quarter-block neo-Gothic building replete with four-story high church tower. The Italian Catholic Federation was a prominent organization at the time of Bray's reporting. St. Catherine of Siena is one of two Patron Saints of Italy. St. Francis of Assisi is the other. An Italian language school opened in Martinez with after-school classes for children and adult classes in the evening. 50 children enrolled at the time of Bray's article.

The aquifers beneath the outskirts of Downtown Martinez dried up and the large Italian gardens and farms ceased operations, also due in part to the developmental pressures that included the immigration of fisher Italians. The last vegetable farm was operated by G. Trebino in the 1930s, but in 1935 the Bartolinis started a winery farther out in Martinez that operated for 30 years. The Costanzas turned to wine distribution after Prohibition ended in 1933, which was mutually beneficial to their grocery business. The Cadenassos started a winery in 1933 from their own grapes. They sold their 75,000 gallon capacity winery in 1943. In this period of significance, the Martignonis also started a winery in the outskirts of Martinez that lasted over 20 years. The Vianos started a winery even farther out in the outskirts of Martinez; that winery is still in operation replete with wine tasting room.<sup>45</sup>

The Italian fishermen hired a consultant to assist commercial operators to fight for a Bill to extend the bass season because times were difficult for them in the Great Depression. Between 1931 and 1932, 3,000,000 pounds of fish were caught by fishermen in Contra Costa County. 960,000 pounds were striped bass. When bass were off the market, the fishermen struggled for three and a half months by living off catching shad and salmon alone. As many store owners did for all types of residents in Martinez during the Great Depression, husband and wife Marie (Bonzagni) and Mario Menesini gave credit in their store on Main Street including to Italian fishermen, and as a result the Menesinis were the recipients of many fish.<sup>46</sup>

<sup>44</sup> *Contra Costa Gazette*. "165 Will Attend Reception Here." November 21, 1936.

<sup>45</sup> Carroll, *Winemakers of Martinez*.

<sup>46</sup> Erin Clark, "Community mourns loss of Mario Menesini [Jr.]," *Martinez News Gazette*, May 2, 2013.

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As of 2014, their descendant is on the City of Martinez Council and was a former Mayor of Martinez. Costanzas also provided for people in the community during the Great Depression through their store.<sup>47</sup>

On January 19, 1938, a group of Martinez fishermen were granted a permit by the City of Martinez to erect and maintain net tanning vats on the shoreline "so as to properly care for their respective fishing nets while not in use...the commercial fishing industry is of an advantage to said parties and to the City of Martinez, and said property is not in use...it is for the best interests of the City of Martinez to permit the same." Three of the fishermen could not write their names and so could only make a mark that their colleagues notarized.<sup>48</sup> The September 24, 1938 *Contra Costa Gazette* reported that the City Harbor would be improved in order to provide berths for fishermen along 90 feet of the Martinez municipal wharf and would contain a proper landing float for loading and unloading fishing craft near the Sparacino Fish Depot. During the Great Depression, commercial fishing prices dropped, but by 1938 the late summer fishing season produced 1,500,000 pounds of fish within ten miles of the Southern Pacific Bridge over the Carquinez Strait. Fishermen were paid an aggregate \$182,000.

In 1935, schools of sardines arrived in Monterey, California. The Costanzas opened a fish reduction plant in Port Chicago and then a sardine cannery near the reduction plant. In 1935, the State of California limited sardine packing in order to preserve the fish's numbers. 700,000 tons had been fished and the environment could only withstand 300,000 tons.<sup>49</sup> By 1937, 70 women worked at these plants and produced 50,000 cases of sardine filets per season. At the end of 1939, after severe obstacles with their Port Chicago plants, the Costanzas were approached by the Bank of Martinez regarding the potential sale of a building on Alhambra Creek very near the Italian village on Berrellesa Street. The Costanzas and Charles Cohn purchased the building and opened a fish and produce cannery in Martinez. They then built a connecting bridge over Alhambra Creek from the village to their cannery. The first crew on September 26, 1940 was 48 men and women earning 75 cents per hour.<sup>50</sup> A printing shop was built on the Pellegrini property, under which nets were stored,<sup>51</sup> and an antique mechanism involved in cutting labels, at the time of this writing, resided on the Marazzani property.

In 1942, the wharf arks were removed from the Shoreline so the ferry slip could be dredged, making the area west of the municipal pier landlocked.<sup>52</sup> Up until then, Italians lived on these arks and stilted houses. Oskie Aiello (1933-2011) relayed in 2009 that during his childhood there was once marshy, swampy land on what is now industrial operations and the East Bay

<sup>47</sup> Angelo Costanza, "Italian-American Experience."

<sup>48</sup> Contra Costa County Clerk of the Recorder. Records Index 1849 – 1985, Page 270. Permit granted by City of Martinez to J. Sparacino, et al, January 14, 1938.

<sup>49</sup> *Contra Costa Gazette*. "State Limits Sardine Take." October 10, 1935.

<sup>50</sup> *Home Tour 2013: The Costanza Family History in Martinez*, (Martinez Historical Society, 2013), 38-39.

<sup>51</sup> Oskie Aiello, "Interview."

<sup>52</sup> "Wharf Arks to Go as Dredging of the Slip Starts." *Contra Costa Gazette*, October 19, 1942.

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Regional Park District parking lot on the north end of Berrellesa Street. Fishing families such as the Scolas, Romeos, Russos, Lucidos, and DiMaggios lived on the marsh. There were walkways all through the marsh. There was even someone locals called a Black Italian—an African American named Simms—who lived in these shacks and fished. The boats lined up in the creek and there were fishing racks to dry the nets and net tanning vats. There were little houses along the creek and a Greek named Andrew lived there too. During the lifetime of Giuseppe and Joanne Fontana, the tideline came to Buckley Street and Alhambra Avenue.<sup>53</sup> Oskie Aiello recounted that Ferranti the baker did occupy the corner of Foster and Richardson and that the water came almost to that corner. Fishermen could get by on fishing alone if they worked hard. They could also rely on fish for personal consumption, as chicken and beef were too expensive for every day.<sup>54</sup>

A sample of the Italian-owned businesses in Martinez's Downtown Commercial Core during this period includes, and is not limited to the following: Armando Olmeda was listed as selling liquors at the 414 Escobar boarding house (and prior to the end of Prohibition) where he was also listed as a cook for a year. The "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927" showed Olmeda owned the property. In 1942, Nick Paginini took over the liquor business at 414 Escobar from Armando Olmeda. Armando Olmeda is remembered as the "famous singing chef." In 2014, Olmeda's grandson owns the eponymous "Armandos" in Downtown Martinez. Andruccioli had a shoe shop at 704 Alhambra. Frankie DiBetta's College Lane bar opened in 1931 on Ferry Street and operated for 50 years thereafter, albeit part of that time under the auspices of Paul Russo—son of the fisherman Salvatore Russo. Della Pippa's Tavern in Downtown Martinez became the center for bocce.<sup>55</sup> At 511 Main Street is Lulu DiBetta Drugs. 521 Main was Sparacino's meat market and Costanza's grocery (although the addresses on Main Street shift during this period). The July 12, 1933 *Contra Costa Gazette* reported "Pioneer Grocery Becomes Most Modern of Stores"... "Keeping pace with the times has always been the slogan of H. Costanza Sons who have been established in Martinez since 1896 and is one of the best known merchandizing organizations in the county...keep ahead of improving conditions in the handling of foodstuff...a complete line of Italian imported...."

519 Main was Costanza Bros. Liquors, 511 Main was Gioacomo Mangini Jewelers, 500 Main was the Rampoldi building, 623 Main was Martellacci Grocery, 407 Ferry was Amatos, 531 Ferry was Mascitelli Barber, 726 Ferry was Calicura Meats, 615 Ferry was Cardinalis, 905 Escobar was Giberti Bros. Garage, 410 Alhambra was Costanza Grocery, 600 Alhambra was Cardinali Fish Dealer, 622 Alhambra was DelVati Auto Repair, 824 Alhambra was still the Italian Hotel, and the municipal wharf housed fish businesses by the names of Joe Sparacino

<sup>53</sup> Davi-Collins, *Pioneer Italian Fishermen of Martinez*.

<sup>54</sup> Erin Hallissy, "Gone: Fishing. Statue honors Carquinez Straits [sic] Old Industry," *Contra Costa Times*, October 22, 1984.

<sup>55</sup> Ken Dothee, "Martinez Bocce Ball," in *Martinez Historical Home Tour 2008*, (Martinez, CA: Martinez Historical Society, 2008).

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and George Amato. Tony Cardinalli had a bait shop. Franchi had a beauty shop on the west end of Main Street.

Joseph and Rose Colombo, occupants of the Shoreline Neighborhood, had a liquor business on Ferry Street across from the Bergamini building and next to DiBetta's College Lane Bar. The building on this site was condemned and the Colombos erected an intricately three storefront Art Deco building, designed by a San Francisco architect, in its place. This building at 617-627 Ferry Street, now rented for county offices, was unusually elaborate for a town the size of Martinez and during the Great Depression. Moreover, built just one month apart from the more austere and monumental P.W.A. New Deal Downtown Martinez Post Office, and for \$70,000 less, the Colombo building is a testament to the private capital of Italians in Martinez during the Great Depression.

While World War II was generally positive for the Commercial Core of Downtown Martinez, it was painfully complicated for the Italians. In February 1942, the Enemy Alien Act forced the relocation of 300 Martinez Italians who had not been naturalized.<sup>56</sup> The result was the smallest Naturalization Examination applicant pool in the county's history because Italians had always been the majority of applicants.<sup>57</sup> Ironically, the Costanza cannery, in the Shoreline area, simultaneously won a big war packing order that required the hiring of 250 more cannery employees—traditionally Italians.<sup>58</sup> This packing order also required the laying of new water mains to the cannery building.

The laws regarding enemy aliens did not distinguish between pro-Fascist Italian businessmen coincidentally in the United States at the time World War II broke out, anti-Fascist refugees from Italy who had arrived just a couple years earlier and whose naturalization endeavors were not yet complete, and those who had emigrated from Italy at the turn of the twentieth century and raised entire families of native-born and non-naturalized Italian Americans—many of their children serving in the military or contributing to the military complex. All were considered enemy aliens.<sup>59</sup>

Even Joe DiMaggio's parents were not allowed at his restaurant in San Francisco. Another bitter irony is that the enemy aliens were urged by the United States Department of Agriculture California War Board to keep farming right up to the day the enemy aliens were banned from restricted coastal areas as "an act of good faith."<sup>60</sup> 250 Martinez residents were given until

<sup>56</sup> "Alien ban hits 2,000 in this area: Pittsburg worst hit as break up of families threatened." *Contra Costa Gazette*, February 03, 1942.

<sup>57</sup> "Only 72 Aliens on Naturalization Examination List." *Contra Costa Gazette*, February 03, 1942.

<sup>58</sup> "Local Cannery Gets Big War Packing Order." *Contra Costa Gazette*, February 05, 1942.

<sup>59</sup> Stephen R. Fox, *The Unknown Internment: An Oral History of the Relocation of Italian Americans during World War II* (Boston: Twayne Publishers, 1990); *Una Storia Segreta: The Secret History of Italian American Evacuation and Internment during World War II*, ed. Lawrence DiStasi. (Berkeley: Heyday Books, 2001).

<sup>60</sup> "Aliens Urged to Continue Planting." *Contra Costa Gazette*, March 09, 1942.

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February 24, 1942 to vacate the Martinez area circumscribed by "Alhambra Valley Road, Muir Station, Arnold Industrial Highway, to all Contra Costa County Shorelines...no Enemy Alien can be in, live in, or be employed in any Alien area."<sup>61</sup> The Alaskan salmon-packing fishermen met to discuss the feasibility of making the spring run to Alaska as the numbers of their members had been so badly depleted by the Enemy Alien ban.<sup>62</sup> The salmon pack run was held after all, but was "seriously crippled by alien restriction." Usually there were 125 boats that supplied four distributors, but without their "Enemy Alien" fellow fishermen, only 50 boats worked.<sup>63</sup> However, Mayor C. A. "Cappy" Ricks made many political pleas to the Federal government to keep the economically valuable Italians in place in Martinez.<sup>64</sup>

By 1943, the Costanza cannery had capitalized \$300,000 in Martinez. Costanza and Cohn continued the Martinez cannery for four more years after the war with a payroll of \$17,000 a week and buying \$250,000 a year in tomatoes and apricots. Downtown Martinez often smelled of whatever was being packed. The canners even had their own baseball team composed of many Italians.<sup>65</sup> In 1950, Costanzas and Cohn sold the cannery.<sup>66</sup>

In 1934, the City Directory shows at least 99 Italian named adults living in the Shoreline Neighborhood. In 1942, the year of the Enemy Alien Act, there were at least 91 adult Italians reported in the Shoreline Neighborhood.<sup>67</sup>

After World War II, Sparacinos continued with several businesses including a delicatessen. There were many Italian-owned businesses in the Commercial Core of Downtown Martinez. For example, Dominic's Seafood Grotto at 430 Ferry catered to the Catholic meatless Friday and it was the place to go for Friday dinners. Calicura Brothers Meats was behind Martalachi the Butcher. Calicura owned a plane named "The Spirit of Martinez." Catelli Ice Co. was behind 610 Main Street, Angelo's Place was at 436 Ferry, the Colombo Building (617-627 Ferry) housed the Martinez Club and next to it College Lane continued. Paul's Place continued to thrive. Sparacino's Men's Wear was at 732 Main Street. The Rampoldi bar was on the southeast corner of Main Street and Alhambra Avenue. Food establishments such as Pardinis, Amatos, Snack Shack, Ciaramitaros, and Signorinis existed during this period. Belleci (life-long resident of the Shoreline Neighborhood) owned a pharmacy in Downtown Martinez for decades. Cardinali's fish market had a crab pot outside on the sidewalk. There was Sinsitch's, Grande's Shoe Store, Martini Liquors, Mennetti Meat Market, Spikes Produce, Troja's Barber Shop. The grandson of Delchini, who in the 1920s installed the first ever regulation bocce

<sup>61</sup> "No Exception to U.S. Alien Eviction Rule." *Contra Costa Gazette*, February 05, 1942.

<sup>62</sup> "Salmon Fishermen to Meet Saturday." *Contra Costa Gazette*, March 19, 1942.

<sup>63</sup> "Salmon Pack Fair Despite Alien Exodus." *Contra Costa Gazette*, March 23, 1942.

<sup>64</sup> Fox, *Unknown Internment*, p. 113.

<sup>65</sup> "Canning win on no hit pitching..." *Contra Costa Gazette*, July 17, 1948.

<sup>66</sup> "Costanza Family History in Martinez," *Martinez Home Tour: 2013*, (Martinez, CA: Martinez Historical Society, 2013), p. 38-39.

<sup>67</sup> *Polk's Richmond and Martinez Directory*, (Oakland: R.L. Polk & Co. 1942).

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courts in Martinez, now had a disposal company. The Costanzas ran the Yacht Club bar and restaurant at Ferry and Escobar Streets, an establishment that lasted 37 years. Fresci's delivered milk, ice cream, and butter to residences. Angelo Costanza reminisced, "Main Street Was Thriving" and the Italians were "warm hearted, good people, and they liked to eat" and everyone in the community played a part.<sup>68</sup> Oskie Aiello stated, "Good little village, it was really great... Town within a town... Italian people and kids ran the town. Grew up together. Peppis, Compagna, Cardinali, Caroni, Lucido, Belleci... Everyone got along in those days." Many of the Martinez Italians of this generation attended St. Catherine of Siena private grammar school.

Italians continued in the self-reliance mode of midwifery, bakeries, wine making, net making, net repairing, net tanning, and boat repair. The Davis owned a plane. The fishermen dredged the creek and leased the land from the city for one dollar a year. Fishers continued to sell to Pellegrini and other brokers. At the Pellegrini house fish were loaded in boxes and weighed, then gutted, iced, and shipped to the Aliotos in San Francisco. Pellegrini fishing receipts show Chantri the fisherman exchanging 16 pounds of salmon for 30 cents a pound.

On July 12, 1948, Carl Johnson ("Proud Old Fishing Families Add Luster to 'Historic Progress of Martinez' Growth", *Contra Costa Gazette*) wrote:

The past 60 years have changed Martinez greatly, but the same methods of... one of its main industries, fishing, continues with little or no alterations... most of the fishermen are the sons of fishermen who followed their trade in Italy... Salvatore Dimaggio has been casting nets in Carquinez straights for the past 56 years... his sons... too, are fishermen... will be remembered by sports fans of the area... Joe Sparacino... "Daddy" of Martinez fishermen... son, Frank, lost in World War II... Frank San Filippo... fishing out of Martinez 41 years... his five sons... have assisted him... only two... continue to follow the trade... Vince Romeo... 36 years... Augustino Lucido... 38 years... his sons... have followed in the profession... Andrew Chantri... 35 years... His sons... also fishermen... Tony and Joe were interrupted... by service in the Army during the War... Peter J. Ferrante came to Martinez in 1890 with his father. He has been fishing for 49 years... His sons... have followed their father... just as he followed his father... Louis Pellegrini fish buyer now... owns two boats which are manned by other fishermen... his two sons... have followed their father's footsteps.

Although steeped in the tradition of fishing, all of the fishermen are intensely proud they have become United States Citizens. All went to naturalization courses and obtained their citizenship... during the fishing season 35 boats leave from the Martinez wharft daily... 200... out of Pittsburg... each boat

<sup>68</sup> Angelo Costanza, "Italian-American Experience."

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...nets and other equipment...stands the owner from \$10,000 to \$15,000....The fishermen go about their work quietly and almost unnoticed by the rest of the community. However, their work plays a vital part in the life of nearly every family in California. From the inland waters come about half of the fish which the housewife sees when she shops...many of them netted by a Martinez fisherman who inherited his trade from a father or grandfather in a Mediterranean Port.

The Shoreline neighborhood was brimming with Russos, Aiello, Ferrantis, Fontanas, Bellechis, DiMaggios, Ballesteris, Trojas, Brunos, Mercurio, Campanos, San Filipos, Ciaramitaros, Vincinzis, Costanzas, Frescis, Tarzias, Quonameteo, Masettelis, Sparacinos, Pagninis, Compagnos, Chantris, Gerbardis, Romas, Cardinallis, Cellinis, Franchis, Scolas, Lucidos, and Savionis. These families remained through the next period of significance. Thomas Greerty (b. 1948) recalled that growing up on Escobar, there were 17 Italian families on that street in addition to his own. They were, even in Thomas Greerty's youth, a people whose group was difficult to break into.<sup>69</sup> The June 20, 1946 *Contra Costa Gazette* pictured the Alhambra High School 1946 graduating class. 10% of these were Italian youth, and that is not counting those that did not graduate from high school due to having to help their parents.

Most Italians had wine sheds and the kids could not get away with much because the adults would tell each other what was going on.<sup>70</sup> The separation and struggle of the first Italian immigrants had become justified by the upper mobility of their descendants. Italian pioneers received a special Italian word of respect from the following generations. The Italian word for "respect" in the pioneer context was pronounced differently between northern Italians and Sicilians because Sicilians' consonants were sharper and there was more vivaciousness to the Sicilian speech.<sup>71</sup>

Angelo Costanza noted that Italians had unique idioms in both English and Italian that mollified or made sense of any situation, with accompanying Italian hand gestures and shrugs, e.g. "It's just one of those things...what are you going to do?...it's just one of those things, those things happen." This author remembers Leah Calderazzo (d. 2010) saying comforting things such as "There's a lid to every pot" (regarding marriage) and "Everyone takes their turn in the pickle barrel" (a game where people shoot fish in a barrel, and meaning everyone has their time of trouble or when their due comes). Costanza recounted that he would not exchange his growing up in the Shoreline Italian neighborhood for anything in the world. Italians were and still are full of stories and humor, and exuberance for life. They were always talking to each other, always on the go, and always had special occasions as reasons for get-togethers, meals, and celebrations. Italians loved parties.

<sup>69</sup> Thomas Greerty, *Pop-Up Press: Martinez History*, Armando's, Martinez, CA, March 7, 2012.

<sup>70</sup> Aiello, "Interview."

<sup>71</sup> Angelo Costanza, "Italian-American Experience."

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Even after World War II, Italians continued to live off the water and land. The children had to fish in spring and fall with their parents, and the children were generally athletically gifted. Angelo Costanza remembered that Dominic DiMaggio (cousin to Joe) was the fastest runner at Alhambra High School. He could have attended the University of Southern California on scholarship. However, Dominic had to drop out of high school to go to work to support his family. Tom Clavin noted Tom DiMaggio, Joe's older brother, was known by his family to be a better athlete than Joe, and because of economic demand of the family and fishing, Tom had to pursue fishing instead of athletics.<sup>72</sup> Many Italian sports clubs for children arose and baseball was headed by Chuck DiMaggio whose relation, Joe, was a big supporter of and frequent visitor to the teams.

Angelo Costanza came home from school one day to find Joe picking figs with Costanza's mother in their yard which had peach and other fruit trees, and a large garden with zucchini and other vegetables. Italian was still spoken in the Shoreline Neighborhood and many customs remained in place such as mushroom picking from cow pastures, boiling sperm sacks of fish, wine and whiskey on the table all the time, gardens, fruit growing, celebrations, social gatherings, bread making, Giuseppe Feasts, and Catholicism. Oskie's father made a wine barrel 15 feet around and six feet tall. Oskie Aiello swam in this vat of wine as an eight and nine year old. Angelo Costanza received his first haircut from a Marazzani. Marazzani's son was his barber for thirty more years.

The Italians had survived and succeeded despite the 1906 Earthquake, the 1918 Flu, the Great Depression, Prohibition, and the Enemy Alien Ban. Joe DiMaggio continued to visit Martinez and his family and support local sports teams. In 1957 a State of California's Assembly Bill banned commercial gill net fishing east of the Carquinez Bridge. The Martinez fishers and their families fought alongside the International Fisherman's Allied Workers of American Union to keep their livelihood, but they lost. Many fishers were forced to sell their equipment at a great loss and many had no other training in order to take up different occupations.<sup>73</sup> The harbor died away after the fishermen went away and the Shoreline Neighborhood began to change.<sup>74</sup> Because those Italians that had fished had to find a new income, they took regular jobs at places like Shell Refinery and were therefore unable to fish in the Alaska season.

### Shoreline Neighborhood Properties Associated with Italians

Due to discrepancies among the Old Town Committee plaque dates, the Contra Costa County

<sup>72</sup> Clavin, 26.

<sup>73</sup> Katherine Davi-Collins, *Martinez Educational Foundation Calendar* (Martinez, CA: Martinez Printing, 1986) Contra Costa Historical Society, "General: Fishing" file.

<sup>74</sup> Aiello, "Interview."



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Assessor's Office build dates, and County Clerk of the Recorder reports (or lacks information) for dates and persons who acquired specific lots in the Shoreline Neighborhood, the Historic Context accesses in cursory fashion the Old Town Committee's plaques, and some of the Clerk of the Recorder documents. It is possible that the Italians built their homes, particularly in the area north of the railroad tracks along Alhambra Creek near Granger's Wharf (now Berrellesa Street), before they owned the land under those homes. This context relies heavily on Charlene Perry's and Katherine Davi-Collins's books, the "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927," Sanborn Fire Insurance Maps, and City Directories to compare residents, activities, and surmise build dates for the Shoreline Neighborhood homes that appear to be eligible for the National Register of Historic Places.<sup>75</sup> They are over fifty years old, retain their architectural integrity, and are associated construction and/or residency for decades by Italians who immigrated to Martinez from Italy, many fishermen by trade, and their descendants. These people were directly responsible for the development of the Shoreline Neighborhood, and are also substantially significant to the development of Martinez.

A 2014 reconnaissance survey from the public streets that include and are bounded by Alhambra on the east, Talbart on the west, Main to the south and East Bay Regional Park land to the north indicates there are at least fifteen residential buildings that appear eligible for the National Register of Historic Places based on their exterior architectural integrity and the homes' association with Italian settlement of the Shoreline Neighborhood of Downtown Martinez, California.

The Pellegrini Home is positioned on the northernmost end of where Alhambra Creek now flows. The County of Contra Costa Assessor's office lists this building as built in 1900. The first deed—accessed from the Contra Costa Clerk of the Recorder Index—obtained by the Pellegrinis near Alhambra Creek was in 1917. 1920 was the first year a Sanborn Fire Insurance Map assessed the Granger's Wharf/Berrellesa Street area north of the railroad tracks. A building very similar to the Pellegrini home at the appropriate location is depicted on that 1920 map. According to the City Directories, the first Pellegrini lived in the Shoreline Neighborhood in 1914-1915, listed as living on Granger's Wharf (Berrellesa Street north of the railroad tracks). Pellegrinis are listed as living on Granger's Wharf throughout the existence of Martinez City Directories.<sup>76</sup> Louis Pellegrini is listed in two City Directories at 200 Granger's Wharf. The addresses changed over time and that could have been another Pellegrini business or residence. It is well reported the Pellegrinis lived in their house for four generations and bought and processed fish from it and the extant ice house where fishermen pulled up with the catches that were weighed on hooks.

<sup>75</sup> City Directories mentioned are the City Directories accessed by the author. When it says "first appears in year \_\_\_\_\_" it is possible the name appeared in an earlier year. Enough City Directories were accessed to provide a thorough data sample.

<sup>76</sup> City Directories are available at the Contra Costa County Library to 1961 after a hiatus after 1945.

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The Chantri and Marazzani Boardinghouses are both on Granger's Wharf. Both of these boarding houses—built for Italians by Italians—are similar in architecture with the Chantri having a salt box roof. Both have simple finishes, relatively expansive square footage, and multiple fenestration and entrances with a shared walkway front porch. Both are now internally multiple dwellings but the exterior of these buildings retain much of their integrity. The Chantri boardinghouse, no longer owned by Chantris, is in need of at least cosmetic maintenance. The Marazzani boardinghouse appears to exist on the 1920 Sanborn Fire Insurance Map, the Chantri does not. The Chantri boardinghouse seems to exist on the 1949 Sanborn Fire Insurance Map, and a County Clerk of the Recorder "Affidavit of Birth" showed Andrew Chantri, born in Italy, fathering a child in 1939 at 134 Berrellesa. The City Directories show an Andrew Chantri first living in Martinez in 1925 at 134 Berrellesa and other Chantris living on Granger's Wharf as early as 1910. The 1961 City Directory shows Chantris at both 126 and 134 Berrellesa. The first time a Marazzani appears in the City Directories is 1934 at 120 Berrellesa (Granger's Wharf), the extant Marazzani Boardinghouse.

403 Berrellesa and 405 Marina Vista were not built together and are completely different architectural styles, the former being an early Victorian and the latter a New England style home. Charlene Perry relayed that there was oral history that 405 Marina Vista was built on the East Coast and shipped around the Horn to San Jose where it was assembled and then barged to Martinez.<sup>77</sup> According to Perry, 405 Marina Vista appears in an 1887 photograph but is not in the 1887 tax book. A sea captain named Hewitt owned it during the 1906 Earthquake and Perry reported Hewitt spent weeks hauling refugee San Francisco residents to safety in Solano and Contra Costa Counties, including Martinez. Moreover, the first City Directory in which Ciaramitaros appear is 1906 at 427 Berrellesa that is on the same lot as the Hewitt home. Santoni Aiello is the first of the big family of Aiello to show up in a City Directory and that too is 1906 and is also at 427 Berrellesa. Inexplicably, there is no home behind 405 Marina Vista per the 1908 Sanborn Fire Insurance Map, but there is one on the 1920 map.

Perhaps the addresses were realigned between 1908 and 1920. 403 Berrellesa was 427 in 1908. 403 and 427 are the only addresses on the odd side of the 400 block of Berrellesa. In 1915, Ciaramitaros are also found living around the corner in the former Hewitt home at 405 Marina Vista that they occupied until at least 1961. Aiello's lived here too over time. This is where Oskie Aiello swam in a wine vat in the basement. Oskie Aiello and Phillip Ciaramitaro share a grandmother. Aiello's also occupied the non-extant and adjacent Webster-Aiello house at 403 Berrellesa that was built prior to 1884 as the Webster house for the Anglo supervisor of the prominent San Francisco Bray Bros. Shipping Company. In 2013, the Webster-Aiello house was dismantled and moved to historic preservationists David and Kirstin Fisher's property on a hill west of the Shoreline Neighborhood. The "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927" shows Antonio Aiello

<sup>77</sup> Perry, *Martinez: Handbook of Houses*, 1998, 19-21.

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owned the lots where the Webster-Aiello house was until recently located, and F. & C. Ciaramitaro owned the lot upon which 405 Marina Vista and 427 Berrellesa exist.

234 Foster Street is the former home of Hope Savage who restored the home inside and out, led the Old Town Committee fight to save the Shoreline neighborhood, and purchased and restored other homes in the neighborhood. Many persons have unsuccessfully attempted a County Clerk of Recorder title search for the origins of 234 Foster Street. 1888 is the earliest Sanborn Fire Insurance Map that depicts a building on the property that is now 234 Foster. The residence appears to change shape and features between the 1888 and 1891 Sanborn Maps. These could be additions as Ms. Savage indicated that during rehabilitation, she found square nails. Between 1908 and 1920 the building again changes shape and features as expressed on the respective Sanborn Maps. It appears to be an American Four Square Classic with pyramidal roof and second story centered dormer window, and it is unlikely the building was erected as such. Foster Street on this block is still a dirt road with mature flora. As the Old Town plaque states, sons of the pioneer fisherman and merchant, Rocco Costanza, did live in this house. The "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927" shows R. Costanza does owned the two lots on that quarter of that block, including 234 Foster. The City Directories show several male Costanzas living at 234 Foster but only in the 1925 and 1934 City Directories. The Costanzas are not listed at 234 Foster in either the 1914-1915 or 1942 Directories. However, this house was proximate to the Costanza winery and the earlier City Directories and "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927" show other Costanzas living just two lots away.

236 Richardson first appears on the 1920 Sanborn map. The Ferrantis are listed as bakers living at this address in the 1925 City Directory. The Brunos are listed at 236 Richardson in the 1934 and 1942 City Directories. The 1920 and 1949 City Directory show a two-story building, which it is if the ground level story is taken into consideration. There was a fire on the second floor and the Italians built the now double gabled roof over the first remaining floor.<sup>78</sup> The "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927" shows G. Ferante (Ferranti) owning the lot with the shoreline right at the northern edge of his property. Oskie Aiello in his 2009 interview and Katherine Davi-Collins in *Pioneer Fisherman* both reported these facts.

The 236 Buckley Old Town Committee plaque states that the stucco Spanish-Revival home was built in 1926. 236 Buckley is not on the 1920 Sanborn Fire Insurance map, but it is on the 1949 map. Salvatore DiMaggio lived at 135 Berrellesa according to the 1925 City Directory and then in the 1934 is shown living at 236 Buckley. However, the "Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927" shows Salvatore DiMaggio owns the lot. Therefore, the plaque build date can be assumed accurate. The

<sup>78</sup> Personal communication with Hope Savage, 2009.

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architectural style is consistent with such a build date. Salvatore DiMaggio's sons also became commercial fishermen. Salvatore's son, Michael, was serving in World War II when Salvatore and his wife were forced to relocate to Concord during the Enemy Alien ban. As was often the case, a pair of Italian brothers married a pair of Italian sisters. Hence, many of the families in Martinez are interrelated. Brothers Giuseppe and Salvatore DiMaggio married Mercurio sisters.<sup>79</sup> The plaque reads that Joe DiMaggio had his wedding reception with Marilyn Monroe at 236 Buckley where his uncle lived.

The buildings discussed in this Historic Context are not an exhaustive list of extant historic resources associated with Italian immigrants in the City of Martinez, as it appears that at least fifteen homes in the Shoreline Neighborhood retain sufficient integrity and association with Italian settlement to qualify for the National Register of Historic Places.

<sup>79</sup> Angelo Costanza. "Italian-American Experience."

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**F. Associated Property Types**

(Provide description, significance, and registration requirements.)

**INTRODUCTION**

The *Architectural and Historic Resources of Auburn, California* Multiple Property Submission (2009) by Carmel Barry-Schweyer was used as a guide for this section. The residential property type architectural style descriptions were derived from Barry-Schweyer, several texts on architecture referenced in the Bibliography and footnotes, and Page & Turnbull, Inc.'s *Historic Context Statement City of Benicia*. (2011). The information was then modified to describe the built environment of Martinez, California. The property type description of Downtown Martinez's Commercial Core was developed by Kelley & VerPlanck, LLC in 2008 in *Architectural and Historical Survey of Downtown Martinez, California: Historic Context Statement* for the City of Martinez, Department of Community and Economic Development.

**RESIDENTIAL PROPERTIES**

**The Commercial Core**

The Commercial Core of Downtown Martinez contains few remaining residential buildings. Most residential buildings that survive are large, multiple-unit buildings, including several residential hotels built in 1915 and 1916 to accommodate workers who came to Martinez to work at the new Royal Dutch Shell Oil refinery. These hotels are built with reinforced concrete or brick with retail spaces on the first floor and individual apartments or hotel rooms on the upper floors. In addition, there are single-family frame dwellings on the fringes of the Commercial Core where it melds with the surrounding residential neighborhoods. Examples include one Stick-Eastlake Victorian on the east side of Estudillo Street at Green Street (date unknown) and a one-story, wood frame Craftsman bungalow at 415 Green Street (1916). In many cases business owners lived next to their establishments; and often the dwelling was physically linked to the business.

**The Civic Core**

Contra Costa County's Civic Core is defined by the presence of civic buildings, and as such no residential buildings are nestled between civic buildings. The Civic Core developed over its own edges, displacing residences as it grew. The Borland Home/Martinez Museum is the only extant residential building in the Civic Core and the best example of Late Victorian Stick-Eastlake architecture in Downtown Martinez. It sits at the very north end of Court Street and prominently presents on the end of the Court Street view corridor. The Borland Home/Martinez Museum is surrounded by monumental multi-story Civic buildings to its south and west and a civic parking lot to its north and east. The Borland Home is the closest property on Court Street to the Southern Pacific Railroad tracks. The Home is used now as the museum of the Martinez

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Historical Society. The Contra Costa Community College District owns the Home. The Borland Home has been used for civic purposes since 1949. It is also a residence purpose built for multi commercial/professional purposes (dentist office).

**The Residential Shoreline Neighborhood**

The Shoreline Neighborhood is primarily residential except where industrial activities, infill of marshlands, and East Bay Regional Park boundaries supplanted a portion where Italian fishers resided and worked. Industrial uses supplanted areas where the Italian fishers first lived. The extant Residential Shoreline Neighborhood is separate from but adjacent to these other land uses. Shoreline Neighborhood residences are one to three stories high and range in architectural style from New England, Vernacular, Salt Box Roof Vernacular, Folk Victorian, Italianate Victorian, Queen Anne Victorian, American Four Square Classic, Craftsman, any of the Revival styles, and Mid Century Modern Ranch House derivative. The Old Town Committee plaques refer to this house as "Art Deco." There are two extant residential boarding houses, one with a Salt Box roof. The buildings have been converted into residential multiplexes but are historically classified as hotels. Many of the homes in the Shoreline Neighborhood were built as residences on the upper floor(s) while the ground floor was used for commerce. Most of the residences in the Shoreline Neighborhood are associated with Italian occupancy and Italian influence on the development of Downtown Martinez.

The Downtown Neighborhood is historically eclectic as each block often was a small farm with an Italianate Victorian built onto the corner of the lot. There are residences that are farmhouses and converted farm outbuildings that predate the Victorian area. There are several types of Victorians, all the Revival Styles, Minimalist Cottages, Prairie, American Four Square Classic, Mid-century Modern, and multi-family dwellings in the Downtown Neighborhood. This is also true of the area south of Brown Street and the unincorporated areas of Martinez, California. However, the bedroom neighborhoods south of Highway 4 and the train tracks that parallel it are primarily tract homes built less than 50 years ago.

**Character Defining Features of Residential Architectural Styles in Martinez, California<sup>80</sup>**

*Spanish Colonial/Adobe (1600-1900)*

- Low pitched or flat roof
- Thin masonry walls of adobe brick or rubble stone, covered with stucco
- Multiple doorways, few and small window openings lacking glass
- Two story examples rarer

*Greek Revival (1850s – 1880s in Martinez, California)*

- Low pitch gable or hipped roof with gable returns

<sup>80</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013).

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- Wide frieze or trim at the main and porch rooflines emphasizing cornice and echoing classical entablature
- Porches entry or full length with prominent square or rounded columns supporting a gable roof and acting as a portico
- Typically rectangular with a symmetrical façade

*Gothic Revival Style (1840s – 1880s):*

- Steeply-pitched gabled roofs with steep cross gables, sometimes with centered or paired gables on the primary façade
- Lacey barge boards that run to the gable ends
- Wall surface extending into gable without break and usually no eaves or trim under the gable
- Windows that extend into the gable
- Windows with lancet, or pointed arch tops, sometimes crowned with drip or label moldings; at least one window with Gothic detailing
- Blocky, not fine or scrolled, repeating ornamental motifs (Carpenter Gothic)
- Verticality emphasized with peak finials and/or clapboard orientated vertically

*Italianate Style (1840s to 1885)*

- Highly symmetrical façades and massing, most two-storied
- Low pitched, pyramidal hipped roofs with deep eaves and heavy brackets
- Tall narrow windows with elaborate bracketed hoods; stronger examples often have bay windows and curved tops
- Recessed entries, and entry porticos with Classical columns

*Stick (1860s-1890s)*

- Front facing roof gable(s) with steep roof
- Steeply pitched gabled roof with cross gables, often decorative trusses at apex
- Overhanging eaves with rafter ends or brackets
- Wooden cladding interrupted by raised horizontal, vertical or diagonal boards (stick work) that emphasize building's structure and distantly echo Medieval half-timbered houses
- Wood siding and/or shingles fill the spaces created by the stick work
- West coast: box bay window and factory produced decorative architectural detailing made of redwood
- Porches with diagonal or curved braces
- Later examples scrollwork, floral motifs, and spindle work (Stick-Eastlake)

*Eastlake (1880-1910)*

- Heavy lathe turned spindle-like porch posts

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- Lathe turned balusters, pendants, and extensive use of lathe turned spindles
- Preforated bargeboards
- Heavy curvilinear brackets
- Carved panels
- Ornate manufactured hardware and trim
- Geometric (vs. curvilinear) stained glass
- Elegance of surface ornamentation contrasts massing

*Queen Anne (1880s-1910s)*

- Steep and irregular roofs, dominant front facing gable
- Patterned shingles
- Cutaway bay windows
- Unsmooth wall appearance
- Asymmetrical façade with one story porch
- Cottages with an integral porch on one side, larger examples full width
- Bay window or flat façade on other side
- Larger examples feature rounded towers and/or rounded bay windows
- Copious use of applied ornaments, often concentrated on porches or in the gable ends, i.e. scrolled brackets, half timbering, and spindle work.
- Patterned wood shingles in gable ends
- Paneled main entry door located off central axis

*Folk Victorian (1870-1910)*

- Rectangular or L-Shaped with symmetrical façades and simple lines: simple folk house forms with lack of texture and varied wall surfaces
- Porches may have spindles and lacey spandrels, prominent posts
- Cornice line often bracketed
- Folk Victorians almost always gabled in California; pyramidal common in southern states
- Gable-and-wing usually features a projecting gable end adjacent to a covered porch
- Gable ends typically feature eave returns
- Simple window surrounds

*Colonial Revival (1880-1955)*

- Emphasized front door often with ornamental crown/pediment supported by pilasters or extended forward supported by slim columns to form entry porch.
- Doors commonly with overhead fanlights or sidelights
- Symmetrical placed fenestration
- Windows often coupled and are double hung sash often with poly panes
- Red brick façades after 1920



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*Neoclassical (1895-1955)*

- Façade dominated by full height porch
- Porch roof supported by classical columns often with Ionic or Corinthian capitals
- Symmetrically placed fenestration

*Prairie (1900-1920)*

- Low pitched, usually hipped, roof with deep overhanging eaves that typically are boxed
- Two storied with first story wings and deep porches that act as porticos and have massive supports
- Trim details emphasize horizontal lines
- American Four Square Classic is a subtype

*Craftsman Style (ca. 1905 – 1930)*

- Simple rectangular massing
- Low pitched, usually gabled roof with wide unenclosed overhang with exposed rafters.
- Under gables are decorative beams or braces
- Gable porches supported by "battered" columns or pediments wider at the base and reach to ground level past porch floor
- Windows with geometric division in the upper sash
- Wood shiplap, bevel, novelty or shingle siding (sometimes in combination)
- Smooth river boulders as porch skirting, or at the base of chimneys (rare)

*Spanish Revival Style (1915 – 1940)*

- Rectangular or L-shaped massing
- Asymmetrical façades
- Gable, or combination gable and flat roof (often with a shaped parapet for flat roofs)
- Typically no roof overhang
- Stucco cladding, either smooth or textured
- Clay tile roofing; also clay tiles used as decorative accents
- Arched openings
- Stucco wing walls and courtyard enclosures
- Metal balconettes beneath windows
- Clay pipe attic vents

*Tudor Revival Style (1890s – 1940s)*

- Rectangular massing with asymmetrical façades
- Façade dominated by one or more front facing gable
- Steeply-pitched usually side gable roofs
- Usually tall, grouped, narrow, multi paned windows

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- Shallow eaves or eaveless
- Stucco cladding, smooth or textured
- Tudor-arched entries, sometimes set within gabled porch elements
- Rusticated masonry accents around doors and windows
- Vertical attic vents in the gable end, sometimes with arched tops
- Half timbering in 30% of examples
- Exterior dominating chimney, typically at the side

*Minimal Traditional Style (1935 – 1950)*

- House is defined by its small size
- Simplicity and unbroken lines of the exterior creates look of maximum size
- Non-essential elements' absence creates solid look to tiny house
- Rectangular or L-shaped massing
- Moderately low pitched roof with little or no overhang
- Shallow eave gable roofs, often in a side and front-facing gable configuration
- Typically shiplap wood siding or stucco
- Porches with wood posts
- Double hung windows
- Decorative window shutters

*Ranch Style (1935 – 1975)*

- Wide, one story, built low to the ground, varying low roof types with some overhang
- Rectangular massing most common with asymmetrical façades with no dormers
- Off center entrance covered by main roof
- Posts or poles supporting gable ends and overhangs are common
- Cladding often a combination of stucco, brick, wood or concrete block
- Large picture window usually present amongst a variety of sizes of manufactured windows and window surrounds nearly absent
- Windows double hung or casement
- Often garage door and approach to driveways integrated into façade design

**Residential Hotels in the Commercial Core**

Residential hotels were once quite common in Downtown Martinez and have for a long time been a popular source of housing for single male workers of various social classes. In addition, as Contra Costa County seat, Martinez relied on hotels to provide accommodations for those in town on government business. Many of the early hotels, such as the Commercial Hotel and Martinez Hotel (neither extant), were wood frame and designed in popular Victorian-era styles. After Royal Dutch Shell announced its intention to construct a massive refinery in Martinez in 1915, various entrepreneurs constructed modern concrete and brick residential hotels along

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Main Street, including the former Hotel Oehm at Main Street and Alhambra Avenue, the former Hotel James at Las Juntas and Main Streets, and the Hotel Marconi at 600 Castro Street.

All remaining hotels in Downtown Martinez's Commercial Core feature a lobby and retail spaces at the first floor level and residential units on floors above. Unlike an apartment building, most residential hotels typically have just one residential entrance to aid in security and supervision. Lobbies for residential hotels often contain a business office with a desk for the attendant and mail boxes for the residents. From the lobby, stairs provide access to the guest rooms on the upper floors. Depending on the quality of the hotel, amenities could range from shared rooms without private bathrooms to full house keeping service with private bathrooms and kitchens. Residential hotels were geared toward various ethnic and socio-economic groups, with the Martinez Hotel catering to Shell executives, Hotel Oehm to middle management at Shell, the Italian and Marconi Hotels to Italian immigrants, and the Hotel James to those in town on county business. The Italian boardinghouses on Berrellesa are rectangular and massive, one with second story salt box roof dipping towards the back of the building. They have extensive first floor front porches and minimalistic surrounds on multiple fenestrations. They are clad in wood boarding.

**Significance**

Residential building resources may be significant under Criteria A, B, or C during the periods of significance in which they were built and continued their associations with either events or patterns for Criterion A or with a historically significant person or group for Criterion B. Residential properties nominated under Criterion C must reflect the residential architecture as described in applicable historic contexts and retain the character defining features that classify the property as the indicated specific style.

**Registration Requirements**

To qualify for National Register of Historic Places listing as a Residential property type, the nominated property must be located in Martinez, California and must have been built during the relative period of significance. They should be significant examples of a style or type of architecture and/or be associated with significant historic contexts or individuals or groups. Properties that are eligible for listing under Criterion C must retain enough of their original character defining materials, setting, architectural style, workmanship, design, and ornamentation to have historic integrity. A building that has been altered by intrusive additions, reconfigurations of fenestrations, use of materials uncharacteristic to the applicable period of significance, or has had character defining architectural elements removed, cannot be nominated under Criterion C. Appropriately scaled additions are acceptable.

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**COMMERCIAL BUILDINGS**

Commercial buildings are the most numerous types in the Commercial Core of Downtown Martinez. During the nineteenth century, most of Downtown Martinez consisted of one- or two-story, stud frame, vernacular commercial buildings designed in the Folk Victorian or sometimes in later period styles such as the Italianate, Eastlake, or Queen Anne. Historic photographs indicate that most were utilitarian buildings with gable roofs concealed behind Western false fronts. A series of fires during the 1890s and early 1900s destroyed much of Victorian Martinez in the Commercial Core. Pre-1904 commercial buildings still stand but most have been heavily remodeled, providing few clues to their original appearance. One of the most intact is the College Lane Saloon located at 613 Ferry Street (1892). Built as a saloon during the 1890s, this building is still in use as a bar. It consists of a central bar room in the front and a storage room in the rear. The otherwise heavily altered façade retains its original false front parapet.

After 1904, most new commercial buildings in Downtown Martinez were built of permanent fire-resistant materials such as brick, stone, and later concrete. A building boom in the mid-1920s resulted in the construction of dozens of new brick and concrete commercial blocks designed in the American Commercial style with simplified Renaissance Revival, Mission, and Art Deco detailing. A subset of the commercial block was the automobile showroom/repair facility. Constructed along Alhambra Avenue or on the fringes of downtown, automotive buildings are typically one-story, steel or heavy timber frame, brick or concrete buildings with bowstring or saw tooth truss roofs. They are differentiated from standard commercial buildings by their uninterrupted interior spaces, large vehicular entrances, and expansive display.

**Post-1904 Commercial Buildings**

After the 1904 fire, much of the Commercial Core of Downtown Martinez was rebuilt out of masonry. Several important purpose-built commercial blocks and banks were built during this era which ends in 1915 with the announcement by Royal Dutch Shell of its intention to construct a refinery in Martinez. Several of the buildings constructed between 1905 and 1913 include a selection of the most architecturally significant commercial buildings in the Commercial Core and many retain a high degree of integrity. Virtually all were built to replace buildings destroyed by the 1904 fire and all were built by their owner for a specific use. Most were also two-stories, consisting of commercial storefronts at the first floor level with offices or other specialized uses on the second floor. Nearly all buildings constructed in Downtown Martinez after 1904 are either brick or cut stone. Important examples include the Maximilian Bergamini Building at 624 Ferry Street (1905), the reconstructed Bank of Martinez at 634 Ferry Street (1905), and the Curry Building/Royal Theater at 600 Ferry Street (1913). The Curry Building is a mixed-use commercial building that originally consisted of commercial storefronts along Ferry Street, with a funeral parlor on the second floor and a large public theater at the rear of the lot. The building replaced the wood frame Odd Fellows Hall/Curry Livery Stable that had been destroyed in the 1904 fire.

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**1915 to 1940s Commercial Buildings**

The announcement by Royal Dutch Shell of the company's intention to build a large oil refinery in Martinez sparked a downtown building boom that lasted, with a brief gap during the First World War, into the late 1920s. After the announcement, property owners began replacing older frame commercial buildings with one- and two-story brick commercial blocks. Most were built of reinforced-brick, with reinforced-concrete becoming more popular during the late 1920s and into the 1940s. Open floor plans and non-structural interior partitions were designed to be reconfigured for new uses.

Nearly all of the commercial blocks in Downtown Martinez built during this era are one-story buildings comprised of one to seven commercial storefronts with internal mezzanines for additional display or office space. Their façades are typically very simple, composed of several rectangular bays with metal or wood storefronts with transoms above. Each bay is typically demarcated by brick piers and the entire ensemble capped by a simple brick frieze embellished with recessed panels, polychrome brick patterns, ornamental tiles, and sometimes a corbelled brick or sheet metal cornice. Examples include the Georgian Revival, brick, one-story Pacific Gas and Electric Company (1915) at 514 Ferry Street, the F.W. Woolworth & Co. Building at 828 Main Street (1927), the Montgomery Ward Building at 531 Main Street (1929), and Dr. Kassels' Building at 829 Main Street (ca. 1929). The exuberant 1937 Art Deco Colombo Building built as a liquor store in its main bay and retail space in the other two bays is an example of a Depression era reinforced concrete commercial building.

**1920s Era Automotive Buildings**

The decade that elapsed between the First World War and the Great Depression was characterized by tremendous growth in private automobile ownership across the nation. Many former livery stables were converted into crude automobile showrooms/repair facilities. By the early 1920s, automobile manufacturers began to require their agents to build more substantial buildings to display their wares. Meanwhile, automobile agents seized on the idea that their businesses would be better served by being strategically located along heavily traveled corridors, in particular regional highways or streetcar lines, to catch the eye of passersby. The resulting concentration of auto dealerships, repair shops, filling stations, auto supply shops, and other auto-related businesses became known in many communities as auto row. Alhambra Avenue (formerly Smith Street) became Martinez' own auto row after 1917 after it was widened to serve as the primary link between downtown Martinez and State Highway 4.

There are automotive buildings from the 1920s in Martinez. With the exception of their location, large metal roll-up doors, and trussed roofs, most are largely indistinguishable from standard multi-purpose commercial blocks. Examples are quite heavily ornamented as well, with polychrome brick and terra cotta. In contrast to the exterior, the interiors were mostly

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unfinished. Seeking to maximize space for stock and service bays, designer/builders of automotive buildings often employed modern bowstring truss roofs to create vast areas of uninterrupted floor space with few columns. A portion also employed skylights or monitor roofs to maximize natural light sources. Several of the best automotive-related buildings in Martinez are located along Ward Street and Alhambra Avenue, including the former DeRose Chevrolet dealership at 406 Ward Street.

### **Office Buildings**

In addition to commercial buildings, Downtown Martinez has several office buildings. Most were built in the 1920s and 1930s within the eastern side of the Commercial Core, near the Contra Costa County Courthouse. Many were built to house title companies, law offices, or newspaper offices. As purpose-built construction by prominent title companies and law firms, most of these office buildings typically display advanced architectural design qualities and more expensive detailing than the typical speculative commercial blocks of the same era. Structurally, most of the office buildings are concrete or brick. Buildings designed to accommodate title companies are almost always reinforced concrete, frequently containing fireproof vaults for storing company records. Several good examples include the Sharkey Building at 630 Court Street (1926), and the Richmond-Martinez Abstract & Title Co. Building at 700 Court Street (1941).

### **Light Industrial Buildings**

Downtown Martinez contains over ten one-story concrete and brick light industrial buildings, particularly along Escobar Street and Marina Vista Avenue and often on generous corner lots. Structurally, most buildings of this type are concrete or reinforced brick with an interior steel frame consisting of regularly spaced columns that support either a monitor or a bowstring truss roof. Monitor or saw tooth windows provide natural light within the work area. The exterior is typically amply fenestrated with large multi-lite steel industrial windows with operable awning or hopper sash. Ornamentation is usually quite restrained, consisting for the most part of concrete or sheet metal cornices and string course moldings, shaped parapets, and corbelling (if brick). Loading docks toward the rear of the secondary elevations allow goods or supplies to be loaded into or out of the building. The best example of this type is the Martinez Steam Laundry Building at 701 Escobar Street (1930). Other examples include 201, 209, and 221 Berrellesa Street and 300 Alhambra Avenue, all built in the 1940s.

### **Warehouses**

Warehouses are storage buildings whose function is to accommodate irregularities of seasonal and market fluctuations in commerce. Warehousing involves the storage, processing, and distribution of goods, as well as occasional light manufacturing. Warehouse design has traditionally been guided by three interrelated factors: security from fire and theft, economics,

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and advances in construction technology. Security from fire and theft were paramount and usually addressed through heavy masonry walls, slow-burning timber frames, and iron fire doors and shutters. Another important factor was based in economics, i.e., maximizing the amount of goods that could be stored in a given area. In order to "pencil out" as a business venture warehouses needed to be able to accommodate enough goods to ensure a sufficient return on the investment in both land and construction. Anything that consumed valuable space, such as columns or partition walls, ate into the potential profitability of the building.

In Downtown Martinez, warehouses were historically concentrated north of the railroad tracks near the wharves and piers that once lined Carquinez Strait. Several warehouses are designed in the American Commercial style, with load-bearing masonry walls with minimal detailing, flat roofs and flat or stepped parapets, regular fenestration with jack-arch window and door openings, and slow-burning heavy timber framing. The best examples are the former Colton's Bonded Winery warehouse at 620 Marina Vista (ca. 1915) and a brick and hollow clay tile warehouse located at 724 Marina Vista Avenue (ca. 1925).

The Commercial Buildings in Downtown Martinez exist only in the Commercial Core and Shoreline Neighborhood and in the two wineries associated with Italians outside of Downtown Martinez. However, just as there are residences built or occupied with accompanying commercial purposes in all three Downtown areas represented by this Multiple Property Submission, there are residential aspects above first floor primary commercial concerns in the Commercial Core that are not associated with hotels. These buildings are considered commercial, with mixed-use.

**Significance**

Commercial historic resources and the above listed subtypes and the Italian winery properties may be significant under Criteria A, B, or C. Nominated properties must reflect historically significant trends in Downtown Martinez as described in the applicable Historic Context.

**Registration Requirements**

To qualify for National Register of Historic Places listing as a Commercial property type, the nominated property must be located in Martinez, California. The property may be a general commercial type or one of the previously listed subtypes and must have been built during the period of significance, used for commerce activities, and retain sufficient architectural and historic integrity to reflect type and historic significance.

Properties eligible under Criterion A must demonstrate association with Downtown Martinez's commercial, professional, manufacturing, retail, service sector, or other business use. Properties eligible under Criterion B must demonstrate direct association with individuals or groups significant to the historic development of Downtown Martinez. Properties that are

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eligible for listing under Criterion C must retain enough of their original character defining materials, setting, architectural style, workmanship, design, and ornamentation to have historic integrity.

**PUBLIC ASSEMBLY**

**Commercial Core**

For the purposes of this Multiple Property Submission, public assembly buildings include government buildings such as libraries, courthouses, post offices, swimming pools, memorial halls, parks, sidewalks, fraternal halls, union halls, business clubs, theaters, and any space indoor or out where citizenry gather for public purposes. Public assembly buildings do not always have to be located in specially designed buildings; frequently they are placed in existing buildings built for other uses. There are no local government buildings or churches located in the geographic area of this Multiple Property Submission at this time.

The Commercial Core contains very few public assembly buildings. There are two historic union halls in the Commercial Core: the Tunnel Aqueduct Local #324 hall at 611 Berrellesa Street (ca. 1946) and the Contra Costa County Central Labor Council (and former Post Office) at 721 Castro Street (1926). Both buildings resemble typical commercial buildings of their respective eras; both are one-story, masonry buildings, with typical exterior detailing.

There are also two surviving theaters in the survey area, although both have been converted into other uses. They include the former Novelty Theater at 716 Main Street (1910) and the former State Theater at 800 Ferry Street (1925). The latter was historically an excellent example of a first-class movie theater, with a large auditorium, public lobby, and exterior marquee and blade signage, most of which was removed when the building was converted into a County office building in the 1990s.

**Civic Core**

At the northern end of Court Street and the northeastern segment of Pine Street, are the public government offices of the county seat of Contra Costa. As Martinez grew, developers produced monumental buildings projecting its authority in and meaning to its citizenry. The oldest building at the northernmost end of Court Street is the Borland Home/Martinez Museum (1890). The next oldest is the 1903 and 1906 Neo-Federalist granite masonry Court House and matching jail. The next buildings to have been erected are the Gothic Revival Veteran's Memorial Hall (1923), then the 1932 Hall of Records, the 1937 P.W.A. Moderne Post Office, and the 1941 Art Deco Library. The Hall of Records and Library share an architect (E. Geoffrey Bangs) and the Library and 700 Court Street share a contractor--C.W. Tieglund.

The Library, Post Office, Hall of Records, and Court House block are listed in the National



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Register of Historic Places. The Veterans' Hall and the Borland Home appear to be eligible for the National Register of Historic Places. The active jail, the District Attorney's office building, and the two buildings at the northwest end of Court Street are less than 50 years old (610 Court reached its current iteration in 1975). The public assembly buildings on streets east of Court and south of Green Streets are less than 50 years old, with the exception of the Old New 1945 jail at the northeast corner of the Court House Block. This jail is not a contributing resource to the Court Block National Register listing.

The Post Office and its art work are the most significant expression of the New Deal in Martinez. Other publicly accessible historic resources that are significant to the Great Depression include the miles of W.P.A. stamped sidewalks in Martinez. A W.P.A. stamp sits on the entrance corner of the Borland Home, placed there when Cappy Ricks was the Mayor of Martinez and owned the Borland Home building. 400 trees were planted in Downtown Martinez with C.W.A. funds during the Great Depression.

### **Downtown Neighborhood**

Masonic Hall, Shell Club House, Susana and Rankin Parks, and the Catholic Cemetery are examples of historic Public Assembly resources in the Downtown Neighborhood.

### **Significance**

Properties nominated as public assembly buildings may be eligible under Criterion A in the areas of community development, commerce, architecture, business, industry, government, or education, or other criteria that can be adequately shown to be significant of the historic contexts of this Multiple Property Submission. Public Assembly historic resources nominated under Criterion B must have a direct association with individuals or groups historically significant to the development of Downtown Martinez. Properties nominated under Criterion C must demonstrate significance as examples of architectural styles found within Downtown Martinez or as the work of a master architect or craftsman.

### **Registration Requirements**

A historic resource will qualify for listing in the National Register of Historic Places under Criteria A, B, or C as a Public Assembly property type if the resource is located in the Civic or Commercial Cores of Downtown Martinez or is located in the Shoreline Neighborhood. The resource must have been built during its associated period of significance and express an aspect of that period of significance, and must have been used for Civic activities, entertainment, education, community welfare, fraternal, or social events. Properties that are eligible for listing under Criterion C must retain enough of their original character defining materials, setting, architectural style, workmanship, design, and ornamentation to have historic integrity.

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**Historic Resources Associated with the Contributions of Italians**

Historic Properties whose histories solely or partially associate those properties with Italian builders, and occupiers of any type of property in Martinez, further connect specific buildings to the contributions Italians made to the development of Martinez in any Historic Context of this Multiple Property Submission. These historic resources are eligible for listing in the National Register of Historic Places under Criterion B as long as they retain sufficient architectural integrity. Examples of these are the Marazzani, Bertola, Pellegrini, Chantri, and Sparacino homes, and the Viano and Digardi winery properties. Most of the Shoreline Neighborhood is associated with Italian-originated building and/or occupancy. These are primarily residences and many were built and used for commerce as well as residence. They may be of any architectural type. The properties in the Shoreline Neighborhood may be nominated under Criteria A, B, or C. If nominated under B it may be for a specific Anglo or Italian individual of historic significance to the development of Martinez, or if the property reflects the Italian group that dominated the neighborhood for a century.

There are at least three extant buildings in the Commercial Core associated with the contributions of Italians to the development of Downtown Martinez that retain historic architectural integrity: the Bergamini (1905) and Colombo (1937) Buildings on Ferry Street between Main and Escobar Streets, and the National Bank of Martinez (1924). The National Bank of Martinez Building, at 649 Main Street, was co-founded by influential Martinez Italian Americans and became the Bank of Italy with bank services in Italian.

There are no historic resources in the Civic Core that can be associated directly with Italians in Martinez. The Shoreline Neighborhood was built up by Italians and housed the majority of the Italians who contributed significantly to the development of the fishing village and the Commercial Core, to which the immigrants and their descendants contributed and still contribute to the development and vitality of Downtown Martinez's economy, culture, and political life.

St. Catherine of Sienna Parish Catholic cemetery is a Public Assembly resource, and is also associated with the historically significant impact of Italians in Martinez, California. The Cemetery is directly across the street from Alhambra Cemetery, listed in the California Register of Historical Resources.

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**G. Geographical Data**

This Multiple Property Submission is limited to properties within the incorporated and unincorporated limits of the City of Martinez. For clarification of definitions particularly for the public, any resource associated with the Italian American contribution to the historic development of Martinez can be located in any area of Martinez, California. Civic and Commercial buildings are by definition located in the Commercial and Civic Cores of Downtown Martinez. Resources located in the Shoreline Neighborhood may or may not be associated with Italian Americans. A portion of the Shoreline Neighborhood—as discussed in this Multiple Property Submission—is defined by the City of Martinez as the "Downtown Neighborhood" in its Downtown Specific Plan. The Shoreline Neighborhood as defined by this Multiple Property Submission also includes the areas that are named by the City of Martinez Downtown Specific Plan as the "Downtown Shoreline" and the part of the "North Downtown Shoreline" west and inclusive of Alhambra Creek. Said Shoreline areas are as defined by the City of Martinez Downtown Specific Plan. The Civic Core, Commercial Core, and Shoreline Neighborhood for the purposes of this Multiple Property Submission are bounded as follows:

1. The Civic Core is both sides of Court Street from the Southern Pacific railroad tracks on the north to Green Street on the south, and the section of Pine Street that parallels Court Street and terminates at Green Street.
2. The boundaries of the Commercial Core reach from the Southern Pacific railroad tracks on the north, both sides of Las Juntas Street as the east boundary, Green Street as the south boundary, and Berrellesa Street as the west boundary.
3. The Shoreline Neighborhood area as named by this Multiple Property Submission is contiguous to the west boundary of Commercial Core. The Shoreline Neighborhood is bounded for the purposes of this Historic Context on their east by Alhambra Avenue until its northern terminus. North of where Alhambra Avenue terminates, the boundary is west and inclusive of Alhambra Creek. The northern boundary is the southern edge of East Bay Regional Park property. The west boundary is the Alhambra Cemetery, Carquinez Scenic Drive, and Talbart Street. The south boundary is both sides of Escobar Street.
4. The "Downtown Neighborhood", as defined by the Multiple Property Submission, is the residential area from Green Street to Brown Street on the east side of Alhambra Creek and the area from Green Street to Soto Street.

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**H. Summary of Identification and Evaluation Methods**

(Discuss the methods used in developing the multiple property listing.)

Author Kristin Henderson has successfully nominated three buildings to the National Register of Historic Places, one building to the California Register of Historical Resources, and an olive grove as a California Point of Historical Interest. She has a Master of Library and Information Science and a post graduate certificate in Online Teaching and Learning, received the 2008 Doty Tile Heritage Foundation Grant, and twice has been a winner of the City of Martinez photography contest. She has also lived and/or worked for ten years in the relatively small space of Downtown Martinez. Ms. Henderson has also undertaken multiple historic research projects over the course of ten years, including contributing significantly to a long running major display at the Martinez Historical Society Museum. The Bibliography is a non-exhaustive list of the references used to compose this MPS.

Over a decade, the author has conducted multiple field surveys of all Downtown Martinez, the Shoreline Neighborhood, and much of the Downtown Martinez Neighborhood. Integrity requirements for property listing were based on the author's knowledge of the condition of existing properties and their historic uses. This MPS historic context was partially derived from Kelley & VerPlanck, Historical Resources Consulting, LLC's *Architectural and Historical Survey of Downtown Martinez, California: Historic Context Statement* (2008) as well as this author's own extensive research prior and subsequent to that documented by Kelley and VerPlank.

Page & Turnbull, Inc.'s *Historic Context Statement: City of Benicia* (2008), Teresa Grimes' *Historic Resources Associated with African Americans in Los Angeles* Multiple Property Submission (2008), and Carmel Barry-Schweyer's *Architectural and Historic Resources of Auburn, California* Multiple Property Submission (2009) were utilized as models. This MPS was composed by following the directions of the U.S. Interior National Park Service's National Register Bulletin 16B, *How to Complete the National Register Multiple Property Documentation Form* by Antoinette J. Lee and Linda F. McClelland (1999), and with guidance from "Writing Historic Contexts" by Marie Nelson of the California State Office of Historic Preservation.

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Name of Property
Contra Costa County, California
County and State
Historic Resources of Martinez, California
Name of multiple listing (if applicable)

Section number I Page 66

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**PAMPHLETS, INTERVIEW, PERSONAL COMMUNICATIONS, SURVEYS,  
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**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Name of Property
Contra Costa County, California
County and State
Historic Resources of Martinez, California
Name of multiple listing (if applicable)

Section number I Page 67

"Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927." Located: Contra Costa Historical Society, Martinez, CA.

National and State Registers of Historic Places Historic Resource Nominations in Martinez, California: *625 Court Street Block, Hall of Records, Downtown Martinez Post Office, Martinez City Library, Sharkey Building, Rankin Olive Grove, Old Train Station, 921 Susana, Borland Home, 700 Court Street, 514 Ferry, and 627 Ferry.* Located at Northwest Information Center, Sonoma State University, Rohnert Park, CA.

Old Town Martinez Preservation and Beautification Committee. "Homes of Historic Interest" house plaques. Shoreline Neighborhood, Martinez, CA. Accessed June 15, 2014 at [https://drive.google.com/folderview?id=0Bx8WaJU\\_iZOGOFJzc2dIRFFodnc&usp=sharing](https://drive.google.com/folderview?id=0Bx8WaJU_iZOGOFJzc2dIRFFodnc&usp=sharing)

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Savage, Hope. Personal Communications. 2009.

"Martinez Survey: Original, Additional, and Tracts: Block Numbers and Property Owners 1924-1927." Located at Contra Costa Historical Society, Martinez, CA.

Wilson, Paul. Interview by author. Martinez Shoreline Neighborhood, 11/19/2013.



Lusignan, Paul &lt;paul\_lusignan@nps.gov&gt;

---

**Re: Nominations Martinez, CA**

4 messages

**Beall, Edson** <edson\_beall@nps.gov>

Mon, Feb 23, 2015 at 2:36 PM

To: Kristin Henderson &lt;hendersonkristin@hotmail.com&gt;

Bcc: Paul\_Lusignan@nps.gov

Dear Kristen Henderson,

Once received, We have 46 calendar days to act on a nomination. Public comments are public record, and I will be happy to send you a copy of any comments we receive from the public. You may wish to contact CA OHP for copies of any comments submitted so far. You can watch for our notice of public comment period in <https://www.federalregister.gov/>, and request comments at that time.

Thank you, Edson Beall

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall, Historian  
National Register of Historic Places  
Washington, D.C.  
Phone: 202-354-2255  
Fax: 202-371-2229  
E-mail: Edson\_Beall@nps.gov  
Web: <http://www.nps.gov/nr/>  
Facebook: <http://www.facebook.com/NationalRegisterNPS>

**EXPERIENCE YOUR AMERICA**

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

On Mon, Feb 23, 2015 at 1:30 PM, Kristin Henderson &lt;hendersonkristin@hotmail.com&gt; wrote:

Dear Mr. Beall:

The California State Office of Historic Preservation just sent your office a multiple property submission cover sheet and an individual property nomination from Martinez, CA. At the rate given below, it appears it will be two months before the properties might be listed. If there are any comments, how do I receive a copy of them- through a FOIA request to you, or through our OHP?

Thank you.

Kristin Henderson  
2241 Lasalle Street  
Martinez, CA 94553  
925 446 9747

> Subject: Re: Hi there! Where's the Martinez, CA Post Office?  
> To: hendersonkristin@hotmail.com  
> From: Edson\_Beall@nps.gov  
> Date: Mon, 16 Apr 2012 08:26:45 -0400  
>  
> Dear Kristin Henderson,

>  
> Thank you for your inquiry. We received the nomination for Martinez  
> Downtown Post Office on March 31, 2012. The next step is for our "Notice  
> of Pending Nominations" to be published in the Federal Register:  
> <https://www.federalregister.gov/> We anticipate the notice will appear on  
> April 27 or 30. One published, there is a 15 day public comment period  
> which must pass before the nomination can be acted upon. We have 46  
> calendar days from the date received to take action. We must make our  
> decision before May 17, 2012.

>  
> Please feel free to contact me with any further questions or concerns.

>  
> Thank you for your interest in the preservation programs of the National  
> Park Service.

>  
> Sincerely,

>  
> Edson H. Beall  
> Historian  
> National Register of Historic Places  
> Washington, D.C.  
> Phone: 202-354-2255  
> Fax: 202-371-2229  
> Web: <http://www.nps.gov/history/nr/>  
> E-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)

>  
> EXPERIENCE YOUR AMERICA

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> people so that all may experience our heritage.

>  
>  
>  
>  
> Kristin Henderson  
> <[hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)> To  
> <[edson\\_beall@nps.gov](mailto:edson_beall@nps.gov)>  
> 04/13/2012 06:55 cc  
> PM  
> Subject  
> Hi there! Where's the Martinez, CA  
> Post Office?

>  
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>  
>  
> I know the Federal Preservation Officer sent the "Keeper" the nomination of  
> our Downtown Martinez Post Office (Contra Costa County, California) several  
> weeks back. I was wondering if it has gotten lost or what is going on. I  
> keep checking the Weekly List and nothing. Please let me know what you can,  
> when you can.

>  
> Thank you!

>  
> Kristin Henderson

> 2241 LaSalle Street  
> Martinez, CA 94553  
> 925-219-5756  
>

**Beall, Edson** <edson\_beall@nps.gov>  
To: Paul Lusignan <Paul\_Lusignan@nps.gov>

Thu, Mar 26, 2015 at 3:19 PM

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall, Historian  
National Register of Historic Places  
Washington, D.C.  
Phone: 202-354-2255  
Fax: 202-371-2229  
E-mail: Edson\_Beall@nps.gov  
Web: <http://www.nps.gov/nr/>  
Facebook: <http://www.facebook.com/NationalRegisterNPS>

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----- Forwarded message -----

From: **Kristin Henderson** <hendersonkristin@hotmail.com>  
Date: Sat, Mar 7, 2015 at 3:26 PM  
Subject: RE: Nominations Martinez, CA  
To: "Beall, Edson" <edson\_beall@nps.gov>

They will be trying in every way to stop it, including contacting congressmen and lobbyists. I am going to forward you something in a bit.

---

Date: Thu, 26 Feb 2015 10:59:42 -0500  
Subject: Re: Nominations Martinez, CA  
From: edson\_beall@nps.gov  
To: hendersonkristin@hotmail.com

Hi Kristen,

The petition can come anytime after the nomination is received by us. However, we may act on the nomination as soon as the 15 day public comment period ends. Our informal e-mails are not considered "comments" and thus are not part of the official record.

Thanks, Edson

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall, Historian  
National Register of Historic Places  
Washington, D.C.  
Phone: 202-354-2255  
Fax: 202-371-2229



E-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)  
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On Wed, Feb 25, 2015 at 2:25 PM, Kristin Henderson <[hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)> wrote:

It is a Multiple Property Submission cover (*Historic Resources of Martinez, CA*) with the Borland Home as the single property nominated so far under this cover. Is it only in that 15 day period that the nominations can be petitioned or is it at any time before it is actually listed?

Don't let me mark it controversial just by asking and put it in that process. CA OHP says they mailed it on the 13th of this month.

---

Date: Wed, 25 Feb 2015 12:20:22 -0500  
Subject: Re: Nominations Martinez, CA  
From: [edson\\_beall@nps.gov](mailto:edson_beall@nps.gov)  
To: [hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)

Hi again Kristen,

Anyone can petition the Keeper to have the nomination substantively reviewed. The deadline for our decision would be automatically extended 30 days from the date we receive the petition. Also, can you give me the name of the property being nominated in Martinez? I will keep an eye out for it.

Thanks, Edson

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall, Historian  
National Register of Historic Places  
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If the municipality or owner (who in the case of the one property is a public owner) asks for an extension, will it automatically be granted or under any other special circumstance?

You have yet to be notified, other than this one superficial email, that the nominations are controversial so I would wait until they make it so to consider the nominations controversial (that will save you alot of time as well.).

---

Date: Mon, 23 Feb 2015 15:58:23 -0500

Subject: Re: Nominations Martinez, CA

From: edson\_beall@nps.gov

To: hendersonkristin@hotmail.com

The nomination passing the state review board and being signed by the CA SHPO carries a lot of weight here. It's not like you have only one shot to get it listed. Any controversial nominations are automatically substantively reviewed, so I'm sure our reviewer will contact CA SHPO for any clarification if needed. And yes, in some instances, the 46 days can be extended.

Thanks, Edson

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall, Historian

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On Mon, Feb 23, 2015 at 3:18 PM, Kristin Henderson

<hendersonkristin@hotmail.com> wrote:

And say my City (which is extremely anti-historic preservation) hires a consultant to contrive a statement that what I wrote is erroneous, do I have the right to rebutt, and then will the 45 day period be extended?

I am wondering if you have ever had such examples, particularly with historic contexts/multiple property submissions, where the Keeper rejected a nomination given comments by "experts" and after being vetted at the level of the OHP?

Thank you.

---

Date: Mon, 23 Feb 2015 15:13:32 -0500

Subject: Re: Nominations Martinez, CA

From: edson\_beall@nps.gov

To: hendersonkristin@hotmail.com

Comments pointing to procedural error, owner objection and/or error(s) in professional judgement.

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On Mon, Feb 23, 2015 at 3:02 PM, Kristin Henderson  
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Thank you, yes please do send me comments and I do think I have received all of them thus far from the OHP.

I have another question, though, at this point in the process what sort of comments would cause the Keeper to not list the nominations?

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Date: Mon, 23 Feb 2015 14:36:17 -0500  
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To: [hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)  
[Quoted text hidden]

---

**Beall, Edson** <[edson\\_beall@nps.gov](mailto:edson_beall@nps.gov)>  
To: Paul Lusignan <[Paul\\_Lusignan@nps.gov](mailto:Paul_Lusignan@nps.gov)>

Thu, Mar 26, 2015 at 3:20 PM

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Facebook: <http://www.facebook.com/NationalRegisterNPS>

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The National Park Service cares for special places saved by the American people so that all may experience our heritage.

On Mon, Feb 23, 2015 at 3:02 PM, Kristin Henderson <hendersonkristin@hotmail.com> wrote:

Thank you, yes please do send me comments and I do think I have received all of them thus far from the OHP.

I have another question, though, at this point in the process what sort of comments would cause the Keeper to not list the nominations?

---

Date: Mon, 23 Feb 2015 14:36:17 -0500

Subject: Re: Nominations Martinez, CA

From: edson\_beall@nps.gov

To: hendersonkristin@hotmail.com

[Quoted text hidden]



Marlene Thompson  
3881 St. Mary Street  
Martinez, California 94553

March 16, 2015

Carol Roland-Nawi  
Office of Historic Preservation  
1725 23rd Street #100  
Sacramento, CA 95816

Subject: Multiple Property Submission for Martinez, California

Dear Carol:

I am objecting to the Multiple Property Submission (MPS) for the City of Martinez because it is basically a history of the City of Martinez, and the City historians were not involved in the preparation of the document.

I myself work with historical documents every week. I primarily place documents in the City of Martinez Archive at the Martinez Museum, retrieve such documents, or oversee the work of volunteers who do this work. I also assist researchers who are using both the Archive and the Local History Library. I also am called upon to edit the works of others which relate to local history. I was not given the opportunity to participate in preparing the MPS. Nor were the following local historians:

1. **Mary Ellen Jones.** Among her other accomplishments, Mary Ellen is currently the editor of the *California Historian*, a high quality magazine which circulates throughout the state and beyond.
2. **Harriett Burt.** An ex-history teacher, Harriett has authored hundreds of articles about the history of Martinez. Many of those articles relate the history of our town to that of the state and the nation. Harriett is a former City Council member. She is also a just-retired Public Advisor to the California Public Utilities Commission.
3. **Andrea Blachman.** Andrea has authored history articles and has organized state-wide historical conferences and workshops. She is also the Director of the Martinez Museum, a board member and past-president of the Contra Costa County Historical Society, and she is currently the First Vice President of the Conference of California Historical Societies.
4. And others ...

The historians in Martinez were:

1. Unaware that an MPS was being prepared, or
2. Did not know that the scope of the document was so broad, and
3. Did not know that it was being prepared by an individual who was excluding the other segments of the community, and
4. Did not know that the Office of Historic Preservation had unilaterally decided that that the MPS was "finished",
5. And did not know that your Office had placed it on the agenda for approval at your January meeting. And they did not know that the MPS was "approved" until after the fact.

I don't understand how your office could accept a community-wide historical document such as the subject MPS which totally excluded the town's historical society and local historians. I might add that the historians listed above are active in the following organizations:

1. The Martinez Historical Society
2. The Contra Costa Historical Society (headquartered in Martinez)
3. The California Conference of Historical Societies

By contrast, the "Martinez Architectural Heritage Association" which appears on the cover of the MPS is not a known organization. And it is not a non-profit. Had your employees worked with local historians, instead of excluding them, you would not have made the embarrassing mistake of submitting the MPS document to the National Register in such a way as to lead the National Park Service to believe that it was submitted by a society of historians or architects.

Please return the MPS to the City of Martinez so it can be revised and corrected with the participation of all the appropriate parties.

Sincerely yours,



Marlene Thompson  
Board Member  
Martinez Historical Society

cc: Mayor of Martinez  
Martinez City Council Members  
Director of Planning, City of Martinez  
Keeper of the National Register  
Contra Costa County Supervisor, Federal Glover  
State Senator Lois Wolk  
State Assemblywoman Susan Bonilla  
U.S. Congressman Mike Thompson

From: **Andrea Blachman** <[andreablachman@gmail.com](mailto:andreablachman@gmail.com)>

Date: Tue, Mar 17, 2015 at 9:48 AM

Subject: Multiple Property Submission (MPS) - Martinez, CA

To: [calshpo@parks.ca.gov](mailto:calshpo@parks.ca.gov)

Cc: [rscchroder@cityofmartinex.org](mailto:rscchroder@cityofmartinex.org), [dtasini@cityofmartinez.org](mailto:dtasini@cityofmartinez.org), [district5@bos.cccounty.ca.gov](mailto:district5@bos.cccounty.ca.gov),  
[senator.wolk@senate.ca.gov](mailto:senator.wolk@senate.ca.gov), [assemblymember.bonilla@assembly.ca.gov](mailto:assemblymember.bonilla@assembly.ca.gov),  
[mthompson@mail.house.gov](mailto:mthompson@mail.house.gov), [Stephanie\\_Toothman@nps.gov](mailto:Stephanie_Toothman@nps.gov)

Dear Ms. Roland-Nawi:

I am writing on behalf of the local historians in Martinez, California. Like the rest of Martinez, we had no idea that an MPS had been prepared for our city. Nor did we know until afterward that it was approved by the state OHP at a January 28th meeting in your office. And we were surprised that the MPS was forwarded on to the Keeper of the Register on February 13th instead of being returned to the City as requested by the City Planning Department. The MPS needs to be re-processed in Martinez and subjected to an open, inclusive process that involves the interested segments of the entire community.

The purpose of this email is to state that the local historians would be delighted to work on the MPDF when it comes back. I am speaking on behalf of such historians as Harriett Burt, Marlene Thompson, Mary-Ellen Jones, myself and others.

I would also like to point out that an historian in a distant state capitol is qualified to assess whether the format of an MPDF meets NPS standards, but it is not possible for such a person to assess the content of the MPDF and judge the quality of that content. Only local historians can do that.

It is also not possible for a consultant to be hired to do a cursory review of an MPDF and to assess the content of the document without engaging with local historians.

When the MPDF is returned, we will collaborate with others to do the following with the objective of ensuring that the MPDF meets the following 10 standards, and is:

1. Accurate
2. Complete in relation to the Martinez themes which are included.
3. Balanced as to presentation.
4. Free of personal bias. And free of omissions which would constitute bias.
5. Written so that assumptions are identifiable as such.
6. Written such that speculation and apocryphal stories are identified and separated from actual history.
7. Written such that dates and eras are appropriate and correct.
8. Properly framed and properly bounded.
9. Appropriately mapped as to geographic locations referenced in the document.
10. Not misleading in any way.

Sincerely yours,

Andrea H. Blachman

Director of the Martinez Museum, Local History Library and Archival Service

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

1725 23<sup>rd</sup> Street, Suite 100  
SACRAMENTO, CA 95818-7100  
(916) 445-7000 Fax: (916) 445-7053  
calshpo@parks.ca.gov  
www.ohp.parks.ca.gov



March 17, 2015

James Blair, Owner  
Creek Monkey Tap House  
611 Escobar Street  
Martinez, CA 94553

**RE: Historic Resources of Martinez, California  
Multiple Property Submission (MPS)**  
Under Consideration by the National Park Service

Dear Mr. Blair:

The California State Office of Historic Preservation (OHP) has reviewed the issues raised in your letter to me received via email on Tuesday, March 10, and forwarded to Stephanie Toothman, Keeper of the National Register, by Dina Tasini, Planning Manager, City of Martinez.

In response to your concern about the Martinez Architectural Heritage Association and the Martinez Architectural History Association, the National Register of Historic Places statutes and regulations give neither the National Park Service (NPS) nor this office the authority to place any requirements on organizational identification or affiliation indicated on National Register nomination forms. As a result, there is no requirement to research and verify organizational existence or status. Kristin Henderson has included the organizational affiliation of Martinez Architectural Heritage Association or Martinez Architectural History Association on all of the National Register nominations she has prepared for review by this office during the past five years.

In several telephone conversations and email communications, OHP staff have communicated with concerned citizens regarding the role, structure, and purpose of the Multiple Property Submission (MPS) and its components, the Multiple Property Documentation Form and the individual nomination.

*Historic Resources of Martinez, California* is a cover document that provides a detailed historic context for a range of properties that may be nominated, if they meet the eligibility requirements for the National Register of Historic Places. At this time, the Borland Home is the only property submitted for consideration by the Keeper of the National Register. OHP staff supported the nomination, it was approved by the State Historical Resources Commission, and I certified the nomination "meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR [Code of Federal Regulations] Part 60."

Because there is no designation that occurs as a result of the MPS itself being approved by the SHRC, there isn't anything to notice and there are no regulations requiring notification. The city will of course be notified of any future nominations that are submitted to this office under cover of the *Historic Resources of Martinez, California* MPS, as we did with the Borland Home nomination, and the county, city, property owner(s), and interested parties may comment on those nominations as they choose.

Despite there being no legal requirement to do so, it is Ms. Henderson's practice to notify City of Martinez officials and residents via electronic mail of her plans to submit nominations, including the MPS under discussion. She also provided more general public notice via letters to the editor of the *Martinez News-Gazette*, most recently including "Henderson submits nominations" published September 4, 2014, and "Henderson nominates history for preservation" published January 25, 2015. In both letters Ms. Henderson specifically noted that the MPS by itself does not nominate any properties. In the January letter, Ms. Henderson invited community members to comment on the MPS and Borland Home nomination, and provided contact information and a sample letter.

The Martinez Historical Society did comment on the Borland Home nomination as an interested party, and those comments were forwarded to the Keeper of the National Register as part of the complete file for review.

Sincerely,



Carol Roland-Nawi, Ph.D.  
State Historic Preservation Officer

Cc: Stephanie Toothman, Keeper of the National Register, National Park Service  
Paul Loether, Deputy Keeper and Chief, National Register and National Historic  
Landmark Programs, National Park Service  
Paul Luisgnan, Historian, National Register of Historic Places, National Park  
Service  
Rob Schroder, Mayor, City of Martinez  
Alan Shear, Acting City Manager, City of Martinez  
Anna Gwyn Simpson, Economic & Strategic Development, City of Martinez  
Dina Tasini, Planning Manager, City of Martinez

**Public Comment for City Council by Kristin Henderson for 17 March 2015 Meeting**

**Re: Letter by City of Martinez (City) to the National Register to pull the Multiple Property Submission (MPS) "Historic Resources of Martinez, CA"**

***Exhibits Attached***

The letter the City of Martinez proposes to be sent to the Keeper of the National Register of Historic Preservation, a draft copy of which is in the agenda, is based on false premises. A non-exhaustive list of these false premises are as follows:

1. That the City is writing on behalf of ALL citizens. That is incorrect and no evidence supports this. Information will follow in this letter that demonstrates the opposite is more likely. Moreover, an MPS is a type of "wiki" document: it can be appended at any time by any one as long as what is submitted meets the substantive and technical requirements of a nomination—as did my efforts. An MPS is a document for the people and by the people for the purposes of the people's history and is not a nomination of any property or properties. Five professors wrote letters of recommendation for my nomination<sup>1</sup> and I have been invited to the Center for Italian Studies to give a talk on my book *Capito! Italians and the Development of Martinez, CA*. On the subject of books, the Martinez Historical Society has not written any real history book of its own since Charlene Perry (besides a few picture books). Others have, and the Society is obfuscating the difference between printing and selling books and actually undertaking historic scholarship. Paul Kraitz in his letter makes it sound like the Society Museum is an extensive facility. No, the Society and its resources are mostly the Borland Cottage Museum and some of it just a counter with some books on it. The Martinez Historical Society Museum is not the Bancroft Library, San Francisco History Room, National Archives, California History Library in Sacramento, the Pleasant Hill library city directories, microfiche, and other resources, and all the other depositories of history from which I garner information.

2. The City purports the MPS "...procedural requirements of notification were not met....." The City then goes on to cite <http://www.nps.gov/nr/publications/bulletins/pdfs/ManualforSHPREviewBoards.pdf> that "State Review Board reviews and votes on Multiple Property Documentation forms in the same manner as all National Register nominations." While this is correct, there is no edict that the Review Board (SHRC/OHP) has to notify anyone regarding the MPS review. The wording is "reviews and votes", not "notifies" because an MPS is NOT a nomination of a property and there is no rule of notification for an MPS. However, as John Curtis wrote<sup>2</sup>, the Borland Home Nomination cites the MPS (8) times and therefore

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<sup>1</sup> Exhibit 10

<sup>2</sup> Exhibit 1, page 14b

the City was aware of the MPS even without having to be noticed by the OHP, which is not a requirement. The City cites [http://ohp.parks.ca.gov/?page\\_id=21237](http://ohp.parks.ca.gov/?page_id=21237) and erroneously makes the conclusion that MPS review is exactly equivalent to a nomination of a real property nomination and should be reviewed by the same standards. An MPS is not "functionally equivalent" as the City fabricates in this letter and the NPS is quite clear about that. At the January 28, 2015 Historic Resources Commission meeting in Sacramento, the MPS "Latinos in the 20<sup>th</sup> Century" was noticed and treated the exact same way that that the Martinez MPS was treated.

On September 04, 2014 I published in the *Martinez News Gazette* a letter to the editor that I had just completed submitting the MPS and the Borland Home nominations with the help of an association of people.<sup>3</sup> From that time until this day, there have been NO COMMENTS MADE BY ANYONE ELSE AS TO THE SUBSTANTIVE NOR TECHNICAL ASPECTS OF THIS NOMINATION with the exception of an attorney that Dunivan hired. This attorney did not speak of the matter with authority, cited National Park literature to form inaccurate arguments as to historic significance, wrote in a logically circular form, and extensively referenced actions that have never occurred. For example, on page (2) of Exhibit (3), this attorney states the Downtown Martinez Specific Plan includes a historic overlay district and that many of these buildings are unreinforced masonry. The Mayor in the 2015 "State of the City" address notes that the most masonry buildings are now reinforced or their owners have submitted plans for the buildings to be reinforced.<sup>4</sup> In a letter to the OHP, the Mayor also states the historic overlay district will be thrown out for the General Plan Update.<sup>5</sup>

Paul Krintz wrote a letter purporting the nomination is full of errors, but does not list what those errors are and if they are substantive or technical. This is the time to comment, and no one has anything to say. Since the September 04, 2014 letter to the editor, no one not involved in the compilation of this nomination has asked me or the OHP about any of it. John Curtis also claimed in a letter to the OHP that the Borland Home was "rife with errors" without citing any real ones. The Borland Home is on the County and City Historic Resource Inventories and was found eligible for the National Register of Historic Places by the 2006 Downtown Specific Plan. What sort of Historic Society decries a finding of historicism in its own historic museum that revolves around history? Moreover, the Martinez Historical Society Borland Home pamphlet has errors in it such as misspelling "Talbart" (Talbert) Street and stating that the architectural style is

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<sup>3</sup> Exhibit 2

<sup>4</sup> Exhibit 4, page 2

<sup>5</sup> Exhibit 5, page 2

Carpenter Gothic when it is actually Stick-Eastlake. Curtis also legally defames me in that letter.<sup>6</sup>

James Blair of Creek Monkey Tap House recently wrote an undated and defaming letter about me and to and about the OHP stating it was fraudulent of me to use the term "Martinez Architectural Heritage Association". This is incorrect, there is nothing wrong with me using that term to describe myself and my associates who are interested and active in such matters, just as Harriet Burt has been called the "City Historian" by the Mayor and no one questions that. She has also been deemed "The Voice of Martinez". But popularity IS NOT scholarly work. Many of the documents I have obtained from academic repositories all over the nation, I have donated to the Martinez Historical Society and labeled them "courtesy of Martinez Architectural Heritage Association". It should also be noted that James Blair owns the establishment inside of a building owned by Earl Dunivan and next to Dunivan and Bisio (business partners) offices. The Mayor's daughter has worked for Creek Monkey Tap House and the Mayor and wife are high frequency visitors at this establishment. Dunivan often holds even Main Street meetings in the top attic room of this building.

3. The City cites 36 CFR60.6(b) and again erroneously fabricates an equivocation between an MPS and a property nomination to the National Register. This is a fabrication that the City is making up for its own purposes, as if to rewrite NPS law. See Exhibit 8: The City has cherry picked quotes out of context when it cites only 36 CFR 60.6(b). Part (a) of this section states SHPO is "responsible for identifying and nominating eligible properties to the National Register. Nomination forms are prepared under the supervision of the State Historic Preservation Officer for all properties meeting National Register criteria." (b) "The State provides notice of the intent to nominate a property." NO PROPERTY IS NOMINATED UNDER THE MPS. (c) "The list of owners shall be obtained from either official land recordation records." THERE IS NO ONE OWNER IN THE HISTORIC CONTEXT/MPS. IT IS JUST THE DEVELOPMENTAL HISTORY. "The State is responsible for notifying only those owners whose names appear on the list consulted." (k) "Nominations approved by the State Review Board and comments received are then review by the State Historic Preservation Officer and if he or she finds the nominations to be adequately documents and technically, professionally, and procedurally correct and sufficient and in conformance with National register criteria for evaluation, the nominations are submitted to the Keeper of the National Register..." I ASK HERE, DOES THE MARTINEZ HISTORICAL SOCIETY OR ANYONE IN THE COMMUNITY HAVE MORE EXPERIENCE THAN THE OHP IN THESE MATTERS? DOES ANYONE IN THIS TOWN HAVE MORE EXPERIENCE THAN I? I STUDY HOW THIS IS DONE, HISTORY, AND OBTAIN INFORMATION

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<sup>6</sup> Exhibit 6



FROM MAJOR REPOSITORIES BEYOND THE MUSEUM. You cannot get rid of history, it would still be there. It will still be there even if you kill this. It is called revisionism and it is illegal in some countries and is academically unsound, just like the currently adopted historic resources survey. (e) "For Multiple Resource and Thematic Group Format submission, each district, site building, structure and object included in the submission is treated as a separate nomination for the purpose of notification..." And this did occur with the Borland Home.

4. In an ironic fashion, the City references the NPS "Archeology and Historic Preservation: Secretary of Interior's Standards and Guidelines". Reading these guidelines it is obvious the City cherry picked lines out of this document because THE CITY DOES NONE OF THESE THINGS IN THIS DOCUMENT. SEE EXHIBIT (9). THERE IS NO PRESERVATION PLANNING IN MARTINEZ AS DESCRIBED IN THE VERY DOCUMENT THE CITY QUOTES.

Examples: Exhibits (1), (4), (5), (6), (9) (11), (13), (14 – particularly pages 4 & 5), (16), and (17). Planning for preservation does not occur. I will let you read these for yourselves. Not only does planning not occur, the Martinez Historical Society is complicit in the suppression of history repeatedly: Sharkey Building, Knapp VerPlank/KVP historic resources inventory and context (which cost the taxpayer \$50,000), 1982 inventory with omitted properties that are owned by Dunivan, and no integrity or context requirements, declaration of the Italian neighborhood as non historic, and more. The Historic Society reviewed the VerPlank report and would not tell me or anyone else what "mistakes" they thought were in it. Main Street never makes anyone, especially Dunivan, follow any design guidelines. The Historical Society throws out all my nominations even when they pass, ignores the history therein, throw out my tile study, blocks me from their Facebook sites, attempts false slap suites on me, libel, defame, and viciously gossips about me, and everything I have ever garnered in the whole world outside of them I have given them as an act of integrity.

Their Home Tours are improved by my repository of historic documents I garner from the outside world. You will read in Exhibit (17) page one where the City nor the Historic Society nor Main Street want to actually contribute to this process, they only want to pull it down. You will also read the Historic Society is involving itself in real property matters (which it does when the City wants it to) which is against the Historic Society's stated mission and position as a community non-profit. Curtis is very clear that because this MPS might affect a Federal 106 finding and get in the way of imagined profits, that it should be dumped. Curtis misleads EVERYONE about the economic effects of historic preservation and restoration. The very transparency they defame me and the OHP about, they do not follow themselves. The Historic Society is a random collection of

artifacts and papers, it is not an establishment of studied or experienced architectural historians and it holds much less than the information I go out and garner and study. They want this MPS just to not exist, they are not concerned with the history of it.

Ultimately, the substantive and technical requirements as well as the notification process of this MPS nomination were met to National Park standards and with academic and technical acumen and information sources the Historic Society, which is all volunteers, could not produce on their own. One look at "Remembering Martinez" Facebook site will illustrate that people are not technically accurate on recalling historic fact. I used to go through and post documents so people would get the facts correct and I showed people how to find historic facts online as well.

The Historic Society has other agendas besides history. They hold themselves up as "business people" at Main Street meetings and in the paper for running the Historic Society and they receive Chamber of Commerce awards. John Curtis, after he was complicit in the finding of no historic significance in the Federal 106 survey of the Shoreline neighborhood, was granted by the County a quitclaim deed for his developments at the same meeting the money was allocated by the County to purchase Dunivan property, which was the subject of the Federal 106 survey. I wonder how much of Dunivan's money Curtis invests. Dunivan is a minority property owner. There are many property owners in the Downtown and all the institutions that one can rely on in other towns for history, historic preservation, and even planning are corrupted and controlled in Martinez, CA. No one gets to do whatever they want with their own property and everyone must take responsibility for their own property. Let us just not pay our planning staff and think of the economic stimulus that would be if over one million in salaries stopped putting a demand on our tax base, as well as favored property owners, if property owners have no limits.

I say and write these things only as they apply to public policy.

Sincerely,

Kristin Henderson, Master of Library and Information Science (MLIS)  
Martinez Architectural Heritage Association  
2241 LaSalle Street  
Martinez, CA 94553  
925 446 9747  
hendersonkristin@hotmail.com



Lusignan, Paul <paul\_lusignan@nps.gov>

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## Fwd: Please see these letters

1 message

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**Moriarty, Kevin** <kevin\_moriarty@nps.gov>  
To: Paul Lusignan <paul\_lusignan@nps.gov>

Fri, Mar 20, 2015 at 8:45 AM

Good Morning Paul,

1 of 4

----- Forwarded message -----

From: **Kristin Henderson** <hendersonkristin@hotmail.com>

Date: Thu, Mar 19, 2015 at 8:13 PM

Subject: Please see these letters

To: "carol.roland-nawi@parks.ca.gov" <carol.roland-nawi@parks.ca.gov>, "Crain, Amy@Parks" <amy.crain@parks.ca.gov>, "jay.correia@parks.ca.gov" <jay.correia@parks.ca.gov>, "edson\_beall@nps.gov" <edson\_beall@nps.gov>, "kevin\_moriarty@nps.gov" <kevin\_moriarty@nps.gov>, "stephanie\_toothman@nps.gov" <stephanie\_toothman@nps.gov>

From Andrea Blachman and Marlene Thompson. The local historic society does not have the multitude of resources I have which I gather from all over the country as well as used much of a professional survey they city AND THE HISTORIC SOCIETY allowed to be tabled and cost us \$50,000 as tax payers. They played many games with it and other historic preservation issues, see my earlier email with exhibits.

Now what they are trying to do is take advantage of my work and call it their own. They do not understand historic context at all.

Please do not let them do them and do not return the MPS of Martinez to them. Yes, other historians CAN understand the local history--I am one of them as well as understand much and include much they do not. You have no idea what games they play with history, and now this is an ego one. These letters were sent to you yesterday. I have no problem with them commenting on the MPS and they DID know about it for a long time and I can prove that and have in my previous email with exhibits. But I do have a problem with them claiming it as their own work which is the latest attempt, to take it over and call it theirs.

Please do not send it back to them, allow them to comment on it as MPSs can be commented on indefinitely. As is procedure.

Thank you.

Kristin Henderson  
925 446 9747

---

From: mcabral@cityofmartinez.org

To: hendersonkristin@hotmail.com

Subject: FW: Item 13 on the Agenda for City Council Meeting – Number 2

Date: Thu, 19 Mar 2015 20:37:47 +0000

*Mercy G. Cabral*

Deputy City Clerk  
City of Martinez  
525 Henrietta Street  
Martinez CA 94553  
(925) 372-3512

[mcabral@cityofmartinez.org](mailto:mcabral@cityofmartinez.org)



please consider the environment before printing this email

**From:** John Curtis [<mailto:curtisjd@ix.netcom.com>]

**Sent:** Tuesday, March 17, 2015 4:07 PM

**To:** Rob Schroder; Mark Ross; Lara DeLaney; Anamarie Avila Farias; Debbie McKillop

**Cc:** 'Anne Holter'; 'Barbara Chambers'; 'Carolyn Boone Duncan'; 'Carter Wilson'; 'Cathy Ivers (home)'; 'Cathy Ivers (Shell Refinery)'; 'Jeanne Hilson'; 'Joseph Palmer'; 'Kathie Parker'; 'Kathleen Yates'; 'Marlene Thompson'; 'Paul Krintz (Office)'; Paul Krintz (home); 'Harriett Burt (new email)'; 'Carter Wilson'; 'Kathy Braun'; 'Lita Gloor-Little'; Andrea Blachman (new email address); Mary Lou Johnson; Dina Tasini; Mercy Cabral

**Subject:** Item 13 on the Agenda for City Council Meeting -- Number 2

Hello City Council Members:

In addition to the 10 letters/email messages that were forwarded to you yesterday, attached are two more in support of Item 13. These were written from the standpoint of historians. One is from the best archivist in the area (Marlene Thompson). The other is from Andrea Blachman who is active in the city, county and state historical organizations. In regards to the latter, she is now the First Vice President and President-Elect of the Conference of California Historical Societies.

Best regards,

John Curtis

President, Martinez Historical Society

Telephone: (925) 957-1000

Websites:

[www.MartinezHistory.org](http://www.MartinezHistory.org)

[www.MartinezHomeTour.com](http://www.MartinezHomeTour.com)

[www.MartinezOralHistory.org](http://www.MartinezOralHistory.org)

Facebook:

<https://www.facebook.com/MartinezHistoricalSociety>

<https://www.facebook.com/MartinezMuseum>

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Kevin Moriarty  
Historian  
National Register of Historic Places  
(202) 354-2237  
kevin\_moriarty@nps.gov

"We learn from history that we do not learn from history" - Hegel

---

**2 attachments**



**MPS -- Email from Andrea Blachman, 1st VP of Conference of California Historical Societies.docx**  
14K



**MPS -- Letter from Archivist Marlene Thompson.pdf**  
46K



Lusignan, Paul <paul\_lusignan@nps.gov>

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## Fwd: PART B: Please see these letters

1 message

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**Moriarty, Kevin** <kevin\_moriarty@nps.gov>  
To: Paul Lusignan <paul\_lusignan@nps.gov>

Fri, Mar 20, 2015 at 8:45 AM

2 of 4

----- Forwarded message -----

From: **Kristin Henderson** <hendersonkristin@hotmail.com>

Date: Thu, Mar 19, 2015 at 8:18 PM

Subject: PART B: Please see these letters

To: "carol.roland-nawi@parks.ca.gov" <carol.roland-nawi@parks.ca.gov>, "Crain, Amy@Parks" <amy.crain@parks.ca.gov>, "jay.correia@parks.ca.gov" <jay.correia@parks.ca.gov>, "edson\_beall@nps.gov" <edson\_beall@nps.gov>, "kevin\_moriarty@nps.gov" <kevin\_moriarty@nps.gov>, "stephanie\_toothman@nps.gov" <stephanie\_toothman@nps.gov>

The Martinez Historical Society does not at all act as a non profit. If you need examples, please again see my previous exhibited comment to our city council. Note they say you made an embarrassing mistake. What they have is a random collection, all of which I have included as pertinent, in the MPS. Please do not let them to this. They are more interested in claiming my work now, than actually commenting on it. This has happened before. And they really do not understand historic context.

---

From: hendersonkristin@hotmail.com

To: carol.roland-nawi@parks.ca.gov; amy.crain@parks.ca.gov; jay.correia@parks.ca.gov; edson\_beall@nps.gov; kevin\_moriarty@nps.gov; stephanie\_toothman@nps.gov

Subject: Please see these letters

Date: Thu, 19 Mar 2015 17:13:33 -0700

From Andrea Blachman and Marlene Thompson. The local historic society does not have the multitude of resources I have which I gather from all over the country as well as used much of a professional survey they city AND THE HISTORIC SOCIETY allowed to be tabled and cost us \$50,000 as tax payers. They played many games with it and other historic preservation issues, see my earlier email with exhibits.

Now what they are trying to do is take advantage of my work and call it their own. They do not understand historic context at all.

Please do not let them do them and do not return the MPS of Martinez to them. Yes, other historians CAN understand the local history--I am one of them as well as understand much and include much they do not. You have no idea what games they play with history, and now this is an ego one. These letters were sent to you yesterday. I have no problem with them commenting on the MPS and they DID know about it for a long time and I can prove that and have in my previous email with exhibits. But I do have a problem with them claiming it as their own work which is the latest attempt, to take it over and call it theirs.

Please do not send it back to them, allow them to comment on it as MPSs can be commented on indefinitely. As is procedure.

Thank you.

Kristin Henderson  
925 446 9747

---

From: mcabral@cityofmartinez.org

To: hendersonkristin@hotmail.com  
Subject: FW: Item 13 on the Agenda for City Council Meeting -- Number 2  
Date: Thu, 19 Mar 2015 20:37:47 +0000

*Mercy G. Cabral*

Deputy City Clerk

City of Martinez

525 Henrietta Street

Martinez CA 94553

(925) 372-3512

[mcabral@cityofmartinez.org](mailto:mcabral@cityofmartinez.org)



please consider the environment before printing this email

**From:** John Curtis [<mailto:curtisjd@ix.netcom.com>]

**Sent:** Tuesday, March 17, 2015 4:07 PM

**To:** Rob Schroder; Mark Ross; Lara DeLaney; Anamarie Avila Farias; Debbie McKillop

**Cc:** 'Anne Holter'; 'Barbara Chambers'; 'Carolyn Boone Duncan'; 'Carter Wilson'; 'Cathy Ivers (home)'; 'Cathy Ivers (Shell Refinery)'; 'Jeanne Hilson'; 'Joseph Palmer'; 'Kathie Parker'; 'Kathleen Yates'; 'Marlene Thompson'; 'Paul Kraitz (Office)'; Paul Kraitz (home); 'Harriett Burt (new email)'; 'Carter Wilson'; 'Kathy Braun'; 'Lita Gloor-Little'; Andrea Blachman (new email address); Mary Lou Johnson; Dina Tasini; Mercy Cabral

**Subject:** Item 13 on the Agenda for City Council Meeting -- Number 2

Hello City Council Members:

In addition to the 10 letters/email messages that were forwarded to you yesterday, attached are two more in support of Item 13. These were written from the standpoint of historians. One is from the best archivist in the area (Marlene Thompson). The other is from Andrea Blachman who is active in the city, county and state historical organizations. In regards to the latter, she is now the First Vice President and President-Elect of the Conference of California Historical Societies.

Best regards,

John Curtis

President, Martinez Historical Society

Telephone: (925) 957-1000

Websites:

[www.MartinezHistory.org](http://www.MartinezHistory.org)

[www.MartinezHomeTour.com](http://www.MartinezHomeTour.com)

[www.MartinezOralHistory.org](http://www.MartinezOralHistory.org)

Facebook:

<https://www.facebook.com/MartinezHistoricalSociety>

<https://www.facebook.com/MartinezMuseum>

—

Kevin Moriarty

Historian

National Register of Historic Places

(202) 354-2237

[kevin\\_moriarty@nps.gov](mailto:kevin_moriarty@nps.gov)

"We learn from history that we do not learn from history" - Hegel





Lusignan, Paul &lt;paul\_lusignan@nps.gov&gt;

**Fwd: Public comment by another citizen Martinez MPS**

2 messages

**Moriarty, Kevin** <kevin\_moriarty@nps.gov>  
 To: Paul Lusignan <paul\_lusignan@nps.gov>

Fri, Mar 20, 2015 at 8:48 AM

4 of 4

----- Forwarded message -----

From: **Kristin Henderson** <hendersonkristin@hotmail.com>

Date: Thu, Mar 19, 2015 at 8:56 PM

Subject: Public comment by another citizen Martinez MPS

To: "assemblymember.bonilla@assembly.ca.gov" <assemblymember.bonilla@assembly.ca.gov>,  
 "danny.bernardini@sen.ca.gov" <danny.bernardini@sen.ca.gov>, "senator.wolk@senate.ca.gov"  
 <senator.wolk@senate.ca.gov>, "michael.erke@sen.ca.gov" <michael.erke@sen.ca.gov>,  
 "brocoli@pacbell.net" <brocoli@pacbell.net>, "edson\_beall@nps.gov" <edson\_beall@nps.gov>,  
 "kevin\_moriarty@nps.gov" <kevin\_moriarty@nps.gov>, "stephanie\_toothman@nps.gov"  
 <stephanie\_toothman@nps.gov>, "jay.correia@parks.ca.gov" <jay.correia@parks.ca.gov>, "Crain,  
 Amy@Parks" <amy.crain@parks.ca.gov>, "carol.roland-nawi@parks.ca.gov" <carol.roland-nawi@parks.ca.gov>

From: Wainwright William [mailto:brocoli@pacbell.net]

Sent: Wednesday, March 18, 2015 2:20 AM

To: Rob Schroder; zzz afarias; Lara DeLaney; Mark Ross; Debbie McKillop

Cc: Mercy Cabral

Subject: Agenda item 13, Council Agenda for March 18, 2015

[Note to the Acting Mayor or Vice Mayor: I request this letter be read aloud during the public discussion of this Agenda item.]

Dear Council members and Acting Mayor / Vice Mayor,

There is reason to be concerned that this agenda item, if approved, will only embarrass the City of Martinez.

The proposed letter is based on misunderstanding, over-reaction and pettiness.

Misunderstanding, a troubling ignorance of the workings, procedures and substance of historic preservation and of Multiple Property Submissions, waved like a banner afire before institutions that know better and which, if the City adopted a different approach, could actually help Martinez regenerate its downtown.

Over-reaction because there are no "far-reaching implications" to be feared from the Multiple Property Submission, as suggested in the proposed letter.

And, finally, pettiness, because an underlying motive of this proposed letter is the reaction of individuals whose claims to authority and knowledge about history, Martinez history in particular, and to historic preservation in general are revealed in this and in other instances to be devoid of substance. The objections they have offered to the downtown Martinez Multiple Property Submission reveal a severely limited understanding of a field they only pretend to navigate.

Let us call a spade a spade. These persons are consumed with unavowed chagrin and jealousy that the disliked nominator of this submission knows so much more than they do about what they claim as their field of endeavor and who, moreover, does so much more than they have done for preserving the physical historic heritage of Martinez.

Please see their criticisms for the sour grapes they are. Please avoid basing an official City action "on behalf of the Citizens of Martinez" on a misunderstanding of the procedures and substance of Multiple Property Submissions and of historic preservation generally, and further on an over-reaction to imagined "far-reaching implications."

I earnestly hope you will give no further consideration to this item.

Respectfully yours,

Bill Wainwright.

Former Board Member, Martinez Historical Society & PhD & Former City Councilmember

--  
Kevin Moriarty  
Historian  
National Register of Historic Places  
(202) 354-2237  
kevin\_moriarty@nps.gov

"We learn from history that we do not learn from history" - Hegel

---

Beall, Edson <edson\_beall@nps.gov>  
To: Paul Lusignan <Paul\_Lusignan@nps.gov>

Thu, Mar 26, 2015 at 3:19 PM

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall, Historian  
National Register of Historic Places  
Washington, D.C.  
Phone: 202-354-2255  
Fax: 202-371-2229  
E-mail: Edson\_Beall@nps.gov  
Web: <http://www.nps.gov/nr/>  
Facebook: <http://www.facebook.com/NationalRegisterNPS>

#### EXPERIENCE YOUR AMERICA

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

----- Forwarded message -----

From: **Kristin Henderson** <hendersonkristin@hotmail.com>  
Date: Fri, Mar 20, 2015 at 4:21 PM  
Subject: RE: Public comment by another citizen Martinez MPS  
To: "Beall, Edson" <edson\_beall@nps.gov>

I know the MPS and the Borland Home are under review, but I assure you the historic society DID know about this and I can prove it. And besides, I can prove they are overstating their competencies. Also, everything in that museum that is pertinent, I have used and then I go to larger repositories. Also, you might look back on previous comment where the historic society president is colluding with one property owner and the city FOR FINANCIAL

REASONS. What are the chances they can pull this nomination down from the register? They are lying about alot, and I can prove it.

The website says you received it 2/13/2015.

---

Date: Fri, 20 Mar 2015 13:58:48 -0400  
Subject: Re: Public comment by another citizen Martinez MPS  
From: edson\_beall@nps.gov  
To: hendersonkristin@hotmail.com

Dear Kristen,

Thank you for send all the comments. They will be added to the file. I don't believe we have received the nominarion for the Borland House.

Thank you, Edson Beall

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall, Historian  
National Register of Historic Places  
Washington, D.C.  
Phone: 202-354-2255  
Fax: 202-371-2229  
E-mail: Edson\_Beall@nps.gov  
Web: <http://www.nps.gov/nr/>  
Facebook: <http://www.facebook.com/NationalRegisterNPS>

#### EXPERIENCE YOUR AMERICA

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

On Thu, Mar 19, 2015 at 8:56 PM, Kristin Henderson <[hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)> wrote:

From: Wainwright William [<mailto:brocoli@pacbell.net>]  
Sent: Wednesday, March 18, 2015 2:20 AM  
To: Rob Schroder; zzz afarias; Lara DeLaney; Mark Ross; Debbie McKillop  
Cc: Mercy Cabral  
Subject: Agenda item 13, Council Agenda for March 18, 2015

[Note to the Acting Mayor or Vice Mayor: I request this letter be read aloud during the public discussion of this Agenda item.]

Dear Council members and Acting Mayor / Vice Mayor,

There is reason to be concerned that this agenda item, if approved, will only embarrass the City of Martinez.

The proposed letter is based on misunderstanding, over-reaction and pettiness.

Misunderstanding, a troubling ignorance of the workings, procedures and substance of historic preservation and of Multiple Property Submissions, waved like a banner afire before institutions that know better and which, if the City adopted a different approach, could actually help Martinez regenerate its downtown.

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Property Submission, as suggested in the proposed letter.

And, finally, pettiness, because an underlying motive of this proposed letter is the reaction of individuals whose claims to authority and knowledge about history, Martinez history in particular, and to historic preservation in general are revealed in this and in other instances to be devoid of substance. The objections they have offered to the downtown Martinez Multiple Property Submission reveal a severely limited understanding of a field they only pretend to navigate.

Let us call a spade a spade. These persons are consumed with unavowed chagrin and jealousy that the disliked nominator of this submission knows so much more than they do about what they claim as their field of endeavor and who, moreover, does so much more than they have done for preserving the physical historic heritage of Martinez.

Please see their criticisms for the sour grapes they are. Please avoid basing an official City action "on behalf of the Citizens of Martinez" on a misunderstanding of the procedures and substance of Multiple Property Submissions and of historic preservation generally, and further on an over-reaction to imagined "far-reaching implications."

I earnestly hope you will give no further consideration to this item.

Respectfully yours,

Bill Wainwright.

Former Board Member, Martinez Historical Society & PhD & Former City Councilmember

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: COVER DOCUMENTATION

MULTIPLE NAME: Martinez, California MPS

STATE & COUNTY: CALIFORNIA, Contra Costa County

DATE RECEIVED: 02/20/15

DATE OF 45<sup>th</sup> DAY: 04/07/15

REFERENCE NUMBER: 64501238

\_\_\_\_ACCEPT \_\_\_\_RETURN \_\_\_\_REJECT \_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

The Historic Resources of Martinez, California MPS is approved. The documentation presents a broad overview of the developmental history of the community, highlighting several important contexts, including the ethnic settlement of the community. The registration requirements provide guidance on the evaluation of multiple property types. Properties identified in the MPS will be listed only upon completion of detailed nomination forms and careful review by the Keeper after being processed and noticed under the appropriate regulations.

RECOM./CRITERIA Approve Cover Document

REVIEWER PAUL R. LUSIGNAN DISCIPLINE HISTORIAN

DATE 4/2/15

DOCUMENTATION see attsched comments Y(N)

## **Public Comment for City Council by Kristin Henderson for 17 March 2015 Meeting**

### **Re: Letter by City of Martinez (City) to the National Register to pull the Multiple Property Submission (MPS) "Historic Resources of Martinez, CA"**

#### ***Exhibits Attached***

The letter the City of Martinez proposes to be sent to the Keeper of the National Register of Historic Preservation, a draft copy of which is in the agenda, is based on false premises. A non-exhaustive list of these false premises are as follows:

1. That the City is writing on behalf of ALL citizens. That is incorrect and no evidence supports this. Information will follow in this letter that demonstrates the opposite is more likely. Moreover, an MPS is a type of "wiki" document: it can be appended at any time by any one as long as what is submitted meets the substantive and technical requirements of a nomination—as did my efforts. An MPS is a document for the people and by the people for the purposes of the people's history and is not a nomination of any property or properties. Five professors wrote letters of recommendation for my nomination<sup>1</sup> and I have been invited to the Center for Italian Studies to give a talk on my book *Capito! Italians and the Development of Martinez, CA*. On the subject of books, the Martinez Historical Society has not written any real history book of its own since Charlene Perry (besides a few picture books). Others have, and the Society is obfuscating the difference between printing and selling books and actually undertaking historic scholarship. Paul Krintz in his letter makes it sound like the Society Museum is an extensive facility. No, the Society and its resources are mostly the Borland Cottage Museum and some of it just a counter with some books on it. The Martinez Historical Society Museum is not the Bancroft Library, San Francisco History Room, National Archives, California History Library in Sacramento, the Pleasant Hill library city directories, microfiche, and other resources, and all the other depositories of history from which I garner information.

2. The City purports the MPS "...procedural requirements of notification were not met....." The City then goes on to cite <http://www.nps.gov/nr/publications/bulletins/pdfs/ManualforSHPRReviewBoards.pdf> that "State Review Board reviews and votes on Multiple Property Documentation forms in the same manner as all National Register nominations." While this is correct, there is no edict that the Review Board (SHRC/OHP) has to notify anyone regarding the MPS review. The wording is "reviews and votes", not "notifies" because an MPS is NOT a nomination of a property and there is no rule of notification for an MPS. However, as John Curtis wrote<sup>2</sup>, the Borland Home Nomination cites the MPS (8) times and therefore

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<sup>1</sup> Exhibit 10

<sup>2</sup> Exhibit 1, page 14b

the City was aware of the MPS even without having to be noticed by the OHP, which is not a requirement. The City cites [http://ohp.parks.ca.gov/?page\\_id=21237](http://ohp.parks.ca.gov/?page_id=21237) and erroneously makes the conclusion that MPS review is exactly equivalent to a nomination of a real property nomination and should be reviewed by the same standards. An MPS is not "functionally equivalent" as the City fabricates in this letter and the NPS is quite clear about that. At the January 28, 2015 Historic Resources Commission meeting in Sacramento, the MPS "Latinos in the 20<sup>th</sup> Century" was noticed and treated the exact same way that that the Martinez MPS was treated.

On September 04, 2014 I published in the *Martinez News Gazette* a letter to the editor that I had just completed submitting the MPS and the Borland Home nominations with the help of an association of people.<sup>3</sup> From that time until this day, there have been NO COMMENTS MADE BY ANYONE ELSE AS TO THE SUBSTANTIVE NOR TECHNICAL ASPECTS OF THIS NOMINATION with the exception of an attorney that Dunivan hired. This attorney did not speak of the matter with authority, cited National Park literature to form inaccurate arguments as to historic significance, wrote in a logically circular form, and extensively referenced actions that have never occurred. For example, on page (2) of Exhibit (3), this attorney states the Downtown Martinez Specific Plan includes a historic overlay district and that many of these buildings are unreinforced masonry. The Mayor in the 2015 "State of the City" address notes that the most masonry buildings are now reinforced or their owners have submitted plans for the buildings to be reinforced.<sup>4</sup> In a letter to the OHP, the Mayor also states the historic overlay district will be thrown out for the General Plan Update.<sup>5</sup>

Paul Krintz wrote a letter purporting the nomination is full of errorS, but does not list what those errors are and if they are substantive or technical. This is the time to comment, and no one has anything to say. Since the September 04, 2014 letter to the editor, no one not involved in the compilation of this nomination has asked me or the OHP about any of it. John Curtis also claimed in a letter to the OHP that the Borland Home was "rife with errors" without citing any real ones. The Borland Home is on the County and City Historic Resource Inventories and was found eligible for the National Register of Historic Places by the 2006 Downtown Specific Plan. What sort of Historic Society decries a finding of historicism in its own historic museum that revolves around history? Moreover, the Martinez Historical Society Borland Home pamphlet has errors in it such as misspelling "Talbart" (Talbert) Street and stating that the architectural style is

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<sup>3</sup> Exhibit 2

<sup>4</sup> Exhibit 4, page 2

<sup>5</sup> Exhibit 5, page 2

Carpenter Gothic when it is actually Stick-Eastlake. Curtis also legally defames me in that letter.<sup>6</sup>

James Blair of Creek Monkey Tap House recently wrote an undated and defaming letter about me and to and about the OHP stating it was fraudulent of me to use the term "Martinez Architectural Heritage Association". This is incorrect, there is nothing wrong with me using that term to describe myself and my associates who are interested and active in such matters, just as Harriet Burt has been called the "City Historian" by the Mayor and no one questions that. She has also been deemed "The Voice of Martinez". But popularity IS NOT scholarly work. Many of the documents I have obtained from academic repositories all over the nation, I have donated to the Martinez Historical Society and labeled them "courtesy of Martinez Architectural Heritage Association". It should also be noted that James Blair owns the establishment inside of a building owned by Earl Dunivan and next to Dunivan and Bisio (business partners) offices. The Mayor's daughter has worked for Creek Monkey Tap House and the Mayor and wife are high frequency visitors at this establishment. Dunivan often holds even Main Street meetings in the top attic room of this building.

3. The City cites 36 CFR60.6(b) and again erroneously fabricates an equivocation between an MPS and a property nomination to the National Register. This is a fabrication that the City is making up for its own purposes, as if to rewrite NPS law. See Exhibit 8: The City has cherry picked quotes out of context when it cites only 36 CFR 60.6(b). Part (a) of this section states SHPO is "responsible for identifying and nominating eligible properties to the National Register. Nomination forms are prepared under the supervision of the State Historic Preservation Officer for all properties meeting National Register criteria." (b) "The State provides notice of the intent to nominate a property." NO PROPERTY IS NOMINATED UNDER THE MPS. (c) "The list of owners shall be obtained from either official land recordation records." THERE IS NO ONE OWNER IN THE HISTORIC CONTEXT/MPS. IT IS JUST THE DEVELOPMENTAL HISTORY. "The State is responsible for notifying only those owners whose names appear on the list consulted." (k) "Nominations approved by the State Review Board and comments received are then review by the State Historic Preservation Officer and if he or she finds the nominations to be adequately documents and technically, professionally, and procedurally correct and sufficient and in conformance with National register criteria for evaluation, the nominations are submitted to the Keeper of the National Register...." I ASK HERE, DOES THE MARTINEZ HISTORICAL SOCIETY OR ANYONE IN THE COMMUNITY HAVE MORE EXPERIENCE THAN THE OHP IN THESE MATTERS? DOES ANYONE IN THIS TOWN HAVE MORE EXPERIENCE THAN I? I STUDY HOW THIS IS DONE, HISTORY, AND OBTAIN INFORMATION

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<sup>6</sup> Exhibit 6



FROM MAJOR REPOSITORIES BEYOND THE MUSEUM. You cannot get rid of history, it would still be there. It will still be there even if you kill this. It is called revisionism and it is illegal in some countries and is academically unsound, just like the currently adopted historic resources survey. (e) "For Multiple Resource and Thematic Group Format submission, each district, site building, structure and object included in the submission is treated as a separate nomination for the purpose of notification..." And this did occur with the Borland Home.

4. In an ironic fashion, the City references the NPS "Archeology and Historic Preservation: Secretary of Interior's Standards and Guidelines". Reading these guidelines it is obvious the City cherry picked lines out of this document because THE CITY DOES NONE OF THESE THINGS IN THIS DOCUMENT. SEE EXHIBIT (9). THERE IS NO PRESERVATION PLANNING IN MARTINEZ AS DESCRIBED IN THE VERY DOCUMENT THE CITY QUOTES.

Examples: Exhibits (1), (4), (5), (6), (9) (11), (13), (14 – particularly pages 4 & 5), (16), and (17). Planning for preservation does not occur. I will let you read these for yourselves. Not only does planning not occur, the Martinez Historical Society is complicit in the suppression of history repeatedly: Sharkey Building, Knapp VerPlank/KVP historic resources inventory and context (which cost the taxpayer \$50,000), 1982 inventory with omitted properties that are owned by Dunivan, and no integrity or context requirements, declaration of the Italian neighborhood as non historic, and more. The Historic Society reviewed the VerPlank report and would not tell me or anyone else what "mistakes" they thought were in it. Main Street never makes anyone, especially Dunivan, follow any design guidelines. The Historical Society throws out all my nominations even when they pass, ignores the history therein, throw out my tile study, blocks me from their Facebook sites, attempts false slap suites on me, libel, defame, and viciously gossips about me, and everything I have ever garnered in the whole world outside of them I have given them as an act of integrity.

Their Home Tours are improved by my repository of historic documents I garner from the outside world. You will read in Exhibit (17) page one where the City nor the Historic Society nor Main Street want to actually contribute to this process, they only want to pull it down. You will also read the Historic Society is involving itself in real property matters (which it does when the City wants it to) which is against the Historic Society's stated mission and position as a community non-profit. Curtis is very clear that because this MPS might affect a Federal 106 finding and get in the way of imagined profits, that it should be dumped. Curtis misleads EVERYONE about the economic effects of historic preservation and restoration. The very transparency they defame me and the OHP about, they do not follow themselves. The Historic Society is a random collection of

artifacts and papers, it is not an establishment of studied or experienced architectural historians and it holds much less than the information I go out and garner and study. They want this MPS just to not exist, they are not concerned with the history of it.

Ultimately, the substantive and technical requirements as well as the notification process of this MPS nomination were met to National Park standards and with academic and technical acumen and information sources the Historic Society, which is all volunteers, could not produce on their own. One look at "Remembering Martinez" Facebook site will illustrate that people are not technically accurate on recalling historic fact. I used to go through and post documents so people would get the facts correct and I showed people how to find historic facts online as well.

The Historic Society has other agendas besides history. They hold themselves up as "business people" at Main Street meetings and in the paper for running the Historic Society and they receive Chamber of Commerce awards. John Curtis, after he was complicit in the finding of no historic significance in the Federal 106 survey of the Shoreline neighborhood, was granted by the County a quitclaim deed for his developments at the same meeting the money was allocated by the County to purchase Dunivan property, which was the subject of the Federal 106 survey. I wonder how much of Dunivan's money Curtis invests. Dunivan is a minority property owner. There are many property owners in the Downtown and all the institutions that one can rely on in other towns for history, historic preservation, and even planning are corrupted and controlled in Martinez, CA. No one gets to do whatever they want with their own property and everyone must take responsibility for their own property. Let us just not pay our planning staff and think of the economic stimulus that would be if over one million in salaries stopped putting a demand on our tax base, as well as favored property owners, if property owners have no limits.

I say and write these things only as they apply to public policy.

Sincerely,

Kristin Henderson, Master of Library and Information Science (MLIS)  
Martinez Architectural Heritage Association  
2241 LaSalle Street  
Martinez, CA 94553  
925 446 9747  
hendersonkristin@hotmail.com

Dina Tasini

✓ Historic Society president working against historicism of the Society's museum building

**From:** John Curtis [curtisjd@ix.netcom.com]  
**Sent:** Monday, February 09, 2015 2:41 PM  
**To:** Dina Tasini  
**Cc:** Terry Edwards; Leanne Peterson; Andrea Blachman (new email address); Barbara Chambers  
**Subject:** FW: SHPO Correspondence

FYI. Though SHPO sent Ms. Henderson "courtesy notices" about receiving CPRA requests for the Borland House nomination, that courtesy was not extended to the owner of the Borland House (the College District).

**From:** Pyle, Ray [mailto:rpyle@4cd.edu]  
**Sent:** Monday, February 09, 2015 7:01 AM  
**To:** John Curtis  
**Subject:** RE: Borland House Nomination -- SHPO Correspondence

Historic Society

No.

**From:** John Curtis [mailto:curtisjd@ix.netcom.com]  
**Sent:** Thursday, February 05, 2015 3:58 PM  
**To:** Pyle, Ray  
**Subject:** Borland House Nomination -- SHPO Correspondence

Hi Ray:

Andrea Blachman is the Director of the Martinez Museum which is operated by a local society (Martinez Historical Society) — and she is also a board member on the County Historical Society. In her capacity as County board member, she made a CPRA request of SHPO for the background information behind the Borland House nomination. Less than 48 hours later, Andrea's CPRA request had been forwarded by Amy Crain at SHPO to Kristen Henderson. Did Amy extend the courtesy of letting the owner of the Borland House (the College District) know about the CPRA request too?

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000

**From:** [Amy.Crain@parks.ca.gov](mailto:Amy.Crain@parks.ca.gov)  
**To:** [hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)  
**Subject:** FW: CPRA Request - Borland House Nomination, Martinez, CA  
**Date:** Thu, 5 Feb 2015 00:05:21 +0000

FYI

Amy H. Crain

State Historian II

Registration Unit

California State Office of Historic Preservation

Exhibit ①

lb

**NOTARIZE**

*Note* Senior Planner  
B Historic Society President  
answer to DINA Tasini, John Curtis

From: John Curtis [curtisjd@ix.netcom.com]  
Sent: Monday, February 02, 2015 5:06 PM  
To: Leanne Peterson; Dina Tasini  
Cc: Earl Dunivan Jr.  
Subject: FW: CPRA Request - Borland House Nomination, Martinez, CA

See below CPRA request from the County Historical Society. Barbara Chambers made a separate CPRA request from the City Historical Society for the material which backs up the other nomination (the Borland House). We'll share the material received.

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000

From: Andrea Blachman [mailto:andreablachman@gmail.com]  
Sent: Monday, February 02, 2015 4:12 PM  
To: [calshpo@parks.ca.gov](mailto:calshpo@parks.ca.gov)  
Cc: John D. Curtis  
Subject: CPRA Request - Borland House Nomination, Martinez, CA

Dear Ms. Roland-Nawi

I would like to make a CPRA request for all the documents that preceded the decision on Wednesday, January 28, 2015 by your staff to recommend to your assembled panel that it approve the nomination of the Borland House in Martinez, California for listing on the National Register of Historic Places.

You may mail them to the following address:

Andrea Blachman  
Contra Costa County Historical Board Member  
1133 Willow Street  
Martinez, CA 94553

I assume that there will be no problem with SHPO staff responding to this request 1) promptly and 2) in providing a complete package of all the relevant documents including correspondence.

Sincerely,

Andrea H. Blachman

①

2b

\* Historic Society Pres suggest  
calling in lobbyist to  
suppress historic finding

Dina Tasini

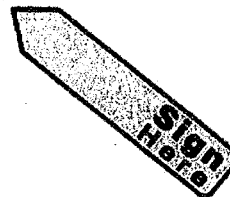
From: John Curtis [curtisjd@ix.netcom.com]  
Sent: Tuesday, February 03, 2015 10:11 AM  
To: Dina Tasini  
Subject: RE: Nominations to SHPO for the National Register

Sr. Planner

involving in  
political matters

A public owner can always make the request ... and protocol (not the regulations) binds them as a public agency to honor such a request unless there is some overarching reason not to. The same applies to the National Park Service in Washington. These things are easily handled by an elected official (or his staff) who can intervene and make a phone call. ~~if someone at SHPO doesn't want to play by the rules of the game. My brother (a part-time lobbyist) has to call in officials frequently in cases like this. As a stratagem, it usually works.~~

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000



From: Dina Tasini [mailto:dtasini@cityofmartinez.org]  
Sent: Tuesday, February 03, 2015 8:22 AM  
To: John Curtis  
Subject: RE: Nominations to SHPO for the National Register

I was never informed about an appeal. Wondering if because it is a County parcel/building they have no right to appeal. There appears to be a great difference between private and public landowners with respect to nomination. I will ask him today. Dina

From: John Curtis [mailto:curtisjd@ix.netcom.com]  
Sent: Monday, February 02, 2015 5:03 PM  
To: Dina Tasini  
Subject: Nominations to SHPO for the National Register

Dina:

Did SHPO staff reveal that there is an appeal process for nominations during the 45-day period in which NPS processes the paperwork? And also a petitioning process? ~~Or did he conceal that information? See below.~~

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000

Historic Society President  
false accusations ATP  
(as mentioned in previous email)

## National Register Federal Program Regulations

Source: <http://www.nps.gov/nr/regulations.htm>

(r) Nominations will be included in the National Register within 45 days of receipt by the Keeper or designee unless the Keeper [of the National Register of Historic Places] disapproves a nomination, an appeal is filed, or the owner of private property (or the majority of such owners for a district or single property with multiple owners) objects by

1

3/6

Presumptuous accusation of OHP  
& complete lack of understanding

Dina Tasini

**From:** John Curtis [curtisjd@ix.netcom.com]  
**Sent:** Tuesday, February 03, 2015 10:57 AM  
**To:** Dina Tasini  
**Subject:** RE: Telephone Call Follow-up

Good... he was more forthright when he had to be. But at his level, he doesn't understand how these situations are resolved in the real world.

Still no minutes of the meeting on the SHPO website. I just checked. Hopefully the SHPO appointee who is currently running the department will not send the nominations off to Washington and the 45-day period won't start until after the minutes are posted and the CPRA requests are honored. At this point, we don't know what they're doing. For example, did they send an application to the National Park Service submitted by a fictitious architectural association: the one Kristen claimed to represent when preparing the paperwork for our city? We don't know. But if they did, that's more than enough reason for Mike Thompson's Chief of Staff to call the NPS, inform of the situation, and ask them to send the nominations back to Sacramento to be re-worked with the input of the City of Martinez.

Regards,  
John Curtis  
Email: curtisjd@ix.netcom.com  
Telephone: (925) 957-1000

**From:** Dina Tasini [mailto:dtasini@cityofmartinez.org]  
**Sent:** Tuesday, February 03, 2015 10:41 AM  
**To:** John Curtis  
**Subject:** FW: Telephone Call Follow-up

fyi

**From:** Correia, Jay@Parks [mailto:Jay.Correia@parks.ca.gov]  
**Sent:** Tuesday, February 03, 2015 9:01 AM  
**To:** Dina Tasini  
**Subject:** RE: Telephone Call Follow-up

Dina,

In a sense, as we discussed, you can appeal to the Keeper through the 45 day review period in the form of objection to the nomination. After the nomination is approved any person or organization may petition in writing to remove a property from the Register.

However, the grounds are very narrow for removal. (Property ceased to meet criteria for listing, additional information shows that property does not meet criteria, error in professional judgment, or prejudicial error in the nomination or listing process).

The Federal regulations that govern the National Register are fairly straightforward. See 36CFR Part 60 National Register of Historic Places.

Jay

①

4b

Jay Correia  
State Historian III  
Supervisor, Registration Unit  
California State Office of Historic Preservation  
916-445-7008

---

**From:** Dina Tasini [mailto:dtasini@cityofmartinez.org]  
**Sent:** Tuesday, February 03, 2015 8:23 AM  
**To:** Correia, Jay@Parks  
**Subject:** RE: Telephone Call Follow-up

Hi Jay,

One thing I forgot to ask is there an appeal process for both nominations. If so what is the process? Thanks Dina

---

**From:** Correia, Jay@Parks [mailto:Jay.Correia@parks.ca.gov]  
**Sent:** Monday, February 02, 2015 4:26 PM  
**To:** Dina Tasini  
**Subject:** RE: Telephone Call Follow-up

Hello Dina,

Minutes are posted here approximately two weeks after meetings take place:

[http://ohp.parks.ca.gov/?page\\_id=21754](http://ohp.parks.ca.gov/?page_id=21754)

The item (Borland Home) was moved to Discussion and Action because OHP received a letter of objection for the nomination. The Commission took testimony from the property owner's (Contra Costa Community College District) representative. The Commission voted to forward the nomination to the Keeper of the National Register for final approval and listing. Note that because the property is not privately owned, that objection will not prevent the property from being listed in the Register.

I have also attached a copy of the notice sent to the Mayor of Martinez.

Note that the Multiple Property Submission is not noticed independently of a nomination because it is not a National Register nomination for a particular property. As we discussed it is simply a framework that outlines themes, trends, and patterns of history shared by property types, and the property types that represent those historic contexts.

I hope this helps,

Jay

Jay Correia  
State Historian III  
Supervisor, Registration Unit  
California State Office of Historic Preservation  
916-445-7008

---

**From:** Dina Tasini [mailto:dtasini@cityofmartinez.org]  
**Sent:** Monday, February 02, 2015 3:51 PM  
**To:** Correia, Jay@Parks  
**Subject:** RE: Telephone Call Follow-up

Hi Jay,



5b

Thanks are the minutes available for the meeting so we can understand the motion? Also who at the City gets notified for the SHPO Commission meetings? Thanks and I will keep you posted with respect to a possible presentation. Thanks  
Dina

---

**From:** Correia, Jay@Parks [<mailto:Jay.Correia@parks.ca.gov>]

**Sent:** Monday, February 02, 2015 3:27 PM

**To:** Dina Tasini

**Subject:** Telephone Call Follow-up

Dina,

I'm glad that we had a chance to discuss the National Register of Historic Places.

When the historian that reviewed the Multiple Property Submission for Martinez returns later this week, I will make certain that you receive a copy of the latest version of the document.

Jay

Jay Correia  
State Historian III  
Supervisor, Registration Unit  
California State Office of Historic Preservation  
916-445-7008

1



Great irony given  
what occurred with Berellesa Palms  
& post office

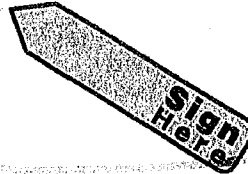
Dina Tasini

**From:** John Curtis [curtisjd@ix.netcom.com]  
**Sent:** Tuesday, February 03, 2015 11:15 AM  
**To:** Dina Tasini  
**Subject:** RE: Nominations to SHPO for the National Register

That's fine. The federal government has a more open and inclusive process than SHPO. This is from their website:

"Public involvement is a key ingredient in successful Section 106 consultation, and the views of the public should be solicited and considered throughout the process."

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000



**From:** Dina Tasini [mailto:dtasini@cityofmartinez.org]  
**Sent:** Tuesday, February 03, 2015 10:48 AM  
**To:** John Curtis  
**Subject:** RE: Nominations to SHPO for the National Register

Btw the post office is asking for a Section 106 consultation it looks ok to me I will make a copy for your review. Dina

**From:** John Curtis [mailto:curtisjd@ix.netcom.com]  
**Sent:** Tuesday, February 03, 2015 10:11 AM  
**To:** Dina Tasini  
**Subject:** RE: Nominations to SHPO for the National Register

A public owner can always make the request ... and protocol (not the regulations) binds them as a public agency to honor such a request unless there is some overarching reason not to. The same applies to the National Park Service in Washington. These things are easily handled by an elected official (or his staff) who can intervene and make a phone call -- if someone at SHPO doesn't want to play by the rules of the game. My brother (a part-time lobbyist) has to call in officials frequently in cases like this. As a stratagem, it usually works.

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000



**From:** Dina Tasini [mailto:dtasini@cityofmartinez.org]  
**Sent:** Tuesday, February 03, 2015 8:22 AM  
**To:** John Curtis  
**Subject:** RE: Nominations to SHPO for the National Register

I was never informed about an appeal. Wondering if because it is a County parcel/building they have no right to appeal. There appears to be a great difference between private and public landowners with respect to nomination. I will ask him today. Dina

①

7b

**Dina Tasini**

**From:** John Curtis [curtisjd@ix.netcom.com]  
**Sent:** Sunday, February 08, 2015 3:47 AM  
**To:** Dina Tasini; Leanne Peterson; Terry Edwards  
**Subject:** Impacts of the Multiple Property Submission in Martinez  
**Attachments:** Henderson Email re No Need to Fear MPS.docx

Two days ago, Ms. Henderson sent out the attached email saying there was no need to fear the Multiple Property Submission (MPS). She went on to say "an MPS is simply the developmental history of a geographic location."

Today, however, she sent out the below email which is contradictory. She now says that the MPS may impact use and development in downtown Martinez.

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000

----- Forwarded Message -----

**From:** Kristin Henderson <[hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)>  
**To:** Kristin Henderson <[hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)>  
**Sent:** Saturday, February 7, 2015 2:09 PM  
**Subject:** it is my theory

that the reason the strategic economic developer is involved in the Borland nomination is that everyone wants a redux of the Duivan-HUD-1.5 millions-Berrellesa Palms scenario and to get federal monies there has to be a finding of no historic resources affected by the project, and the mPS might indicate the possibility of such. That's my opinion as it concerns public policy.

↑  
afraid of history  
for money

Typifies Historic Society Presidents  
motivation for suppressing history

Money

he is a developer  
& financial investor

①

**Dina Tasini**

---

**From:** ROB SCHRODER [rob@schroderinsurance.com]  
**Sent:** Tuesday, February 03, 2015 10:44 AM  
**To:** 'michael.erke@sen.ca.gov'  
**Cc:** 'danny.bernardini@sen.ca.gov'; Alan Shear; Dina Tasini  
**Subject:** FW: State Historic Preservation Office conversation  
**Attachments:** Martinez Chief Elected Local Official Notice.pdf

Michael

It was good speaking to you after so many months. You and Lois really helped Martinez out with SB1424. Now we need to get back together with Finance and Parks & Rec to talk about the loans.

Thanks for taking the time to speak with me today about this issue. Below is the email from our planning director, Dina Tasini, outlining the issue at hand and what we would like to see done. I have also attached the notification letter from OHP notifying Martinez of the Borland Home nomination, but no mention is made of the Multiple Property Submission.

Please feel free to call Dina Tasini with any questions or if you need clarification

**Rob Schroder, President**  
California License No. 0H53242  
[rob@schroderinsurance.com](mailto:rob@schroderinsurance.com)



1410 North Main Street; Walnut Creek, CA 94596  
925-934-6789 Office / 925-934-0189 Fax

---

**From:** Dina Tasini [mailto:dtasini@cityofmartinez.org]  
**Sent:** Monday, February 02, 2015 4:17 PM  
**To:** ROB SCHRODER  
**Cc:** Alan Shear  
**Subject:** State Historic Preservation Office conversation

Hi Rob,

Had a conversation with Jay Correia, Historian III at the State Historic Preservation Office (SHPO) about the Borland House Nomination and the Multiple property nomination. I was informed that the SHPO Commission has approved both items at their January 28<sup>th</sup> meeting and the items will be forwarded to the National Park Service for their review. He was quite certain that the nomination would go through, since they have a great track record with these nominations. He assured me that the multiple property listing really had no meaning which is puzzling to me since I think having a multiple property listing will make it easier for anyone to nominate buildings and place the burden on property owners to engage and spend funds to protest such listing. We now have 45 days to comment on the items prior to a decision by the National Park Service (NPS). The review period begins once the documents are forwarded to the NPS. I am asking that you call Wolk and Bonilla's offices to request that one of the following occur: ✓

①

rob

**Dina Tasini**

---

**From:** Malhi, Satinder [Satinder.Malhi@asm.ca.gov]  
**Sent:** Tuesday, February 03, 2015 5:16 PM  
**To:** Dina Tasini; ROB SCHRODER  
**Cc:** Alan Shear  
**Subject:** RE: State Historic Preservation Office conversation

Thank you Dina. I will call you tomorrow to discuss further.

All the Best,

-Satinder

---

Satinder S. Malhi  
District Director  
Office of Assemblywoman Susan Bonilla  
2151 Salvio Street, Suite 395  
Concord, CA 94520  
(925) 521-1511 (phone)  
(925) 602-1536 (fax)  
[satinder.malhi@asm.ca.gov](mailto:satinder.malhi@asm.ca.gov)  
<http://www.asm.ca.gov/bonilla>



Click here for Assemblywoman Bonilla's Facebook



Click here for Assemblywoman Bonilla's Twitter

---

**From:** Dina Tasini [mailto:dtasini@cityofmartinez.org]  
**Sent:** Tuesday, February 03, 2015 10:38 AM  
**To:** ROB SCHRODER; Malhi, Satinder  
**Cc:** Alan Shear  
**Subject:** RE: State Historic Preservation Office conversation

Hi Satinder;

Thank you for assisting us and I am more than happy to discuss this issue with you, perhaps give you a little more background regarding my conversation with staff at SHPO and my concerns about the proposed nominations. In addition to the information I shared below I would like to also add that staff did not provide any information regarding an appeal process which I believe is available, it was my feeling that staff was in support of the project and felt it would get nomination despite public concern and they did not provide additional information regarding the process. I can be reached at 925-372-3563 or via email. Thank you again for assisting us in this matter. Dina

---

**From:** ROB SCHRODER [mailto:rob@schroderinsurance.com]  
**Sent:** Tuesday, February 03, 2015 10:31 AM  
**To:** 'satinder.malhi@asm.ca.gov'  
**Cc:** Dina Tasini; Alan Shear  
**Subject:** FW: State Historic Preservation Office conversation

①

1/b

**Dina Tasini**

**From:** John Curtis [curtisjd@ix.netcom.com]  
**Sent:** Wednesday, February 18, 2015 1:58 PM  
**To:** Terry Edwards; Leanne Peterson; Earl Dunivan Jr.; Andrea Blachman (new email address); Barbara Chambers; Dina Tasini; Scott Saftler; Ray Pyle  
**Subject:** FW: OHP Meeting of January 28th, 2015 (Audio CD)

As soon as the CD of the subject meeting arrives in the mail, I will snip out the segment about Martinez and share it with you. The Martinez snippet should be a small enough file that it can be circulated by email. If you want the entire CD, let me know and I will make a copy for you.

Regards,  
John Curtis  
Email: curtisjd@ix.netcom.com  
Telephone: (925) 957-1000

**From:** John Curtis [mailto:curtisjd@ix.netcom.com]  
**Sent:** Wednesday, February 18, 2015 1:50 PM  
**To:** 'Jay.Correia@parks.ca.gov'  
**Cc:** 'carol.roland-nawi@parks.ca.gov'  
**Subject:** RE: OHP Meeting of January 28th, 2015



Mr. Correia:

Thank you for your voice mail message and your prompt reply to our email message of yesterday.

Also thank you for letting us know that OHP mails out audio files of public meetings upon request. Since it takes OHP an unusually long time (4 to 6 weeks) to post minutes and audio files of public meetings on their website, we recommend that OHP disclose that schedule at the top of the web page where the items will eventually be posted. That will prevent situations in the future like the one which took place during the last 3 weeks, where citizens in Martinez were fruitlessly checking the OHP web page on a regular basis ... expecting the OHP minutes and audio files to appear any day ... based upon their experience with other public agencies. Also please remember that the email address for the webmaster on the OHP website is invalid.

If you can't transmit the audio file via file-sharing service, you may mail out a CD of the January 28<sup>th</sup> meeting to the following address:

John Curtis  
1235 Escobar St.  
Martinez CA 94553-1208

*Historic Society President  
personal concern  
w/ suppressing Historic findings  
also shows awareness*

Best regards,  
John Curtis  
President, Martinez Historical Society  
Telephone: (925) 957-1000  
Websites:  
[www.MartinezHistory.org](http://www.MartinezHistory.org)  
[www.MartinezHomeTour.com](http://www.MartinezHomeTour.com)

*①*

*12b*

Dina Tasini

---

**From:** John Curtis [curtisjd@ix.netcom.com]  
**Sent:** Sunday, February 08, 2015 3:47 AM  
**To:** Dina Tasini; Leanne Peterson; Terry Edwards  
**Subject:** Impacts of the Multiple Property Submission in Martinez  
**Attachments:** Henderson Email re No Need to Fear MPS.docx

Two days ago, Ms. Henderson sent out the attached email saying there was no need to fear the Multiple Property Submission (MPS). She went on to say "an MPS is simply the developmental history of a geographic location."

Today, however, she sent out the below email which is contradictory. She now says that the MPS may impact land use and development in downtown Martinez.

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000

----- Forwarded Message -----

**From:** Kristin Henderson <[hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)>  
**To:** Kristin Henderson <[hendersonkristin@hotmail.com](mailto:hendersonkristin@hotmail.com)>  
**Sent:** Saturday, February 7, 2015 2:09 PM  
**Subject:** It is my theory

that the reason the strategic economic developer is involved in the Borland nomination is that everyone wants a redux of the Duivan-HUD-1.5 millions-Berrellesa Palms scenario and to get federal monies there has to be a finding of no historic resources affected by the project, and the MPS might indicate the possibility of such. That's my opinion as it concerns public policy.

HISTORY IS NOT To Be Feared  
It is the whole point of a  
Historic Society.

①

13b  
~

925.228.3577

[Director@mainstreetmartinez.org](mailto:Director@mainstreetmartinez.org)

[www.mainstreetmartinez.org](http://www.mainstreetmartinez.org)

Begin forwarded message:

**From:** "John Curtis" <[curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)>  
**Date:** January 28, 2015 at 5:50:44 PM PST  
**To:** "Leanne Peterson" <[Director@mainstreetmartinez.org](mailto:Director@mainstreetmartinez.org)>  
**Cc:** "Andrea Blachman \ (new email address\)" <[andreablachman@gmail.com](mailto:andreablachman@gmail.com)>  
**Subject:** National Register of Historic Places -- Downtown Martinez Buildings

Leanne:

Here is Ms. Henderson's 67-page Multiple Property Submission (MPS) application to nominate the historic buildings in downtown Martinez for the National Register:

[http://ohp.parks.ca.gov/pages/1067/files/ca\\_contra%20costa%20county\\_historic%20resources%20of%20martinez%20ca%20mpdf.pdf](http://ohp.parks.ca.gov/pages/1067/files/ca_contra%20costa%20county_historic%20resources%20of%20martinez%20ca%20mpdf.pdf)

As you can see from the above link, the MPS application is already posted on the California SHPO website. It was submitted last summer – and was revised in the fall. ~~The Historical Society did not know this had been done until today.~~ The Society was not consulted in the process. This heretofore unknown MPS application is already being used by MS. Henderson to buttress her arguments for nominating the Borland House to the National Register. A check of the Borland House nomination (now in the early stages of processing by SHPO) indicates that she referred to the MPS application eight (8) times to enhance her case for listing the House.

As to the guidelines for nominating multiple properties at the same time, the directions are here on the National Park Service website:

<http://www.nps.gov/nr/publications/bulletins/nrb16b/>

The three paragraphs below sum up what the multiple property program is about.

Regards,  
John Curtis  
President, Martinez Historical Society  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000

U.S. Department of the Interior, National Park Service

## II: INTRODUCTION

The National Register of Historic Places Multiple Property Documentation Form (NPS 10-900-b) nominates groups of related significant properties. On it, the themes, trends, and patterns of history shared by the properties are organized into **historic contexts** and the **property types** that represent those historic contexts are defined.

The Multiple Property Documentation Form is a cover document and not a nomination in its

**Dina Tasini**

*more libel and defamation of me  
suppressing communication & information access*

**From:** John Curtis [curtisjd@ix.netcom.com]  
**Sent:** Friday, February 06, 2015 11:41 PM  
**To:** Dina Tasini  
**Subject:** FW: The Borland House -- and Downtown Martinez

*fear of my knowledge*

*this is a sat  
pour*

FYI ... as Kristen lashed out at everybody today, the Historical Society had a vulnerability that she successfully exploited: its Facebook Page. But our facebook administrator fixed the problem this evening -- as indicated below. The City might want to keep an eye on any of the places where Kristen can post on its own online resources.

John C.

**From:** John Curtis [mailto:curtisjd@ix.netcom.com]  
**Sent:** Friday, February 06, 2015 11:26 PM  
**To:** Andrea Blachman (new email address) (andreablachman@gmail.com); Barbara Chambers (ccrecbarb@sbcglobal.net); Ray Pyle (rpyle@4cd.edu)  
**Subject:** FW: The Borland House -- and Downtown Martinez

The City (Planning Manager, Dina Tasini) is aggressively researching the subject of the Multiple Property Submission (MPS) for downtown Martinez, and Kristen expects the City to undo the MPS. Kristen expects the Martinez Historical Society to also work with the College District to undo the Borland House Nomination (the first nomination under the MPS). So she launched a preemptive attack on the Society today via our Facebook Page. That was a simple thing for Kristen to do because the page was completely open to the public. However, Cathy Ivers (one of our people with Facebook administrator privileges) went through our page this afternoon and successfully deleted Kristen's comments. Then she blocked Kristen -- who will not be able to access our Facebook page again.

Regards,  
John Curtis  
Email: [curtisjd@ix.netcom.com](mailto:curtisjd@ix.netcom.com)  
Telephone: (925) 957-1000

**From:** Cathy Ivers [mailto:civers@earthlink.net]  
**Sent:** Friday, February 06, 2015 6:26 PM  
**To:** John Curtis; Paul Krintz; Paul Krintz  
**Subject:** Re: FW: well, did you know that when you

I believe I have her blocked. I know I have her comments hidden, and once you do that there is an option to block, which I did. But I don't see her on the blocked list. FB pages are different from FB individuals. If your blood pressure can stand it, see if you can still see her posts. BTW, I added Paul to this too, because he hadn't previously blocked her.

Lemme know guys...

*(1)*

*15h*



# MARTINEZ NEWS-GAZETTE

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## Henderson submits nominations

admin | September 4, 2014 | 6 Comments

Share

Dear Editor,

I submitted to the City several documents to help those striving to save the stone benches in Susana Park. It is their fight, may they be valiant! Most disturbing was that the City said it did not have the information that Anamarie Farias acquired from the Martinez Historical Society to create the panels of Mexican history to be displayed where the children walk from classroom to playground every day. How can the public deliberate the design of the park without all the information? Why is history treated like a dirty fugitive in this town by the institutions that are created to protect history and community access to it?

Also, I have submitted what is called a Multiple Property Submission nomination along with the nomination of the Borland Home/Martinez Museum to the National Register of Historic Places. The name of the Multiple Property Submission is Historic Resources of Martinez, California: Civic, Commercial, Shoreline, Italians. Both the City of Martinez and the Martinez Historical Society recognize the Borland Home (yellow house at north end of Court) as historic so there is no controversy there EXCEPT after reading several books on Victorian architecture, in my opinion, the Museum is NOT Carpenter Gothic, it is Eastlake influenced Queen Anne and a rare example. Most Eastlakes are Stick-Eastlakes. The stained glass transom and the hinges in the house are even Eastlake style. No other properties are nominated although other properties are discussed because a multiple property submission is concerned with the significant trends of development over time within a certain geographic area.

Knowing how bright and well meaning Harlan Strickland is, I asked him to process the photographs and he got a taste of the technical detailing required in just that one piece. It is unlikely that anyone in this town will write another nomination, including myself. I began

Exhibit  
②

pg 1

researching the Italians five years ago because of Berrellesa Palms. It took me five months just to write the nomination. Many thanks to Beth Eiselman who not only sacrificed greatly to subpoena the Kelley/VerPlank report (that cost the public \$50,000), I asked her to be with me in the process and edit because it is such an isolating task. Beth is a very busy lady, but she was there for me every day and I love her for it. Beth also edited the Olive Grove nomination.

Anne Mobley, maybe the only true friend I have ever had in Downtown: Thank you for being my loving, generous Italian on the scene. God Bless White Rabbit Shoppe, 500 block of Main! Sharon Francis, Jr. High teacher and wife of Pastor, also edited as she did the Post Office nomination. Posthumous thanks to Oskie Aiello and Leah Calderazzo. Thanks to others who encourage me around town in various ways – sometimes just by their existences. Although Berrellesa Palms put me on this journey, it later occurred to me that my half siblings, Lafayette Mancinis/Oliveras, deserved Italian heritage remembered as it was so brutally oppressed by my father. I was born to our mother (who also helped with this nomination) while she was still married to an Italian/Portuguese. They could have had the idyllic Italian childhood Angelo Costanza speaks of in his video linked on the Martinez Historical Society web page. Watch that video ... all my words cannot add up to the real thing!

– Kristin Henderson

**Tags:** Beth Eiselman, Harlan Strickland, Kelley/VerPlank report, Kristin Henderson, Leah Calderazzo, Martinez CA, Multiple Property Submission, National Register of Historic Places, Oskie Aiello, Sharon Francis, White Rabbit Shoppe

**Category:** Letters to the Editor, Opinion

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## Comments (6)

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**Anne Mobley** says:

September 4, 2014 at 4:54 pm

Thank you Kristin for all your hard work researching and compiling documentation so that the history of Martinez is not lost. Without your dedication, I am afraid the bulldozers would be very busy eliminating the historical buildings. This City owes you a debt of gratitude.

## Related Posts:

1. Henderson responds to Meza's letter
2. Ingress Portal of the Day: The Borland Home
3. Mobley: 'Say it isn't so ...'

②

11 ②

LAW OFFICES OF ALAN WALTNER

779 DOLORES STREET  
SAN FRANCISCO, CALIFORNIA 94110  
TEL (415) 641-4641  
[WALTNERLAW@GMAIL.COM](mailto:WALTNERLAW@GMAIL.COM)

**Via Email Attachment and Regular Mail**

March 4, 2015

Carol Roland-Nawi  
State Historical Preservation Officer  
California State Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

Re: Comments on "Historic Resources of Martinez, California" submission by Kristin Henderson

Dear Ms. Roland-Nawi:

This letter is submitted on behalf of Joanne Dunivan, Wendy Dunivan, Earl Dunivan Jr., Jane Bisio and Pamela Bisio Despres ("the Owners") in response to the "Historic Resources of Martinez, California" submission by Kristin Henderson, an individual, considered at the State Historical Resources Commission ("SHRC") January 28, 2015 meeting. As you know, this document purports to be a multiple property documentation form ("MPDF") applying national listing standards criteria. The Owners own or manage the properties (generally as trustees of various trusts) listed in the attachment to this letter. The Owners have multiple objections to the MPDF which they were not able to relay to the Office of Historic Preservation (OHP) before this date because the Office of Historic Preservation did not notify them of the existence of the MPDF.

In an email from your Mr. Jay Correia to Anna Gwynn Simpson of the City of Martinez dated February 9, 2015, he confirmed that the SHRC did not approve a district nomination for property within the City of Martinez, but did forward a recommendation, tied to the MPDF, to the Keeper of the National Register that the Borland Home be considered for listing. His email made clear that the MPDF was not in and of itself a proposal to nominate any single property. This is consistent with National Register Bulletin 15, Part B, age 2, which states that: "The Multiple Property Documentation Form is a cover document and not a nomination in its own right ...." Subsequently, however, we have been informed that the Martinez MPDF has been forwarded to the Keeper of the National Register on February 13, 2015 for registration in the Register, creating an ambiguous situation for the Owners. In light of this ambiguity, and to be clear, the Owners object to the listing of any of their properties, for the following reasons.

There are at least three major objections to the purported MPDF, and to the listing of any

Exh. b. 4 (3)

of the properties discussed in it. First, it fails to apply National Register criteria to any of the properties discussed, substituting a much less sensitive standard than the one that has been adopted at the federal level. Second, it contains only cursory discussions of specific properties (generally applying the incorrect standard just referenced) and provides no useful information for listing purposes. Third, it completely ignores the lack of integrity of almost all buildings in the City of Martinez and certainly the lack of integrity of any portion of Martinez as an historic district. The SHRC was therefore correct in deciding not to determine Martinez to reflect an historic district under the applicable standards.

Moreover, the MPDF did not identify (or provide maps of) any specific areas within which districts or thematically related properties exist which could qualify to be nominated in the future, either individually or on a multiple basis. As a result, the MPDF fails to provide any useful information under the National Register criteria with respect to any specific area within the City of Martinez. We believe that this simply reflects the fact that the historic properties in Martinez, with few exceptions, fail to satisfy National Register criteria or, in any grouping, they fail to reflect an historic district, particularly given the lack of integrity of the current resource.

In addition, the MPDF and any district nomination, would conflict with local land use decisions. Specifically, the City in July, 2006 adopted the Downtown Martinez Specific Plan, which in turn included a Downtown Historic Overlay District. This locally-created overlay district contains detailed requirements for actions regarding buildings with historic values in the downtown area. Many of these buildings are of unreinforced masonry construction, and were built well before the Americans with Disabilities Act. Also, rental values in downtown Martinez are also extremely low. Generally, any restorations to national standards of these structures would be unaffordable. The City of Martinez has appropriately balanced these considerations with historic resource values in making its local land use determinations. These determinations should not be second guessed by the SHRC.

In order to be eligible for individual listing, properties need to satisfy one or more of the criteria for listing. However, the purported MPDF does not support the argument that any specific buildings satisfy the criteria.

Criterion 1 is described in the state regulations as follows: "It [the property or district being considered] is associated with events that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of California or the United States." California Code of Regulations, Title 14, Section 4852 (b) (emphasis added). However, not all trends are historically significant. Although a trend such as economic development can be considered an "event" under Criterion A, the trend "must clearly be important within the associated context: settlement of the town, or development of a maritime economy, in the case of the port city. Moreover, a property must have an important association with the event or historic trends, and it must retain historic integrity." Bulletin 15 at 12 (emphasis added). <sup>11</sup>

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<sup>1</sup> As recognized in the Survey, "the evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places." Survey at 39.

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2

Here, the MPDF applies a much less stringent standard and, while making somewhat interesting reading, simply describes relatively ordinary historic events that would apply to almost any community that developed during the early 20th century in California.

More is required before the criterion has been satisfied. Under Criterion 1, there is no particular association of the buildings discussed in the MPDF "with events that have made a significant contribution to the broad patterns of local or regional history . . . ." Instead, these buildings are simply reflective of economic development in the region generally, rather than an "event" that was a significant contributor to "broad" patterns of history.

Criterion 3 is described in the state regulations as follows: "It [the property or district being considered] embodies the distinctive characteristics of a type, period, region, or method of construction . . . ." California Code of Regulations, Title 14, Section 4852 (b) (emphasis added). Not all design features reflect "distinctive characteristics of type, period, and method of construction." Instead, "[t]o be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction." Bulletin 15 at 18 (Emphasis Added).

The purported MPDF ignores the fact that Martinez lacks the "integrity" required for such a designation. As recognized in the MPDF and in previous analyses of downtown Martinez, major changes to the downtown area following World War II eliminated many buildings and substantially modified others. As a result, any proposed district would not satisfy the "integrity" requirement. We understand that Main Street Martinez previously approached the state historic preservation office to determine whether downtown Martinez would qualify as an historic district, and that the state indicated that it did not qualify due to the lack of remaining historic buildings.

National Register Bulletin 15: "How to Apply the Nation Register Criteria for Evaluation." ("Bulletin 15") identifies seven variables that define integrity — location, design, setting, materials, workmanship, feeling and association." Id. In the case of downtown Martinez, most of these variables have been impaired by the alterations to historic Martinez. As stated in Bulletin 15: "For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. **In addition, the relationships among the districts components must be substantially unchanged** since the period of significance." Bulletin 15 at 46 (emphasis added). In order for a district to have integrity under Bulletin 15, "the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, **as must the district as a whole.**" Bulletin 15 at 5 (emphasis added).

For example, the design element for a district: "applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and



roads; and the relationship of other features, such as statues, water fountains, and archaeological sites." Bulletin 15 at 44. The loss of numerous historic buildings in downtown Martinez and the insensitive alteration of others have largely eliminated this element of integrity, particularly when the proposed district is viewed as a whole.

Likewise, the materials element is not satisfied unless a property retains the key exterior materials dating from the period of its historic significance. Bulletin 15 at 45. Although some individual buildings retain some degree of integrity, the downtown area as a whole has been altered to such an extent that most of the material integrity has been lost. In particular: "If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place." Bulletin 15 at 47 (Emphasis added).

Similarly, the feeling element reflects a "property's expression of the aesthetic or historic sense of a particular period of time." Bulletin 15 at 45. Again, viewed as a whole, the proposed district lacks this aspect.

Bulletin 15 further instructs that: "When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment." Extensive alterations, demolitions, and intrusive features are present. Lacking integrity, a district cannot be established.

Any proposal to establish a district would also face a number of other impediments. First, under state law, a district cannot be designated if a majority of the owners object. California Public Resources Code Section 5024.1(f)(4); California Administrative Code, Title 14, Section 4855(b). The current Martinez Zoning Ordinance also requires confirmation by two-thirds of the property owners in a proposed district before it can be established. Finally, there may be a fair argument that designation would make downtown commercial properties uneconomic and result in blight, which would trigger a requirement that an Environmental Impact Report ("EIR") be prepared in connection with the designation.

Given the deficiencies described above, the MPDF provides no useful information under the National Register criteria either for the listing of individual properties or for the listing of any historic district.

The Owners appreciate your consideration of these comments. The Owners are also aware that your office houses the California Main Street Program and its Four Point approach that balances economic revitalization with historic preservation. The Owners look forward to

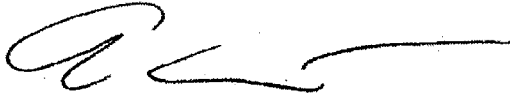
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Carol Roland-Nawi  
March 4, 2015  
Page 5

working with your office in a productive manner to accomplish the much-needed revitalization of downtown Martinez which will enable property owners to acquire the resources to maintain and restore their older properties.

Sincerely,



Alan Waltner  
Attorney at Law

Attachment (property listing)

Cc: Jenan Saunders  
Deputy State Historic Preservation Officer

Jay Correia  
Supervisor, Registration Unit, SHPO

Alan Shear  
Martinez City Manager

Stephanie Toothman  
Keeper of the National Register of Historic Places

3

5

**DUNIVAN RENTAL (R/A) PROPERTY SUMMARY**

**OWNER:**

**JOANNE DUNIVAN, TRUSTEE OF THE DUNIVAN FAMILY  
TRUST U/D/T DATED FEBRUARY 20, 2007.**

ADDRESS	APN#
209 BERRELLESA	373-242-003-3
210 BERRELLESA	373-241-015-8
211 BERRELLESA	373-242-004-1
212 BERRELLESA	373-241-016-6
212 BERRELLESA	373-241-001-8
620 - 630 MARINA VISTA	373-183-013-3
725-727 MARINA VISTA 436 FERRY	373-171-004-8
414 FERRY	373-171-008-7
601 FERRY	373-161-001-4
820 - 826 MAIN	373-162-004
3755 ALHAMBRA SUITES 1-10	370-270-004
ESTUDILLO	373-171-007-9

---

**VANDERKOUS**

**OWNER:**

**RICHARD VANDERKOUS TRUSTEE FOR  
RICHARD VANDERKOUS TRUST**

ADDRESS	APN#
649 MAIN STE 101-108	373-181-012

---

**BISIO**

**OWNERS:**

**JANE BISIO AND PAMELA BISIO DESPRES, TRUSTEES OF THE AMENDED  
AND RESTATED BART A. BISIO AND JANE L. BISIO REVOCABLE TRUST  
DATED NOVEMBER 8, 2000.**

**ADDRESS**  
**314 EMBARCADERO**  
**636 WARD**

3

6



**DUNIVAN-BISIO PROPERTY SUMMARY**

**OWNERS**

**EARL D. DUNIVAN, JR AND WENDY DUNIVAN AS CO-TRUSTEES, THE  
EARL AND WENDY DUNIVAN FAMILY TRUST.**

**JANE BISIO AND PAMELA BISIO DESPRES, TRUSTEES OF THE AMENDED  
AND RESTATED BART A. BISIO AND JANE L. BISIO REVOCABLE TRUST  
DATED NOVEMBER 8, 2000.**

**ADDRESS**

**627 FERRY**

**APN#**

**373-161-012-1**

---

**E. DUNIVAN JR.**

**OWNERS:**

**EARL D. DUNIVAN, JR AND WENDY DUNIVAN AS CO-TRUSTEES, THE  
EARL AND WENDY DUNIVAN FAMILY TRUST.**

**514 FERRY**

**373-173-002-8**

**814 MAIN**

**373-162-002-1**

---

**W/D/D**

**OWNERS:**

**JOANNE DUNIVAN, TRUSTEE OF THE DUNIVAN FAMILY  
TRUST U/D/T DATED FEBRUARY 20, 2007.**

**EARL D. DUNIVAN, JR AND WENDY DUNIVAN AS CO-TRUSTEES, THE  
EARL AND WENDY DUNIVAN FAMILY TRUST.**

**709 FERRY**

**373-162-001**

**802 MAIN**

**373-162-001**

**810 MAIN**

**373-162-001**

③

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**BISIO - DUNIVAN (B/D) PROPERTY SUMMARY**

**OWNERS:**

**JOANNE DUNIVAN, TRUSTEE OF THE DUNIVAN FAMILY  
TRUST U/D/T DATED FEBRUARY 20, 2007.**

**JANE BISIO AND PAMELA BISIO DESPRES, TRUSTEES OF THE AMENDED  
AND RESTATED BART A. BISIO AND JANE L. BISIO REVOCABLE TRUST  
DATED NOVEMBER 8, 2000.**

<u>ADDRESS</u>	<u>APN#</u>
610 MARINA VISTA	373-183-014-1
611 ESCOBAR	373-183-007-5
613-615 ESCOBAR	373-183-008-7
628 ESCOBAR	373-191-002
630 ESCOBAR	373-191-002
631 ESCOBAR	373-183-005-9
735 ESCOBAR	373-173-004-4
601-617 MAIN	373-191-009-1
653 MAIN	373-191-011-7
659 MAIN	373-191-008-7
938 MAIN	373-266-001-8
911-941 ALHAMBRA	372-383-001-9

3

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## Mayor delivers State of the City address

[Rick Jones](#) | February 19, 2015 | [3 Comments](#)

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City in good financial condition; road improvements underway, marina open to progress



Martinez Mayor Rob Schroder delivers the State of the City address, Tuesday, Feb. 17, 2015, at Creekside Church. The Martinez Chamber of Commerce hosted the breakfast event, with Chamber CEO John Stevens as Master of Ceremonies, and Martinez Unified School District Superintendent Rami Muth as the guest speaker. (ERIC BURK / Martinez News-Gazette)

Exhibit ④

1

MARTINEZ, Calif. — At Tuesday's State of the City address, Mayor Rob Schroder focused on positive 2014 economic improvements for the city and the need for more.

At the meantime, we were urged to contact the private ferry operators (Blue & Gold/Red & White) to start discussions about providing excursion/commute service.

We will also be looking at a water transit component in the reauthorization of Measure J to help fund the operations of a ferry system in Martinez.

In 2009, after many years of development, study, public hearings and refinement, the city adopted the Mandatory Unreinforced Masonry Earthquake Retrofit Ordinance.

Looking back over my URM file, I have emails that go back to 2004 when June Catalano was our city manager.

This ordinance set standards and target dates for the bracing of the URM buildings in order to save human lives in the case of an inevitable earthquake.

This ordinance requires owners of masonry buildings to meet certain benchmark dates over a period of five years.

Property owners originally had two years from the date of adoption to provide an engineering report to determine the deficiencies of their building. Construction drawings were required after three years. Repair of deficiencies were required after four years for "high risk" buildings (none on the list) and five years for medium and low risk buildings.

In 2013 those deadlines were changed to five years for construction drawings and six years for completion of work.

As of today, there are 20 buildings technically out of compliance to one degree or another, with only a handful of those completely out of compliance. The vast majority of property owners have complied with the ordinance and now have much safer buildings.

Recently, the City sent certified letters to all of the building owners out of compliance, and their tenants, and a bit of panic has started to spread downtown.

Tenants are beginning to be concerned, and rightly so, about how the retrofit of their building (or the lack of) will affect their business. We want commerce to continue and businesses to remain viable during this period of retrofit.

The City will continue to work with property owners, and their tenants, that are making a good faith effort to comply with the ordinance, but we will not allow them to ignore it.

This is not only about economics, but also about human life, which is priceless.

Homelessness is a problem that plagues cities all over the world. It is a problem that is much bigger than the city of Martinez and it is a problem that we will never solve on our own.

The Martinez PD has been working with county mental health, Contra Costa Homeless Outreach and Main Street Martinez to help stem this problem in Martinez.

Being the county seat with the jail, county hospital, and social services attracts some homelessness to the city. We also have broad expanses of open space and parks that provide places for people to camp and park their vehicles.

We need to do more to help the homeless to obtain the services they need to get out of this vicious cycle. We also need to provide a safe and attractive environment for our businesses, residents and visitors.

Over this next year Martinez needs to develop an aggressive, compassionate and effective, comprehensive program that respects individual rights and also the rights of the community at large.

We need to review our ordinances that deal with pan handling, camping, and parking.

We need provide more resources to the police department and to homeless support groups such as those provided by Doug Stewart and Contra Costa Homeless Outreach.

And finally, the General Plan. Whatever happened to that? Wasn't that planned to be completed a few years ago?

The answer to that question is ... yes. We started the update of the city's General Plan six years ago.

A task force made up of a broad spectrum of residents and business owners have met over the years and held scores of public outreach meetings.

Challenges with previous staff and consultants had caused the process to stall, but it was put back on track and the many parts that had been completed have been pulled together.

The task force has reviewed all of the completed elements and the final elements are being completed now along with the EIR (Environmental Impact Report).

The final draft will go to the task force for review in the spring and summer and the public comment period will follow for 60 days.

The next step will be the Planning Commission and then the City Council.

Expect final adoption of the General Plan before the end of this year.

My message here is that the city of Martinez is in good financial shape, but we need to continue to develop and take advantage of economic development opportunities for long term stability and an improving quality of life for our residents.

Exhibit 4

2



## City of Martinez

525 Henrietta Street, Martinez, CA 94553-2394

(925) 372-3505  
FAX (925) 229-5012

June 13, 2013

Amy H. Crain  
State Historian II  
Registration Unit  
California State Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

Dear Ms Crain:

The City has received notification that Kristin Henderson, a Martinez resident, has been in contact with you and has submitted 514 and 617 Ferry Street and 700 Court Street for nomination on the National Register of Historic Places. The owners of these buildings are as follows:

- Earl D Dunivan, Jr owner of **514 Ferry Street, Martinez, CA**
- Earl D Dunivan, Jr. & Jane Bisio and Pamela Bisio Despres, Trustees of the Amended and Restated Bart A. Bisio and Jane L. Bisio Revocable Trust Dated November 8, 2000 owners of **617 Ferry Street, Martinez, CA**
- Earl D. Dunivan and Joanne Dunivan, Trustees of the Dunivan Family Trust Under Declaration of Trust Dated February 20, 2007 and Jane Bisio and Pamela Bisio Despres, Trustees of the Amended and Restated Bart A. Bisio and Jane L. Bisio Revocable Trust Dated November 8, 2000 owners of **700 Court Street, Martinez, CA**

The mailing address for these property owners is P.O. Box 747, Martinez, CA 94553. The owners have discussed this issue with me and they are quite distraught by this action and do not support the nomination.

The City understands that there is no law that requires Ms. Henderson to notify the property owner or the municipality of a National Register nomination. However, it is my understanding that the Office of Historic Preservation staff will notify the applicant, property owner, the City Council and Mayor 60 days prior to scheduling a hearing. The City wishes to request that the Office of Historic Preservation keep us apprised of all activities surrounding any possible action with respect to the property addresses noted above. Furthermore, it should be noted that the City Council has not endorsed the nomination of the three aforementioned buildings, and is not inclined to do so in the future. Kristin Henderson is acting completely on her own volition.

Exhibit



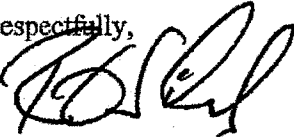
ROB SCHRODER, MAYOR

Ms. Amy Crain  
June 14, 2013  
Page 2

The City of Martinez fully recognizes the existence of historic structures in the downtown area, and alluded to their significance in the adopted 2006 Specific Plan. At the present time, the City is revising its General Plan. As part of that process the City Council and the General Plan Task Force have discussed issues of historic preservation. In the end the City has decided to preserve the existing 1980 Historic Inventory and further determined that there is no desire to adopt a Historic Overlay District. The City wishes to insure that property owners maintain full control of their buildings with respect to physical upgrades and retain the ability to control cost and remain competitive in the commercial real estate market. The formal adoption of the General Plan Update will be scheduled before the City Council in the spring of 2014.

This letter is intended to serve as a reminder that the City of Martinez does not embrace the historic designation process as narrowly prescribed by one Martinez resident. Please keep the City updated as to the progress of these applications and any future meetings. Please forward all information to the Phil Vince, City Manager, City of Martinez, 525 Henrietta Street, Martinez CA, 94553, or via email at [pvince@cityofmartinez.org](mailto:pvince@cityofmartinez.org). Thank you in advance for your assistance.

Respectfully,



Robert Schroder  
Mayor, City of Martinez

ROB SCHRODER, MAYOR

2





## MARTINEZ HISTORICAL SOCIETY

A California Corporation and a 501(c)(3) Non-profit Organization

P.O. Box 14, Martinez, CA 94553

Telephone: (925) 228-8160

Website: [www.MartinezHistory.org](http://www.MartinezHistory.org)

October 25, 2014

Carol Roland-Nawi  
State Historic Preservation Officer  
Office of Historic Preservation  
PO Box 942896  
Sacramento, CA 94296-0001

Subject: Objection to the Borland Home Nomination to the National Register of Historic Places

Dear Ms. Roland:

This letter is to notify you that the Martinez Historical Society opposes the nomination and possible listing of the subject building. This letter is in support of the letter of September 24, 2014 from the Contra Costa Community College District (CCCCD) to your office stating that, as the owner of the subject property, it opposed the subject nomination and did not wish the building to be listed in the Register.

The nomination package which you received contains many errors. For example, the incorrect party was identified in the package as the owner of the building. Your office was informed of this by the College District in their aforementioned letter.

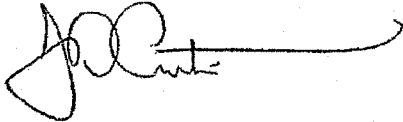
Among the other errors in the nomination package was the history of the building. For example, the history of the building from the 1970s onward, as contained in the package, is quite different from the actual history. The following is the correct history: The Martinez Historical Society is the lessee of the building under a long-term lease. The Society has been the lessee for nearly 40 years. The Society was originally formed to save the building from the wrecking ball in 1973 – and proceeded to do so. In order to do this, the Society incorporated as a 501(c)(3) non-profit corporation in 1975. The Society then spent the next four decades reconstructing the building. Once an eyesore with no economic value, the Borland House is now a suitable location for housing a museum, a local history library and an archival service – all operated by the Society with community volunteers.

Exhibit 6

1

One of the reasons for the inaccuracies in the nomination package is that there was no consultation with appropriate representatives from the College District and the Historical Society before the package was submitted. One of the reasons is that the Board of Directors for the Society had previously engaged an attorney to prevent future contact between the nominator and staff. This took place two years ago. Either the Society or its attorney can provide you with an explanation as to why the proceedings which took place were necessary.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'John Curtis', with a long horizontal flourish extending to the right.

John Curtis  
President  
Martinez Historical Society

Cc: Subject file  
CCCCD

⑥

2



Owned by Dunivan in this structure  
next door to Dunivan / Bisio office

James Blair  
Creek Monkey Tap House  
Martinez, CA

← Mayor constant  
Frequent

May daughter works here

Carol Roland-Nawi  
Office of Historic Preservation (OHP)  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

Subject: Historic Resources of Martinez, California Multiple Property Submission (MPS)  
Martinez, Contra Costa County. Local Level of Significance

Borland Home (Historic Resources of Martinez, California MPS)  
Martinez, Contra Costa County. Local Level of Significance

Dear Ms. Roland-Nawi:

I am a business owner in the City of Martinez and am concerned about the future economic development of Martinez. As such, I would like to object to the nominations listed above because they were prepared in such a way as to give the reader the impression that they were submitted by an organization that purports to serve in some official capacity and have a valid organizational structure. This "organization" is referred to in Office of Historic Preservation (OHP) materials by the following two names:

1. Martinez Architectural Heritage Association, or
2. Martinez Architectural History Association

However, there are no known organizations in Martinez that go by either name. By allowing these fictitious organization names to remain on the nominations and to be placed on letters (and included in presentations), recipients of the submission will be misled into assuming that the documents had been prepared by a group of local historians or cultural resource consultants.

To date, the following individuals and organizations have been misled:

1. State Historic Preservation Officer (yourself)
2. The State Historical Resource Commission
3. The Keeper of the National Register

This is ostensibly an embarrassing situation that the Office of Historic Preservation has placed itself in. There is currently a great deal of discussion in our community about how a state office could process and approve a city-wide Multiple Property Submission (an MPS) without involving officials from the city itself. In this case, the unwillingness by state employees to work directly with a city is what led to this disconcerting error.

While it is true, OHP staff could have checked the existence of the associations without involving the City, it appears they didn't even take this simply step. They could have done an

Exhibit 7

all my nominations  
are signed as such  
not necessary to be

a document  
registered  
body

donations to  
historic societies  
also labeled as such

no mislead.

lie

← falsehood

internet search. Had this been done, using Google as the search engine, this would have been the result:

Search Terms	Results
Unknown organizations:	
Martinez Architectural History Association	0
Martinez Architectural Heritage Association (see note below)	2
Actual Martinez organizations:	
Friends of Alhambra Creek (unincorporated)	8,910
Martinez Historical Society	10,400
"Kwanis Club" + "Martinez, CA"	16,400
Main Street Martinez	20,700
"Martinez Museum" + "Martinez Historical Museum"	22,190
"Planning Department" + "Martinez, CA"	31,400

Those two results indicated for "Martinez Architectural History Association" actually point back to two OHP documents containing the name. These two (2) search results do not provide evidence of existence, so we must discount them. There is no credible indication on the web that either of the "associations" exist -- other than the appearance of the name "Martinez Architectural Heritage Association" below the name of Kristin Henderson on two documents processed by OHP staff.

The afore-mentioned documents require that the name of the preparer, her title and the name of her organization be provided. Ms. Henderson did not provide the title she purports to hold in the organization she professes to represent. OHP staff also failed to correct the documents accordingly.

As further evidence of this fraud, I'd like to point out that the earlier document that bears the name of the "organization" is dated in the year of 2007. The fact that the "organization" generated nothing that a search engine picked up in the ensuing 7+ years should be evidence enough for a reasonable person to conclude that the organizations are fictitious.

As a concerned citizen of Martinez I have the following questions for you:

1. What steps, if any, did OHP staff take to verify whether either of the organizations existed?
2. If OHP staff contacted anyone in Martinez to confirm the existence of the organization, would you please provide the names of who was contacted -- and what the responses were?
3. In attempting to verify the existence of the organization, which of the questions in Attachment A were asked by OHP staff? Would you please share the answers with us?

Thank you for your attention to this matter.

Sincerely yours,

James Blair  
Owner- Creek Monkey Tap House

7

2

This does not dismiss the history nor is it valid

✓ Libel & Defamation

← false

"Martinez Architectural Heritage Association"

1. Please provide the organization's bylaws or other document which includes the organization's charter or mission.
2. Please provide the membership roster which indicates the date when the member associated himself/herself with the association.
3. Please provide the list of the association's officers.
4. Please provide minutes of the association's meeting held to elect officers.
5. Please provide a variety of minutes over the duration of the time that the association has been conducting business to show that the members do in-fact periodically "associate" to conduct association business.

Not necessary  
Doesn't have to be a "registered"  
organization

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**Sec. 60.6 Nominations by the State Historic Preservation Officer under approved State Historic Preservation programs.**

(a) The State Historic Preservation Officer is responsible for identifying and nominating eligible properties to the National Register. Nomination forms are prepared under the supervision of the State Historic Preservation Officer. The State Historic Preservation Officer establishes statewide priorities for preparation and submittal of nominations for all properties meeting National Register criteria for evaluation within the State. All nominations from the State shall be submitted in accord with the State priorities, which shall be consistent with an approved State historic preservation plan.

(b) The State shall consult with local authorities in the nomination process. The State provides notice of the intent to nominate a property and solicits written comments especially on the significance of the property and whether or not it meets the National Register criteria for evaluation. The State notice also gives owners of private property an opportunity to concur in or object to listing. The notice is carried out as specified in the subsections below.

(c) As part of the nomination process, each State is required to notify in writing the property owner(s), except as specified in paragraph (d) of this section, of the State's intent to bring the nomination before the State Review Board. The list of owners shall be obtained from either official land recordation records or tax records, whichever is more appropriate, within 90 days prior to the notification of intent to nominate. If in any State the land recordation or tax records is not the most appropriate list from which to obtain owners that State shall notify the Keeper in writing and request approval that an alternative source of owners may be used.

The State is responsible for notifying only those owners whose names appear on the list consulted. Where there is more than one owner on the list, each separate owner shall be notified. The State shall send the written notification at least 30 but not more than 75 days before the State Review Board meeting. Required notices may vary in some details of wording as the States prefer, but the content of notices must be approved by the National Register. The notice shall give the owner(s) at least 30 but not more than 75 days to submit written comments and concur in or object in writing to the nomination of such property. At least 30 but not more than 75 days before the State Review Board meeting, the States are also required to notify by the above mentioned National Register approved notice the applicable chief elected official of the county (or equivalent governmental unit) and municipal political jurisdiction in which the property is located. The National Register nomination shall be on file with the State Historic Preservation Program during the comment period and a copy made available by mail when requested by the public, or made available at a location of reasonable access to all affected property owners, such as a local library courthouse, or other public place, prior to the State Review Board meeting so that written comments regarding the nomination can be prepared.

(d) For a nomination with more than 50 property owners, each State is required to notify in writing at least 30 but not more than 75 days in advance of the State Review Board meeting the chief elected local officials of the county (or equivalent governmental unit) and municipal political jurisdiction in which the property or district is located. The State shall provide general notice to property owners concerning the State's intent to nominate. The general notice shall be published at least 30 days but not more than 75 days before the State Review Board meeting and provide an opportunity for the submission of written comments and provide the owners of private property or a majority of such owners for districts an opportunity to concur in or object in writing to the nomination. Such general notice must be published in one or more local newspapers of general circulation in the area of the nomination. The content of the notices shall be approved by the National Register. If such general notice is used to notify the property owners for a nomination containing more than 50 owners, it is suggested that a public information meeting be held in

Exhibit 8

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the immediate area prior to the State Review Board meeting. If the State wishes to individually notify all property owners, it may do so, pursuant to procedures specified in subsection 60.6(c), in which case, the State need not publish a general notice.

only the Portland

(e) For Multiple Resource and Thematic Group Format submission, each district, site, building, structure and object included in the submission is treated as a separate nomination for the purpose of notification and to provide owners of private property the opportunity to concur in or object in writing to the nomination in accord with this section.

It was followed

(f) The commenting period following notifications can be waived only when all property owners and the chief elected local official have advised the State in writing that they agree to the waiver.

(g) Upon notification, any owner or owners of a private property who wish to object shall submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing. In nominations with multiple ownership of a single private property or of districts, the property will not be listed if a majority of the owners object to listing. Upon receipt of notarized objections respecting a district or single private property with multiple owners, it is the responsibility of the State Historic Preservation Officer to ascertain whether a majority of owners of private property have objected. If an owner whose name did not appear on the list certifies in a written notarized statement that the party is the sole or partial owner of a nominated private property such owner shall be counted by the State Historic Preservation Officer in determining whether a majority of owners has objected. Each owner of private property in a district has one vote regardless of how many properties or what part of one property that party owns and regardless of whether the property contributes to the significance of the district.

(h) If a property has been submitted to and approved by the State Review Board for inclusion in the National Register prior to the effective date of this section, the State Historic Preservation Officer need not resubmit the property to the State Review Board; but before submitting the nomination to the NPS shall afford owners of private property the opportunity to concur in or object to the property's inclusion in the Register pursuant to applicable notification procedures described above.

(i) [Reserved]

(j) Completed nomination forms or the documentation proposed for submission on the nomination forms and comments concerning the significance of a property and its eligibility for the National Register are submitted to the State Review Board. The State Review Board shall review the nomination forms or documentation proposed for submission on the nomination forms and any comments concerning the property's significance and eligibility for the National Register. The State Review Board shall determine whether or not the property meets the National Register criteria for evaluation and make a recommendation to the State Historic Preservation Officer to approve or disapprove the nomination.

(k) Nominations approved by the State Review Board and comments received are then reviewed by the State Historic Preservation Officer and if he or she finds the nominations to be adequately documented and technically, professionally, and procedurally correct and sufficient and in conformance with National Register criteria for evaluation, the nominations are submitted to the Keeper of the National Register of Historic Places, National Park Service, United States Department of the Interior, Washington, D.C. 20240. All comments received by a State and notarized statements of objection to listing are submitted with a nomination.

(l) If the State Historic Preservation Officer and the State Review Board disagree on whether a property meets the National Register criteria for evaluation, the State Historic Preservation Officer, if he or she

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chooses, may submit the nomination with his or her opinion concerning whether or not the property meets the criteria for evaluation and the opinion of the State Review Board to the Keeper of the National Register for a final decision on the listing of the property. The opinion of the State Review Board may be the minutes of the Review Board meeting. The State Historic Preservation Officer shall submit such disputed nominations if so requested within 45 days of the State Review Board meeting by the State Review Board or the chief elected local official of the local, county or municipal political subdivision in which the property is located but need not otherwise do so. Such nominations will be substantively reviewed by the Keeper.

(m) The State Historic Preservation Officer shall also submit to the Keeper nominations if so requested under the appeals process in Sec. 60.12.

(n) If the owner of a private property or the majority of such owners for a district or single property with multiple owners have objected to the nomination prior to the submittal of a nomination, the State Historic Preservation Officer shall submit the nomination to the Keeper only for a determination of eligibility pursuant to subsection (s) of this section.

(o) The State Historic Preservation Officer signs block 12 of the nomination form if in his or her opinion the property meets the National Register criteria for evaluation. The State Historic Preservation Officer's signature in block 12 certifies that:

- (1) All procedural requirements have been met;
- (2) The nomination form is adequately documented;
- (3) The nomination form is technically and professionally correct and sufficient;
- (4) In the opinion of the State Historic Preservation Officer, the property meets the National Register criteria for evaluation.

(p) When a State Historic Preservation Officer submits a nomination form for a property that he or she does not believe meets the National Register criteria for evaluation, the State Historic Preservation Officer signs a continuation sheet Form NPS 10-900a explaining his/her opinions on the eligibility of the property and certifying that:

- (1) All procedural requirements have been met;
- (2) The nomination form is adequately documented;
- (3) The nomination form is technically and professionally correct and sufficient.

(q) Notice will be provided in the Federal Register that the nominated property is being considered for listing in the National Register of Historic Places as specified in Sec. 60.13.

(r) Nominations will be included in the National Register within 45 days of receipt by the Keeper or designee unless the Keeper disapproves a nomination, an appeal is filed, or the owner of private property (or the majority of such owners for a district or single property with multiple owners) objects by notarized statements received by the Keeper prior to listing. Nominations which are technically or professionally inadequate will be returned for correction and resubmission. When a property does not appear to meet the National Register criteria for evaluation, the nomination will be returned with an explanation as to why the property does not meet the National Register criteria for evaluation.

(s) If the owner of private property (or the majority of such owners for a district or single property with multiple owners) has objected to the nomination by notarized statement prior to listing, the Keeper shall review the nomination and make a determination of eligibility within 45 days of receipt, unless an appeal is filed. The Keeper shall list such properties determined eligible in the National Register upon receipt of notarized statements from the owner(s) of private property that the owner(s) no longer object to listing.

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(t) Any person or organization which supports or opposes the nomination of a property by a State Historic Preservation Officer may petition the Keeper during the nomination process either to accept or reject a nomination. The petitioner must state the grounds of the petition and request in writing that the Keeper substantively review the nomination. Such petitions received by the Keeper prior to the listing of a property in the National Register or a determination of its eligibility where the private owners object to listing will be considered by the Keeper and the nomination will be substantively reviewed.

(u) State Historic Preservation Officers are required to inform the property owners and the chief elected local official when properties are listed in the National Register. In the case of a nomination where there are more than 50 property owners, they may be notified of the entry in the National Register by the same general notice stated in Sec. 60.6(d). States which notify all property owners individually of entries in the National Register need not publish a general notice.

(v) In the case of nominations where the owner of private property (or the majority of such owners for a district or single property with multiple owners) has objected and the Keeper has determined the nomination eligible for the National Register, the State Historic Preservation Officer shall notify the appropriate chief elected local official and the owner(s) of such property of this determination. The general notice may be used for properties with more than 50 owners as described in Sec. 60.6(d) or the State Historic Preservation Officer may notify the owners individually.

(w) If subsequent to nomination a State makes major revisions to a nomination or renominates a property rejected by the Keeper, the State Historic Preservation Officer shall notify the affected property owner(s) and the chief elected local official of the revisions or renomination in the same manner as the original notification for the nomination, but need not resubmit the nomination to the State Review Board. Comments received and notarized statements of objection must be forwarded to the Keeper along with the revisions or renomination. The State Historic Preservation Officer also certifies by the resubmittal that the affected property owner(s) and the chief elected local official have been renotified. "Major revisions" as used herein means revisions of boundaries or important substantive revisions to the nomination which could be expected to change the ultimate outcome as to whether or not the property is listed in the National Register by the Keeper.

(x) Notwithstanding any provision hereof to the contrary, the State Historic Preservation Officer in the nomination notification process or otherwise need not make available to any person or entity (except a Federal agency planning a project, the property owner, the chief elected local official of the political jurisdiction in which the property is located, and the local historic preservation commission for certified local governments) specific information relating to the location of properties proposed to be nominated to, or listed in, the National Register if he or she determines that the disclosure of specific information would create a risk of destruction or harm to such properties.

(y) With regard to property under Federal ownership or control, completed nomination forms shall be submitted to the Federal Preservation Officer for review and comment. The Federal Preservation Officer may approve the nomination and forward it to the Keeper of the National Register of Historic Places, National Park Service, United States Department of the Interior, Washington, D.C. 20240.

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NPS

Links to

A Cultural Resource Subject

City of Martinez  
never undertakes this**ARCHEOLOGY AND HISTORIC PRESERVATION:***Secretary of the Interior's Standards and Guidelines  
[As Amended and Annotated]***Contents**

Standards &amp; Guidelines for:

**Introduction****Preservation Planning**

- Standards
- Guidelines
- Technical Information

**Identification****Evaluation****Registration****Note on Documentation and  
Treatment of Hist. Properties****Historical Documentation****Architectural and Engineering  
Documentation****Archeological Documentation****Historic Preservation Projects****Qualification Standards****Preservation Terminology**

print

**Secretary of the Interior's Standards for  
Preservation Planning**

Preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence. The Standards for Planning discuss the relationship among these activities while the remaining activity standards consider how each activity should be carried out. The Professional Qualifications Standards discuss the education and experience required to carry out various activities.

The Standards for Planning outline a process that determines when an area should be examined for historic properties, whether an identified property is significant, and how a significant property should be treated.

Preservation planning is based on the following principles:

- Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.
- If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.
- Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early and continuing public participation is essential to the broad acceptance of preservation planning decisions.

Preservation planning can occur at several levels or scales: in a project area; in a community; in a State as a whole; or in the scattered or contiguous landholdings of a Federal agency. Depending on the scale, the planning process will involve different segments of the public and professional communities and the resulting plans will vary in detail. For example, a State preservation plan will likely have more general recommendations than a plan for a project area or a

**Exhibit 9**



community. The planning process described in these Standards is flexible enough to be used at all levels while providing a common structure which promotes coordination and minimizes duplication of effort. The Guidelines for Preservation Planning contain additional information about how to integrate various levels of planning.

### **Standard I. Preservation Planning Establishes Historic Contexts**

Decisions about the identification, evaluation, registration and treatment of historic properties are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic properties representing aspects of history, architecture, archeology, engineering and culture must be collected and organized to define these relationships. This organizational framework is called a "historic context." The historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that may be represented by historic properties. The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties.

### **Standard II. Preservation Planning Uses Historic Contexts To Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties**

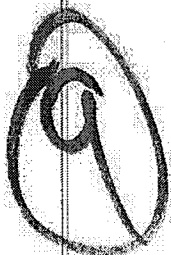
A series of preservation goals is systematically developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated. Then priorities are set for all goals identified for each historic context. The goals with assigned priorities established for each historic context are integrated to produce a comprehensive and consistent set of goals and priorities for all historic contexts in the geographical area of a planning effort.

The goals for each historic context may change as new information becomes available. The overall set of goals and priorities are then altered in response to the changes in the goals and priorities for the individual historic contexts.

Activities undertaken to meet the goals must be designed to deliver a usable product within a reasonable period of time. The scope of the activity must be defined so the work can be completed with available budgeted program resources.

### **Standard III. The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes**

Preservation of historic properties is one element of larger planning processes. Planning results, including goals and priorities, information about historic properties, and any planning documents, must be transmitted in a usable form to those responsible for other planning activities. Federally mandated historic preservation planning is most successfully integrated into project management planning at an early



stage. Elsewhere, this integration is achieved by making the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.

[Top](#)

## Secretary of the Interior's Guidelines for Preservation Planning

### Introduction

These Guidelines link the Standards for Preservation Planning with more specific guidance and technical information. They describe one approach to meeting the Standards for Preservation Planning. Agencies, organizations or individuals proposing to approach planning differently may wish to review their approaches with the National Park Service.

#### **The Guidelines are organized as follows:**

Managing the Planning Process

Developing Historic Contexts

Developing Goals for a Historic Context

Integrating Individual Historic Contexts—Creating the Preservation Plan

Coordinating with Management Frameworks

Recommended Sources of Technical Information

### Managing the Planning Process

The preservation planning process must include an explicit approach to implementation, a provision for review and revision of all elements, and a mechanism for resolving conflicts within the overall set of preservation goals and between this set of goals and other land use planning goals. It is recommended that the process and its products be described in public documents.

#### **Implementing the Process**

The planning process is a continuous cycle. To establish and maintain such a process, however, the process must be divided into manageable segments that can be performed, within a defined period, such as a fiscal year or budget cycle. One means of achieving this is to define a period of time during which all the preliminary steps in the planning process will be completed. These preliminary steps would include setting a schedule for subsequent activities.

#### **Review and Revision**

Planning is a dynamic process. It is expected that the content of the historic contexts described in Standard I and the goals and priorities described in Standard II will be altered based on new information obtained as planning proceeds. The incorporation of this information is essential to improve the content of the plan and to keep it up-to-date and useful. New information must be reviewed regularly and systematically, and the plan revised accordingly.

#### **Public Participation**

The success of the preservation planning process depends on how

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well it solicits and integrates the views of various groups. The planning process is directed first toward resolving conflicts in goals for historic preservation, and second toward resolving conflicts between historic preservation goals and other land use planning goals. Public participation is integral to this approach and includes at least the following actions:

1. Involving historians, architectural historians, archeologists, folklorists and persons from related disciplines to define, review and revise the historic contexts, goals and priorities;
2. Involving interested individuals, organizations and communities in the planning area in identifying the kinds of historic properties that may exist and suitable protective measures;
3. Involving prospective users of the preservation plan in defining issues, goals and priorities;
4. Providing for coordination with other planning efforts at local, State, regional and national levels, as appropriate; and
5. Creating mechanisms for identifying and resolving conflicts about historic preservation issues. The development of historic contexts, for example, should be based on the professional input of all disciplines involved in preservation and not be limited to a single discipline. For prehistoric archeology, for example, data from fields such as geology, geomorphology and geography may also be needed. The individuals and organizations to be involved will depend, in part, on those present or interested in the planning area.

#### Documents Resulting from the Planning Process

In most cases, the planning process produces documents that explain how the process works and that discuss the historic contexts and related goals and priorities. While the process can operate in the absence of these documents, planning documents are important because they are the most effective means of communicating the process and its recommendations to others. Planning documents also record decisions about historic properties.

As various parts of the planning process are reviewed and revised to reflect current information, related documents must also be updated. Planning documents should be created in a form that can be easily revised. It is also recommended that the format language and organization of any documents or other materials (visual aids, etc.) containing preservation planning information meet the needs of prospective users.

#### Developing Historic Contexts

##### General Approach

Available information about historic properties must be divided into manageable units before it can be useful for planning purposes. Major decisions about identifying, evaluating, registering and treating historic properties are most reliably made in the context of other

Planning  
Survey  
plan

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related properties. A historic context is an organizational format that groups information about related historic properties, based on a theme, geographic limits and chronological period. A single historic context describes one or more aspects of the historic development of an area, considering history, architecture, archeology, engineering and culture and identifies the significant patterns that individual historic properties represent, for example, Coal Mining in Northeastern Pennsylvania between 1860 and 1930. A set of historic contexts is a comprehensive summary of all aspects of the history of the area.

The historic context is the cornerstone of the planning process. The goal of preservation planning is to identify, evaluate, register and treat the full range of properties representing each historic context, rather than only one or two types of properties. Identification activities are organized to ensure that research and survey activities include properties representing all aspects of the historic context. Evaluation uses the historic context as the framework within which to apply the criteria for evaluation to specific properties or property types. Decisions about treatment of properties are made with the goal of treating the range of properties in the context. The use of historic contexts in organizing major preservation activities ensures that those activities result in the preservation of the wide variety of properties that represent our history, rather than only a small, biased sample of properties.

Historic contexts, as theoretical constructs, are linked to actual historic properties through the concept of property type. Property types permit the development of plans for identification, evaluation, and treatment even in the absence of complete knowledge of individual properties. Like the historic context, property types are artificial constructs which may be revised as necessary. Historic contexts can be developed at a variety of scales appropriate for local, State and regional planning. Given the probability of historic contexts overlapping in an area, it is important to coordinate the development and use of contexts at all levels. Generally, the State Historic Preservation Office possesses the most complete body of information about historic properties and, in practice, is in the best position to perform this function.

The development of historic contexts generally results in documents that describe the prehistoric processes or patterns that define the context. Each of the contexts selected should be developed to the point of identifying important property types to be useful in later preservation decision-making. The amount of detail included in these summaries will vary depending on the level (local, State, regional, or national) at which the contexts are developed and on their intended uses. For most planning purposes, a synopsis of the written description of the historic context is sufficient.

#### Creating a Historic Context

Generally, historic contexts should not be constructed so broadly as to include all property types under a single historic context or so narrowly as to contain only one property type per historic context. The following procedures should be followed in creating a historic context.

#### 1. Identify the concept, time period and geographical limits for the historic context

Existing information, concepts, theories, models and descriptions

33  
year old  
inventory

NO  
HISTORIC  
CONTEXT!

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should be used as the basis for defining historic contexts. Biases in primary and secondary sources should be identified and accounted for when existing information is used in defining historic contexts. The identification and description of historic contexts should incorporate contributions from all disciplines involved in historic preservation. The chronological period and geographical area of each historic context should be defined after the conceptual basis is established. However, there may be exceptions, especially in defining prehistoric contexts where drainage systems or physiographic regions often are outlined first. The geographical boundaries for historic contexts should not be based upon contemporary political, project or other contemporary boundaries if those boundaries do not coincide with historical boundaries. For example, boundaries for prehistoric contexts will have little relationship to contemporary city, county or State boundaries.

## 2. Assemble the existing information about the historic context

- a. Collecting information: Several kinds of information are needed to construct a preservation plan. Information about the history of the area encompassed by the historic context must be collected, including any information about historic properties that have already been identified. Existing survey or inventory entries are an important source of information about historic properties. Other sources may include literature on prehistory, history, architecture and the environment; social and environmental impact assessments; county and State land use plans; architectural and folklife studies and oral histories; ethnographic research; State historic inventories and registers; technical reports prepared for Section 106 or other assessments of historic properties; and direct consultation with individuals and organized groups.

In addition, organizations and groups that may have important roles in defining historic contexts and values should be identified. In most cases a range of knowledgeable professionals drawn from the preservation, planning and academic communities will be available to assist in defining contexts and in identifying sources of information. In other cases, however, development of historic contexts may occur in areas whose history or prehistory has not been extensively studied. In these situations, broad general historic contexts should be initially identified using available literature and expertise, with the expectation that the contexts will be revised and subdivided in the future as primary source research and field survey are conducted. It is also important to identify such sources of information as existing planning data, which is needed to establish goals for identification, evaluation and treatment, and to identify factors that will affect attainment of those goals.

The same approach for obtaining information is not necessarily desirable for all historic contexts. Information should not be gathered without first considering its relative importance to the historic context, the cost and time involved, and the expertise required to obtain it. In many cases, for example, published sources may be used in writing initial definitions of historic contexts; archival research or field work may be needed for subsequent activities.

KUP / KNAPP  
Supressed

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- b. Assessing information: All information should be reviewed to identify bias in historic perspective, methodological approach, or area of coverage. For example, field surveys for archeological sites may have ignored historic archeological sites, or county land use plans may have emphasized only development goals.

### 3. Synthesize information

The information collection and analysis results in a written narrative of the historic context. This narrative provides a detailed synthesis of the data that have been collected and analyzed. The narrative covers the history of the area from the chosen perspective and identifies important patterns, events, persons or cultural values. In the process of identifying the important patterns, one should consider:

- Trends in area settlement and development, if relevant;
- Aesthetic and artistic values embodied in architecture, construction technology or craftsmanship;
- Research values or problems relevant to the historic context; social and physical sciences and humanities; and cultural interests of local communities; and
- Intangible cultural values of ethnic groups and native American peoples.

### 4. Define property types



A property type is a grouping of individual properties based on shared physical or associative characteristics. Property types link the ideas incorporated in the theoretical historic context with actual historic properties that illustrate those ideas. Property types defined for each historic context should be directly related to the conceptual basis of the historic context. Property types defined for the historic context "Coal Mining in Northeastern Pennsylvania, 1860-1930" might include coal extraction and processing complexes; railroad and canal transportation systems; commercial districts; mine workers' housing; churches, social clubs and other community facilities reflecting the ethnic origins of workers; and residences and other properties associated with mine owners and other industrialists.

- a. Identify property types: The narrative should discuss the kinds of properties expected within the geographical limits of the context and group them into those property types most useful in representing important historic trends.

Generally, property types should be defined after the historic context has been defined. Property types in common usage ("Queen Anne House," "mill buildings" or "stratified sites") should not be adopted without first verifying their relevance to the historic contexts being used.

- b. Characterize the locational patterns of property types: Generalizations about where particular types of properties are

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likely to be found can serve as a guide for identification and treatment. Generalizations about the distribution of archeological properties are frequently used. The distribution of other historic properties often can be estimated based on recognizable historical, environmental or cultural factors that determined their location. Locational patterns of property types should be based upon models that have an explicit theoretical or historical basis and can be tested in the field. The model may be the product of historical research and analysis ("Prior to widespread use of steam power, mills were located on rivers and streams able to produce water power" or "plantation houses in the Mississippi Black Belt were located on sandy clay knolls"), or it may result from sampling techniques. Often the results of statistically valid sample surveys can be used to describe the locational patterns of a representative portion of properties belonging to a particular property type. Other surveys can also provide a basis for suggesting locational patterns if a diversity of historic properties was recorded and a variety of environmental zones was inspected. It is likely that the identification of locational patterns will come from a combination of these sources. Expected or predicted locational patterns of property types should be developed with a provision made for their verification.

c. Characterize the current condition of property types: The expected condition of property types should be evaluated to assist in the development of identification, evaluation and treatment strategies, and to help define physical integrity thresholds for various property types. The following should be assessed for each property type:

1. Inherent characteristics of a property type that either contribute to or detract from its physical preservation. For example, a property type commonly constructed of fragile materials is more likely to be deteriorated than a property type constructed of durable materials; structures whose historic function or design limits the potential for alternative uses (water towers) are less likely to be reused than structures whose design allows a wider variety of other uses (commercial buildings or warehouses).
2. Aspects of the social and natural environment that may affect the preservation or visibility of the property type. For example, community values placed on certain types of properties (churches, historic cemeteries) may result in their maintenance while the need to reuse valuable materials may stimulate the disappearance of properties like abandoned houses and barns.
3. It may be most efficient to estimate the condition of property types based on professional knowledge of existing properties and field test these estimates using a small sample of properties representative of each type.

5. Identify information needs

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Filling gaps in information is an important element of the preservation plan designed for each historic context. Statements of the information needed should be as specific as possible, focusing on the information needed, the historic context and property types it applies to, and why the information is needed to perform identification, evaluation, or treatment activities.

## Developing Goals for a Historic Context

### Developing Goals

A goal is a statement of preferred preservation activities, which is generally stated in terms of property types.

The purpose of establishing preservation goals is to set forth a "best case" version of how properties in the historic context should be identified, evaluated, registered and treated.

Preservation goals should be oriented toward the greatest possible protection of properties in the historic context and should be based on the principle that properties should be preserved in place if possible, through affirmative treatments like rehabilitation, stabilization or restoration. Generally, goals will be specific to the historic context and will often be phrased in terms of property types. Some of these goals will be related to information needs previously identified for the historic context. Collectively, the goals for a historic context should be a coherent statement of program direction covering all aspects of the context.

For each goal, a statement should be prepared identifying:

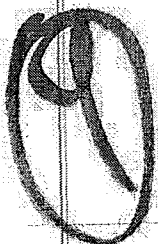
1. The goal, including the context and property types to which the goal applies and the geographical area in which they are located;
2. The activities required to achieve the goal;
3. The most appropriate methods or strategies for carrying out the activities;
4. A schedule within which the activities should be completed; and
5. The amount of effort required to accomplish the goal, as well as a way to evaluate progress toward its accomplishment.

### Setting priorities for goals

Once goals have been developed they need to be ranked in importance. Ranking involves examining each goal in light of a number of factors.

1. General social, economic, political and environmental conditions and trends affecting (positively and negatively) the identification, evaluation, registration and treatment of property types in the historic context.

Some property types in the historic context may be more directly threatened by deterioration, land development patterns, contemporary use patterns, or public perceptions of their





value, and such property types should be given priority consideration.

2. Major cost or technical considerations affecting the identification, evaluation and treatment of property types in the historic context.

The identification or treatment of some property types may be technically possible but the cost prohibitive; or techniques may not currently be perfected (for example, the identification of submerged sites or objects, or the evaluation of sites containing material for which dating techniques are still being developed).

3. Identification, evaluation, registration and treatment activities previously carried out for property types in the historic context.

If a number of properties representing one aspect of a historic context have been recorded or preserved, treatment of additional members of that property type may receive lower priority than treatment of a property type for which no examples have yet been recorded or preserved. This approach ensures that the focus of recording or preserving all elements of the historic context is retained, rather than limiting activities to preserving properties representing only some aspects of the context.

The result of considering the goals in light of these concerns will be a list of refined goals ranked in order of priority.

### **Integrating Individual Contexts—Creating the Preservation Plan**

When historic contexts overlap geographically, competing goals and priorities must be integrated for effective preservation planning. The ranking of goals for each historic context must be reconciled to ensure that recommendations for one context do not contradict those for another. This important step results in an overall set of priorities for several historic contexts and a list of the activities to be performed to achieve the ranked goals. When applied to a specific geographical area, this is the preservation plan for that area.

It is expected that in many instances historic contexts will overlap geographically. Overlapping contexts are likely to occur in two combinations—those that were defined at the same scale (i.e., textile development in Smithtown 1850-1910 and Civil War in Smithtown 1855-1870) and those defined at different scales (i.e., Civil War in Smithtown and Civil War in the Shenandoah Valley). The contexts may share the same property types, although the shared property types will probably have different levels of importance, or they may group the same properties into different property types, reflecting either a different scale of analysis or a different historical perspective. As previously noted, many of the goals that are formulated for a historic context will focus on the property types defined for that context. Thus it is critical that the integration of goals include the explicit consideration of the potential for shared property type membership by individual properties. For example, when the same property types are used by two contexts, reconciling the goals will

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require weighing the level of importance assigned to each property type. The degree to which integration of historic contexts must involve reconciling property types may be limited by the coordinated development of historic contexts used at various levels.

## Integration with Management Frameworks

Preservation goals and priorities are adapted to land units through integration with other planning concerns. This integration must involve the resolution of conflicts that arise when competing resources occupy the same land base. Successful resolution of these conflicts can often be achieved through judicious combination of inventory, evaluation and treatment activities. Since historic properties are irreplaceable, these activities should be heavily weighted to discourage the destruction of significant properties and to be compatible with the primary land use.

[Top](#)

## Recommended Sources of Technical Information

**Current Recommendations** *A Planning Companion: A Guide for State Historic Preservation Planning.* Susan L. Henry Renaud, 1983 (draft).  
Describes an approach to preservation planning that uses fully developed historic contexts as special technical studies necessary to effective planning and decision-making.

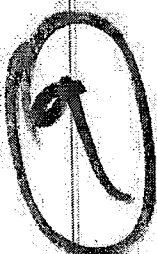
*Guidelines for Local Surveys: A Basis for Preservation Planning.* (formerly National Register Bulletin 24). Anne Derry, H. Ward Jandl, Carol D. Shull, and Jan Thorman; revised by Patricia L. Parker, 1985.

*Local Historic Preservation Plans: A Selected Annotated Bibliography.* Neil Gagliardi and Stephen Morris, 1993.  
Provides an overview of the range of local historic preservation plans from across the country, including information on how a number of communities have addressed various issues in their preservation plans.

*The National Historic Landmarks Program Theme Study and Preservation Planning.* Robert S. Grumet. Technical Brief 10, Archeology & Ethnography Program, National Park Service, 1990, revised 1992.

*National Park Service, 1994. Thematic Framework.*  
Use of the National Park Service Thematic Framework need not be limited to the federal level, as the conceptualization it provides can equally inform preservation and interpretation at local, state, and regional levels.

*Preparing a Historic Preservation Plan.* Bradford J. White and Richard J. Roddewig. Planning Advisory Service Report No. 450, 1994.  
Describes components that are important in a good preservation plan and explains how several communities have carried out preservation planning activities. Available from the American Planning Association, 122 South Michigan Avenue, Suite 1600, Chicago, Illinois 60603-6107; (312) 786-6344.



**Crain, Amy@Parks**

---

**From:** Susana Hernandez Araico <shernandezar@csupomona.edu>  
**Sent:** Friday, January 23, 2015 10:46 AM  
**To:** Crain, Amy@Parks  
**Subject:** Fwd: [CICIS-P] Form Letter OHP Italian History, email address shown below

Begin forwarded message:

**From:** Kristin Henderson <hendersonkristin@hotmail.com>  
**Date:** January 22, 2015 9:04:53 AM PST  
**To:** Kristin Henderson <hendersonkristin@hotmail.com>  
**Subject:** [CICIS-P] Form Letter OHP Italian History, email address shown below

If you feel like only supporting the MPS and especially the Italian History, use below:

Amy H. Crain  
State Historian II  
Registration Unit  
California State Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816-7100  
PHONE (916) 445-7009  
[amy.crain@parks.ca.gov](mailto:amy.crain@parks.ca.gov)

Dear Amy H. Crain:

I support the following Martinez, California history nomination to be listed in the National Register of Historic Places:

**"Historic Resources of Martinez, California" Multiple Property Submission (MPS):** Martinez has long been called "Historic Martinez". The MPS will sanctify this as well as permanently recognize the Italian Immigrant history here—a history which is important to all Americans and includes Martinez Native Son Joe Dimaggio in the 100th year of his birth. The recognition of other ethnicities in the development of Martinez is also made possible by this MPS.

Since the 1850s, Italians have arrived in Martinez and contributed to the progress and culture of this Town with advanced masonry, farming, grape growing, baking, restauranteering, cobbling, wine making, carpentry, business, musical, political, and other skills which many scholars have surmised fortified the middle class through the Twentieth Century. Italians created clubs and language

Exhibit 10

classes in Martinez and contributed to the transportation hub with their diaspora of goods. They have continually supported our most beautiful church which also maintains an awe striking historic cemetery brimming with these people. Italians came to America with the skills evolved from the Renaissance they sparked. At the turn of the previous century, Fisher Italians came from particularly Sicily and contributed significantly to the development of Martinez. The Shoreline Neighborhood was a "Little Italy" and the Fishers and canners made Martinez strong and alive.

Please list "Historic Resources of Martinez, California" MPS in the National Register of Historic Places because Martinez, California is one of the last intact hisotric towns in the San Francisco East Bay and represents like no other the Italian-American experience.

Thank you for your learned attention to this matter.

Sincerely,

Dr. Susana Hernández Araico  
3922 Minerva Avenue  
Los Angeles, CA 90066  
310) 391-3733

List-Info: <https://maillists.uci.edu/mailman/listinfo/cicis-p>

Susana Hernández Araico  
Professor Emerita of Spanish and Latin American Literatures  
Department of English and Foreign Languages  
California State Polytechnic University  
Pomona, CA 91768  
Tels. (909) 869-3801, -3802;  
FAX (909) 869-4896  
<http://www.csupomona.edu/~shernandezar>

Research Associate  
UCLA Center for Medieval and  
Renaissance Studies  
UCLA Center for 17th & 18th-Century  
Studies

Historian & Steering Committee  
Hispanics for L A Opera  
[www.hispanicsforlaopera.org](http://www.hispanicsforlaopera.org)

Board of Directors,  
Latin American Cinemateca of Los Angeles  
[www.lacla.org](http://www.lacla.org)

Exhibit 10

Crain, Amy@Parks

---

From: Carole Paul <paul@arthistory.ucsb.edu>  
Sent: Friday, January 23, 2015 10:40 AM  
To: Crain, Amy@Parks  
Subject: Martinez, CA

Dear Amy H. Crain:

I support the following Martinez, California history nomination to be listed in the National Register of Historic Places:

**"Historic Resources of Martinez, California" Multiple Property Submission (MPS):** Martinez has long been called "Historic Martinez". The MPS will sancitify this as well as permanently recognize the Italian Immigrant history here--a history which is important to all Americans and includes Martinez Native Son Joe Dimaggio in the 100th year of his birth. The recognition of other ethnicities in the development of Martinez is also made possible by this MPS.

Since the 1850s, Italians have arrived in Martinez and contributed to the progress and culture of this Town with advanced masonry, farming, grape growing, baking, restauranting, cobbling, wine making, carpentry, business, musical, political, and other skills which many scholars have surmised fortified the middle class through the Twentieth Century. Italians created clubs and language classes in Martinez and contributed to the transportation hub with their diaspora of goods. They have continually supported our most beautiful church which also maintains an awestraking historic cemetery brimming with these people. Italians came to America with the skills evolved from the Renaissance they sparked. At the turn of the previous century, Fisher Italians came from particularly Sicily and contributed significantly to the development of Martinez. The Shoreline Neighborhood was a "Little Italy" and the Fishers and canners made Martinez strong and alive.

Please list "Historic Resources of Martinez, California" MPS in the National Register of Historic Places because Martinez, California is one of the last intact hisotric towns in the San Francisco East Bay and represents like no other the Italian-American experience.

Thank you for your learned attention to this matter.

Sincerely,  
Carole Paul  
206 Ravenscroft Drive  
Goleta, CA 93117



**Crain, Amy@Parks**

---

**From:** Christopher Concolino <econco@sfsu.edu>  
**Sent:** Thursday, January 22, 2015 9:29 PM  
**To:** Crain, Amy@Parks  
**Subject:** Multiple Property Submission

Carol Roland-Nawi, Ph.D, State Historic Preservation Officer  
c/o Amy H. Crain, State Historian II  
California State Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816-7100  
PHONE (916) 445-7009  
[amy.crain@parks.ca.gov](mailto:amy.crain@parks.ca.gov)

Dear Carol Roland-Nawi, Ph.D.:

I support the following Martinez, California history nomination to be listed in the National Register of Historic Places:

**"Historic Resources of Martinez, California" Multiple Property Submission (MPS):** Martinez has long been called "Historic Martinez". The MPS will finalize this as well as permanently recognize Italian immigrant history here—a history which is important to all Americans. Such recognition would be extended also to Martinez native son Joe Dimaggio in the 100th year of his birth. The recognition of other ethnicities in the development of Martinez is also made possible by this MPS.

Since the 1850s, Italians have arrived in Martinez and contributed to the progress and culture of this town with advanced masonry, farming, grape growing, baking, restaurants, cobbling, wine making, carpentry and many businesses—in addition to musical, political, and other skills which many scholars have surmised buttressed the middle class through the Twentieth Century. Italians created clubs, held language classes in Martinez and contributed to the transportation hub with their diaspora of goods. Moreover, they have continually supported a beautiful church there, which maintains an historic cemetery brimming with these people. Italians came to America with the skills born during the European Renaissance they sparked. At the turn of the last century, Italian fishermen came from Sicily and contributed significantly to the development of Martinez. The Shoreline Neighborhood was a "Little Italy," and the fishermen and cannery workers made Martinez strong and alive.

Please list "Historic Resources of Martinez, California" MPS in the National Register of Historic Places because Martinez, California is one of the last intact historic towns in the San Francisco East Bay and represents like no other the Italian-American experience.



Thank you for your learned attention to this matter.

Sincerely,

Christopher Concolino, Ph.D.  
Associate Professor of Italian  
Italian Program Coordinator  
San Francisco State University  
1600 Holloway Avenue, San Francisco, CA 94132  
(415) 338-3161

10

**Crain, Amy@Parks**

---

**From:** Deanna Shemek <shemek@ucsc.edu>  
**Sent:** Thursday, January 22, 2015 8:28 PM  
**To:** Crain, Amy@Parks  
**Subject:** Historic Martinez

Dear Amy H. Crain:

I support the following Martinez, California history nomination to be listed in the National Register of Historic Places:

**"Historic Resources of Martinez, California" Multiple Property Submission (MPS):** Martinez has long been called "Historic Martinez". The MPS will sanctify this as well as permanently recognize the Italian Immigrant history here—a history which is important to all Americans and includes Martinez Native Son Joe Dimaggio in the 100th year of his birth. The recognition of other ethnicities in the development of Martinez is also made possible by this MPS.

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Please list "Historic Resources of Martinez, California" MPS in the National Register of Historic Places because Martinez, California is one of the last intact historic towns in the San Francisco East Bay and represents like no other the Italian-American experience.

Thank you for your learned attention to this matter.

Sincerely,

Deanna Shemek

Deanna Shemek  
Professor of Literature  
Director, Italian Studies

10



Gary D. Licker Memorial Chair, Cowell College  
Co-Director, IDEA: Isabella d'Este Archive

Mail: Cowell College ASC  
University of California, Santa Cruz  
1156 High Street, Santa Cruz CA 95064  
Tel. 831/459-2609 (messages)  
Fax 831/459-4880

10

# MARTINEZ NEWS-GAZETTE

*Your Hometown Paper Since 1858*

My response  
State of City

Select a Page or Category ▼

## Improvements to historical not mentioned

admin | February 22, 2015 | 1 Comment

Share

Dear Mayor Schroder:

In your State of the City address, you did not mention the improvements and planned improvements to the monumental historic Court Street buildings. The County is currently hiring a firm for the Finance Building/Court House, the College District is putting a foundation on the Borland Home, the State recently improved the former Court House/Hall of Records, the Vets building was painted and they are putting in a wheelchair access, the library was given a community room because of the California Historical Building Code, the Sharkey and "Press" buildings are being rehabilitated by a private developer, and it is likely the USPS will repair the FDR Post Office. While only one of those buildings is City owned, their condition does effect the property values, tone, and commerce in the downtown.

I am sorry that you take the tone that historic preservation is in the way of economic vitality. When you do tear out downtown, maybe the public will have an outcry instead of us few who can read your tea leaves. While no one aims to save every little brick building lying around waiting to fall on people, your approach to the subject matter is highly uninformed and for all the money that staff gets paid - including Anna Gwyn Simpson who has been discovered strategizing directly with your big property owner to suppress the written history of Martinez - you could do better. You could be more sophisticated.

Please look to Point Richmond, Benicia, Petaluma, Sacramento, and Auburn for examples. Big cities that everyone likes to visit understand the value of their historic built environment, a la San Francisco. Historic preservation is not in the way of you being a good mayor and a good steward of the intellectual capital found in truly worthy historic properties, nor in getting historic societies to lie about history. Most importantly, there are incentives out there for historic preservation and speaking of Anna Gwyn Simpson, it is derelict for her not to be

Exhibit 11

3/16/2015

Improvements to historical not mentioned : Martinez News-Gazette

studying the conversion of historic properties into housing. There are particular incentives in that area. You cannot make findings based on a calculated lack of knowledge. You will not have a sound nor potentiated housing element or GPU & EIR.

As a reminder, Main Street Martinez is allowed to use the name "Main Street" under the trademark of the National Trust for Historic Preservation AS LONG AS historic preservation is the basis of everything they do. Please try, all of you, harder in this area. If others can do it, so can you.

— Kristin Henderson

Tags: historical buildings, Kristin Henderson, Martinez CA

Category: Letters to the Editor, Opinion





## City of Martinez

525 Henrietta Street, Martinez, CA 94553-2394

(925) 372-3503

FAX (925) 229-5012

January 12, 2007

JAN 17 2007

Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer  
P.O. Box 942896  
Sacramento, CA 92496-0001

RE: California Register of Historical Resources Nomination of Sharkey Building  
630 Court Street, Martinez, CA

Dear Mr. Donaldson:

In response to your letter of December 4, 2006, regarding the nomination of the Sharkey Building to the California Register, this letter serves to provide the Commission with information we feel is valuable prior to taking action on the nomination. As you may know, the nomination has been put forth by a private citizen (Kristin Henderson) who has an interest in seeing the building preserved in its current condition. She was not successful in securing the endorsement of the Martinez Historical Society in her quest. While we share her value of historic preservation, we believe there are important facts not contained in the nomination. We offer this information for the official record and to perhaps address some of the questions that may arise at the Commission meeting.

While the nomination details the history of the original builders and users of the structure, the condition of its interior is not addressed adequately. We know the building interior has been altered significantly since its inception and that much of the historic character of the inside has been irreversibly changed. Although this has been reported to us by our own building inspectors and is obvious from casual observation, we have enlisted the assistance of an architect specializing in historic preservation and restoration to elucidate this point further. You will find herein a letter, attached from the architect, describing the condition of the interior and the many alterations that have been made to it over the years. We would like to enter the additional information into the record to complete the record and findings of fact.

In addition to the above, we believe the Commission should understand the role this building plays in the local Martinez economy, the purposes for which the City acquired the building from Contra Costa County, and our ultimate vision for the building as a catalyst project in the revitalization of downtown Martinez.

The City purchased the building as it lies in a prominent location, at a major intersection in downtown Martinez, across the street from the historic Contra Costa County courthouse and finance buildings. Over the last several years, the City has been seeking a developer to take on the building as a catalyst restaurant project in an effort to revitalize downtown Martinez. This effort is within a larger planning context as the City has just completed a Specific Plan to attract top quality development into the downtown.

Exhibit (12)

State Historic Preservation Officer

January 12, 2007

Page 2

In regards to the nominated building, the City has issued two different Request for Proposals (RFP's), and it is about to issue a third, searching for a qualified developer team that could complete a successful project. While developers have been chosen previously, none has been able to propose a financially viable project by retaining the current structure.

This situation is mostly due to the condition of the existing building and the extensive renovation and rehabilitation needed to make it economically viable. For instance, the building, at the very minimum, needs a complete structural upgrade for seismic safety; it is constructed of unreinforced masonry (brick) and is not safe to occupy. Furthermore it has sat empty on a prime downtown corner location for years, having a blighting influence on economic conditions there.

While the City does not necessarily encourage a complete or partial demolition, we believe all options should be explored to bring the building and the space it occupies back into productive use. We are open to various creative solutions that may be put forth by a future developer, and would especially be receptive to a proposal that somehow maintained the façade of the building to the extent practicable.

At the end of the day, the overriding consideration is that the building is critical to demonstrate downtown Martinez is a worthy investment opportunity. It is with this goal in mind that the City is issuing the third RFP. The City is fully aware of the applicability of the California Environmental Quality Act (CEQA) to a future project and is prepared to comply fully with the requirements of the regulations.

We appreciate the opportunity to add to the record of your proceedings and for your consideration of these facts. If you have other questions regarding the building, our plans for development, or any other inquiries at all that may assist you in making your determination, please do not hesitate to call me at (925) 372-3505.

Sincerely,



Donald A. Blubaugh  
Interim City Manager

DAB:elm

Enc - Letter from Juliana Inman, AIA

cc: Mayor & City Council  
Richard Pearson, Community Development Director

12



## City of Martinez

525 Henrietta Street, Martinez, CA 94553-2394

(925) 372-3512  
FAX (925) 229-5012

March 27, 2012

Kristin Henderson  
2241 LaSalle Street  
Martinez, CA 94553

Dear Kristin:

You have requested and are being given a copy of the Architectural and Historical Survey of Downtown Martinez, California and DPR 523 Forms prepared by Frederic Knapp and Kelley & Verplanck, Historical Resources Consulting, LLC (which is attached as Exhibit "A") in ADMINISTRATIVE DRAFT form as of November 17, 2008. Each and every page of these drafts has been stamped "ADMINISTRATIVE DRAFT WORK IN PROGRESS". The City has not reviewed, evaluated, vetted, and/or examined this draft document, and therefore each and every page of these drafts represents a premature, unfinished and incomplete rendition of the subject matter contained therein.

Additionally, this preliminary work has never been approved, accepted, edited, or revised by the City. As such, these preliminary drafts cannot be considered final or finished products of the City, nor can they be considered representative in any way of the City's analysis, opinions, or conclusions as to any of the subject matter that they cover, either at any time in the past or at any time in the present. This version is in Administrative Draft form because its preparation and finalization have since been abandoned on an indefinite basis. These drafts are the mere remnants of this abandoned project which remain in the confines of the City's archival records. The requestor should be forewarned as to the potential inaccuracies and lack of significance of these drafts.

Please remit payment in the amount of \$5 to the City of Martinez. Should you need further assistance, you may reach me at (925) 372-3512.

Sincerely,

Mercy G. Cabral  
Deputy City Clerk

Attachment

Exhibit 7 (13)

ADMINISTRATIVE DRAFT  
WORK IN PROGRESS

## Exhibit A

### ARCHITECTURAL AND HISTORICAL SURVEY OF DOWNTOWN MARTINEZ, CALIFORNIA

PREPARED FOR THE  
CITY OF MARTINEZ  
BY  
FREDERIC KNAPP, ARCHITECT  
AND  
KELLEY & VERPLANCK  
HISTORICAL RESOURCES CONSULTING, LLC  
NOVEMBER 17, 2008

KELLEY & VERPLANCK HISTORICAL RESOURCES CONSULTING  
2912 DIAMOND STREET #330, SAN FRANCISCO, CA 94131  
415.837.5824 // KVS.HRM

13

# ADMINISTRATIVE DRAFT WORK IN PROGRESS

HISTORIC CONTEXT STATEMENT

MARTINEZ HISTORIC RESOURCE INVENTORY  
MARTINEZ, CALIFORNIA

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NOVEMBER 17, 2008

KELLEY



## ADMINISTRATIVE DRAFT WORK IN PROGRESS

HISTORIC CONTEXT STATEMENT

MARTINEZ HISTORIC RESOURCE INVENTORY  
MARTINEZ, CALIFORNIA

### I. INTRODUCTION

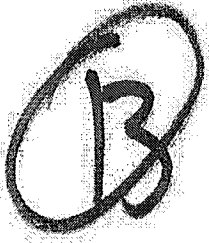
#### A. PURPOSE

The Downtown Martinez Historic Context Statement (Context Statement) was prepared in 2008 by Kelley & VerPlanck Historical Resources Consulting, LLC (KVP) for the City of Martinez Department of Community and Economic Development (City). The context statement is a component of the Martinez Historic Resource Inventory update (survey) prepared jointly by the offices of KVP and Frederic Knapp Architect. The format of the context statement is based on the "Suggested Outline for a Fully Developed Context Statement," prepared by the California State Office of Historic Preservation (OHP). The primary purpose of the context statement is to provide a framework for understanding the city's development patterns and historic resources within the Downtown Core and Downtown Shoreline specific plan areas. This document identifies important events and patterns of history that have characterized the physical development of downtown Martinez from Native American settlement to the present day. This report also identifies important buildings and structures that remain in the area and recommends the adoption of a potential historic district to acknowledge and protect the historic character of downtown Martinez while allowing for and encouraging compatible and contemporary infill construction. This document is intended to be a "living" tool for ongoing planning work in Martinez and it should be amended in response to additional data and findings.

#### B. DEFINITION OF GEOGRAPHICAL AREA

The City of Martinez lies at the southernmost bend of the Carquinez Strait, a natural deep water channel connecting San Pablo and Suisun bays. The city was laid out in 1849-50 on both sides of Alhambra Creek, a year-round freshwater stream that bisects the Alhambra Valley and empties into the Carquinez Strait. The town site is located on alluvial deposits and is therefore generally flat and low-lying, although the grades rise steadily uphill southward into Alhambra Valley and more precipitously toward the east and west where the flood plain gives way to steep hills. The geographical area under study (survey area) encompasses two planning areas in downtown Martinez: the Downtown Core and the Downtown Shoreline specific plan areas (Figure 1). The Downtown Core specific plan area is defined by Court Street to the east, Green and Masonic streets to the south, Berrellesa Street and Alhambra Avenue to the west, and the Southern Pacific tracks and Marina Vista Avenue to the north. This area contains Martinez' traditional downtown commercial core, as well as scattered automotive-related businesses along both Alhambra Avenue and Ward Street. The Downtown Shoreline specific plan area adjoins the Downtown Core plan area to the northwest. It is bounded by Berrellesa Street to the east, Buckley and Foster streets and Carquinez Scenic Drive to the south, Alhambra Cemetery to the west, and the Southern Pacific tracks to the north. This area is mostly industrial in nature, containing tank farms, auto repair facilities, marshalling yards, and light industrial enterprises.

NOVEMBER 17, 2008



## ADMINISTRATIVE DRAFT WORK IN PROGRESS

HISTORIC CONTEXT STATEMENT

MARTINEZ HISTORIC RESOURCE INVENTORY  
MARTINEZ, CALIFORNIA

Figure 1. Map showing boundaries of the survey area.  
Source: United States Geological Survey (USGS)

### *C. IDENTIFICATION OF HISTORIC CONTEXTS AND PERIOD OF SIGNIFICANCE*

The survey area includes buildings that represent several important historical contexts in the development of downtown Martinez. Although Martinez was founded as early as 1849, there are no known above-ground resources surviving within the survey area from the first two periods: the Prehistoric Era (4,500 BP-1772) or the Spanish and Mexican periods (1773-1847). The earliest known resource in the survey area – the Isadore Weiss residence at 715 Ferry Street (built in 1860) – falls within the Early American period (1848-1876), an era that began in 1848 with the American conquest and annexation of California and that ended in 1876 with the incorporation of Martinez as a city.

There are 10 resources in the survey area that date from the period that follows the incorporation of Martinez, a period labeled in this context statement as "Economic Development (1877-1904)." This period was characterized by moderate growth of the small rural city and county seat of Contra Costa County. Much of the growth resulted from Martinez's strategic location as a transportation hub, a role cemented by the arrival of the Northern Pacific Railroad (a subsidiary of the Central Pacific) in Martinez in 1877. This period ended with the catastrophic fire that wiped out much of downtown Martinez in 1904. The extant resources from this period stand outside the limits of the fire limits and include several former dwellings such as the Prosser Residence (1884) at 815 Marina Vista Avenue, and several frame commercial buildings such as the heavily altered College Lane Saloon (1892) at 613 Ferry Street.

The period that followed the 1904 fire, which is labeled in the context statement as "Post-disaster Reconstruction (1905-1914)," marks the recovery of downtown Martinez from both the disastrous

[Print](#)[Close](#)**FW: Plan Com comment #3: historic survey**

From: **Kristin Henderson** (hendersonkristin@hotmail.com)

Sent: Sun 7/26/09 8:27 PM

To: hstrickla@earthlink.net

2 attachments

Italian Fishermen 1914-1942 Martinez City DirectoriesBoth Sheets].pdf (3.7 MB),  
KHjul22Carey&Co.pdf (107.9 KB)

From: hendersonkristin@hotmail.com

To: hendersonkristin@hotmail.com; csimon@cityofmartinez.org; tblount@cityofmartinez.org;  
kmajors@cityofmartinez.org

Subject: Plan Com comment #3: historic survey

Date: Sun, 26 Jul 2009 19:39:48 -0700

Dear Laura Austin:

Please forward my comment to the Planning Commission for the upcoming meeting regarding the 310 Bertellessa Palms/RCD project. the comment is attached as the 2nd pdf and is also pasted below in this email. This is different than my previous response as I was not provided the final version of the historic survey until I asked probing questions. If this comment is not perfectly written, please be aware of the burden the City of Martinez makes on the public who on its own time and by its own resources must combat this lack of urban planning and malfeasant favoritism of campaign contributors.

I have again attached my spreadsheet of Italian settlement over time. This has not changed. Thank you for your facilitation.

Sincerely,

Kristin Henderson

925-639-1423

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Carey & Co.

Old Engine Co. No. 2

460 Bush Street

San Francisco, CA 94108

p. 415.773.0773

Exhibit + 19

f. 415.773.1773

July 22, 2009

RE: Draft Historic Resource Inventory and Evaluation Report/Martinez, CA Senior Apartments  
REVISED RESPONSE BASED ON FINAL VERSION

Dear Carey & Co.:

I am a resident of Martinez, CA and have been active in historic preservation for over four years, independent of the Martinez Historic Society—although contributing my findings nonetheless to the museum. This includes activities around preserving a historic park, successfully nominating three buildings on State, National, and Federal registers, participating in extensive state-wide research endeavors for Martinez and in conjunction with university history professors, creating heritage tourism materials, creating museum displays especially with regards to research, giving talks, creating websites, providing political, legal, and academic assistance to the formation of the City of Martinez historic resources inventory, networking throughout the State to garner support for historic preservation for Martinez, and more. I have a Masters of Library and Information Science and a post-graduate degree in Online Teaching and Learning. I am a member and grant recipient of the Tile Heritage Foundation, a member of the First Amendment Coalition, the California Preservation Foundation, the Martinez Historical Society, and Contra Costa Historical Society. I feel compelled to comment on your survey. I will not necessarily make these comments in the order the issues appear in that survey. I will send a copy of this evaluation to the City of Martinez, Contra Costa County, State of California Office of Historic Preservation, Martinez Planning Commission, the Advisory Council on Historic Preservation, Carey & Co., and the Office of Housing and Urban Development.

Please be advised that I did not receive the FINAL February 25, 2009 version of the Carey & Co. survey until the middle of June 2009 and I did not receive the Draft version until April 2009. When I asked the City of Martinez Planner why this was, he said he never received the final version. This is at best neglect and at worst malfeasance on the part of the City of Martinez that they would not be concerned with the final version of a historic survey that affects a large portion of its town. That the public was not involved in the process is apparent, as Carey & Co. did not consult any building nominations (copies located at both the Martinez and Contra Costa Historic societies). If they had, they would have known to contact me. They did not inquire as to who plaqued the buildings in the neighborhood to obtain any information available from that invested source. At least one of those persons is a homeowner within the area affected by the project (her home is not considered by Carey & Co.—even though it is one house away and will be shadowed by the proposed project, as well as the historic palm trees



removed from that home's neighborhood setting.

The actual project of the co-developer Resources for Community Development (RCD) HUD Senior apartments ("project area") will affect the two single story minimalist cottages on the actual project's property. There is strong that potential these structures are locally significant architectural types. Moreover, the palm trees on the property are character-defining features and part of the ambiance of the neighborhood; and their removal and movement will cause what the National Advisory on Council Historic Preservation deems as an adverse affect. The project will have an adverse affect on many buildings and a neighborhood that has the potential to be deemed historic as the project will effect "changes to use and setting" and will introduce "incompatible visual, atmospheric, and audible elements". RCD paid for the survey. I requested the official survey over a month after the final version of the survey was completed, and I was only given the Draft version. This is in full violation of Federal 106 procedures which state that the submission documentation be available to the public. A tremendous concern is that once the County of Contra Costa and the City of Martinez adopt/accept this survey, all other structures either surveyed by you and those beyond this survey in the Shoreline District will forever by deemed non-historic. And yet, there is potential this neighborhood forms a historic district and several of the buildings you surveyed could be found historic in its own right. I do not live in the neighborhood myself, but feel strongly it has historic and heritage tourism value.

RCD is a non-profit. It is illegal for RCD to effect legislation particularly to promote one of its own developments. Historic status is a legislative matter. Moreover, you write on page two that the three-story RCD apartment project will not directly or indirectly impact parcels adjacent to the project. "Based on the scale of the proposed three-story apartment complex, it is not anticipated that the project would affect structures beyond this area, which contains a mix of one- to three-story structures." You state this sentence separately from your next sentence which is: "Any building or structure contained in the [project area] has been evaluated for potential impact on historic properties."

The first quoted sentence above claims that because there are three-story structures in the area, the massive one block project will not have an effect. This is completely incorrect. In 2006 our Downtown Specific Plan was passed with specific height limits. Furthermore, the project is now asking for height and density variances/conditional use permit not exempted by low income/senior housing law. These variances/use permits are subject to CEQA and are not accounted for in the Downtown Specific Plan's Environmental Impact Report (E.I.R.) as these variances/use permits will create cumulative impacts in that all future projects inside the Downtown Specific Plan will be allowed the privilege of these height and density variances/conditional use permits. RCD then must issue an E.I.R. for this project, which would be the first substantial project passed since the adoption of the Downtown Specific Plan. Because of the cumulative impacts the RCD project will create, the variances/conditional use permits are a legislative issue. It is beyond the non-profit status of RCD to effect legislation. It was unforeseen in the Specific Plan's E.I.R. that such a tall and high-density structure would be proposed. If an unforeseen matter arises, by law another E.I.R. is necessary beyond that

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already ratified for the Specific Plan. Furthermore, this survey is one that evaluates historic value by Federal 106 standards for HUD projects. This project will have cumulative impacts on the neighborhood and beyond because of its height.

Where the project is 3 stories are single-story structures that could be deemed historic and are affected by visual blockage and character of neighborhood. The lowest point of this structure is 1.5 stories, which will be across the street from a line of one story homes. The affect of the proposed one-block structure will adversely affect many more properties in the neighborhood than listed by Carey & Co. via setting and incompatible visual elements. The project will also cause an alteration inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with regards to its affect on the neighborhood which is a potential district and/or potential multiple property designation.

Your methodology is problematic and insufficient. You state on page three you consulted the 1982 Historical Resource Inventory, City of Martinez. That survey is 27 years old and has been proven to be inaccurate and deleterious of certain properties. It was also compiled by a high school student. Likewise, the County of Contra Costa Historic Resources Inventory is 22 years old. There is a historic resources inventory at the City of Martinez completed November 2008 by the firms of Frederic Knapp, Architect, and Kelley & VerPlanck, Historical Resources Consulting, LLC. Our Planning Department is in possession of this professional survey. Although the Knapp and Kelley & VerPlanck takes inventory of the Downtown Commercial Core's historic building stock, it writes an historic context statement for the development of Martinez and includes much material your context omits. Although I only used my own research to compile this letter, it is obvious from their bibliography that Kelley & VerPlanck accessed San Francisco Historical Newspaper database. It seems as though you looked through one or two newspaper and ephemera files--which are compiled non-methodically and non-academically--at the historic societies and compiled a context just from these. The Knapp and Kelley & VerPlanck historic resources inventory historic context is 20 pages long and most about development in Martinez. Yours is nine pages long and includes unnecessary information while omitting much information and research resources to the point that your historic resources context is inaccurate.

Page four of the draft Carey & Co. survey states Susan Swindel of the Contra Costa County Historical Society conveyed that "She did not find any buildings of concern within the [project area] and did not find any problem with the proposed project." I spoke to Susan Swindel in front of other Contra Costa County board members, and Susan Swindel relayed to me that she is not a professional historian, nor architect, and nor did she state that there were no buildings of concern in the project area and she did certainly not state there was no problem with the project. She simply looked on the Contra Costa County Historic Resources Inventory and conveyed if any structures at the locations indicated by Carey & Co. were on the County inventory. Again, the purpose of this survey, and its federal standards, is to determine if any historic structures lie within the project area—it is not Carey & Co.'s office to garner or give the impression of consensus for the actual project of the new building. Likewise, and more poignantly, this applies to Andrea Blachman of the Martinez Historical Society and her

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statement that "she was not aware of any properties of concern" in the project area. Her lack of awareness is not an approval of a historic status or of the project. John Curtis, president of the Martinez Historical Society and Main Street Martinez, falls into this same category and has the added onus of absolutely inappropriately conveying at any time that the Martinez Historical Society function is to approve plans of new buildings.

I received the Final (February 25, 2009) version buried in a CD of pdf files with only long, numeric undescriptive names the County sent me about one month ago. I was only made aware the final version was in that CD because I asked a pointed question on July 14, 2009. Why the final version was not provided to me upon my first request of the lead agency (City of Martinez) and the County is malfeasant.

I do not believe this is the final version of the Carey & Co. survey of the Berrellessa Palms, Martinez, CA project area. It is obvious that the survey was manipulated by RCD. On page (4) of the final survey, footnote four is extended to add in that John Curtis changed what he originally stated in the Carey & Co. draft survey which read that the Carey & Co. surveyor recorded that "Mr. Curtis stated that he would like to submit information and drawings of the proposed project to his board members and have them comment on it. Carey & Co. is currently waiting for a final response from the Martinez Historic Society" (which is foot note four of the Draft version of the survey and is encompassed in its entirety as a "Phone call with Erica Schultz, 17 February 2009.") This is written in the final version of the survey: "Carey & Co. contacted Mr. Curtis on February 17, 2009, and he responded via email on February 24, 2009, that the 'Martinez Historical Society has not identified any negative historical impacts that the project will have on its site.' The organization hopes that the final design and color would fit in with the older neighborhood in Martinez." And footnote four on page (4) of the final version "John Curtis, Martinez Historic Society, Phone call with Erica Schultz, 17 February 2009; John Curtis Martinez Historical Society, Email to Deni Adaniya, Resources for Community development, 17 February 2009." First, John Curtis—especially as of February 24, 2009 much less June 2009—never spoke of the project to the Martinez Historical Society Board to obtain any sort of consensus about the project, not even its color. This per Martinez Historic Society Board members who had not heard of this survey until I wrote the Board. Secondly, John Curtis has a financial relationship with the owner of the project property. Third, this change is indicative of malfeasance on the part of RCD and Carey & Co. They altered, in order to facilitate the RCD project, the historic resources survey. The text of the survey states the email is February 24, 2009 and the footnote dates it as February 17, 2009. Fourth, neither John Curtis nor Andrea Blachman undertook any research or have every undertaken any research regarding the neighborhood in which the proposed development lies and therefore cannot NOT identify "negative historical impacts" that the project will have on this site. I have requested from the Office of Historic Preservation the official date they received the final Carey & Co. Survey and a copy of the final survey.

When I or others have asked for help or support for true historic preservation matters that

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merely include official registration of a historic building, John Curtis and select other board members have told both these non-profits they cannot comment on these preservation efforts because the matters are too political and it is not within their mission, even though the Martinez Historical Society allegedly has a Historic Preservation subcommittee. I am incredulous these non-profits are used to promulgate specific development plans and individual agendas. It is why an illegitimate historic resources survey was adopted to the Downtown Specific Plan in 2006. The members of both historic societies have varying levels of education and there are no professional historians or architects on their boards. New buildings are a purely municipal matter. Unlike other historic societies, Martinez's does not actively protect tangible architectural history and seems inclined to placate our redevelopment-oriented City Council. The County of Contra Costa also has an intertwined corporate culture, and one of our Council also works for the County Board of Supervisors in a legislative position and has a relationship with a top County official very concerned with Redevelopment. Another of our Council is married to the County Redevelopment director who is also president of the California Redevelopment Agency, and some board members of the Martinez Historical Society work for the County and rely on these relationships. Also, Martinez City Council is vying for a Redevelopment Agency and low income housing is required for that. John Curtis as also president of Martinez Main Street, did not have Martinez Main Street Economic Restructuring Committee nor its Design Review Committee comment on this project's new building until I brought that issue to the public's attention, but he would ask the Historic Society the same and has for previous projects. The project's property owner is a director of Martinez Main Street.

Carey & Co.'s bibliography is not only lacking, the sources listed are employed in the historic context in a conjectural way. The following basic research sources were not consulted by Carey & Co.:

*Polk's City Directory: Richmond with Martinez* (Available incrementally at Contra Costa Library 1914-1942).

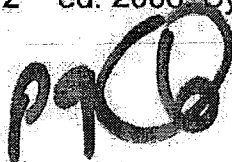
*Contra Costa Gazette and Martinez Daily Standard Microfiche* (Available at Contra Costa Library, most years).

The bibliography of Knapp and Kelley & VerPlanck's historic resources inventory (Available at the City of Martinez).

The bibliographies and nominations themselves of the many official historic structures in Martinez. Most have historic contexts that explain development in Martinez as well as thorough bibliographies. These can be found at either historic society, C.H.R.I.S., and City of Martinez. They are written by different entities.

*Martinez, a California Town*. 1986. By Perry, Krintz, Collins, Wainwright and edited by Burt, Whitnah, & Bedell.

*Martinez, A Handbook of Houses and History*. 2<sup>nd</sup> ed. 2008. By Perry.





*The Pioneer Italian Fishermen of Martinez "Nostrì Pescatori". 2<sup>nd</sup> Ed. 1997. By Davi-Collins.*

St. Catherine's Cemetery Records. 1994. Available Martinez Historical Society.

N.W. Ayer & Sons Newspaper Annual Directory

Historical Statistics of the United States. 1976.

San Francisco Chronicle Historical database. Online



<http://www.sfgpl.org/sfgplonline/dbcategories.htm>

*History of Contra Costa County.* 1940. By M.F. Purcell.

Plat maps and tax records located in entirety at the County Assessor's and also numerous historic volumes at Martinez and Contra Costa Historical Societies.

You reference *California's Contra Costa County: An Illustrated History* (Emanuel's) in the survey's bibliography. It is not cited in any of the survey's historic context footnotes. On page 12 it is stated in the survey that the Contra Costa Gazette moved to Pacheco which became the center for commerce. This might have come from Emanuel's. Emanuel's nor the survey continue that the Gazette came back to Martinez. It flourished as the leading newspaper for the County for decades in the 20<sup>th</sup> century, in no less the historic building that stands at Court and Main Streets today. This building was erected for the Gazette oil conservationist State Senator Sharkey owned and operated during the newspaper's most influential decades. Pacheco did not stay the center of commerce for very long (*Martinez, A California Town.* 1986).

On page 13 of the survey, you use the secondary source of Nilda Rego's article "Martinez Delighted to Get Rail Line" to describe a violent racist incident. You make the unsubstantiated claim that all Martinez residents "were undoubtedly pleased when...passed the Chinese Exclusion Act." In a nine page historic context, this is an overemphasis on one incident and does not inform on the development of Martinez and especially the development of the project area. Over the history of Martinez there have been hundreds of violent incidents of all origins. You do not mention there was a Chinese laundry in Martinez (Andrea Blachman, tel/con June 07, 2009). You do not mention that during the Depression, Martinez residents traded with the Japanese farmers in Alhambra Valley (*Interviews of Survivors of the Great Depression in Martinez*, 2002. By Richard Patchin). You do not mention that in the very source you cite in your bibliography, but do not footnote, that "In 1850, a negro named Jones opened the first eating house on the site of the Alhambra Hotel." (*History of Contra Costa County, California; With Biographical Sketches of the Leading Men and Women of the County Who have been Identified with Its Growth and Development from the Early Days to the Present.* 1926). You do not mention the mural in the Martinez Post Office completed in the late 1930's that depicts a variety of ethnicities as portrayed by the artist Maynard Dixon, who is well known for his noble treatment of people of color. Section One New Deal murals required approval by the local community and postmaster (*Democratic Vistas*, 1984. Park & Markowitz). You do not mention the huge Italian population that came to Martinez whose children learned English in school while having to speak Italian at home. These children were poorer than their



classmates and often were treated as such (Davi-Collins, 1997). It is unfortunate, but racism is perennial and universal. It is racist of you to claim a whole town was racist.

You completely skip the 1920's in Martinez, the decade in which 236 Buckley Street was built.

In the 1920's, the country was overtaken by a limitless feeling of prosperity. This expansion was fueled by the U.S.A.'s vast quantities of natural resources such as oil, land, and minerals (Jones, 2005). Electricity and technology helped increase production capacities which drove prices down, increasing consumption of all goods at a time when citizens had money. The increase in consumer demands was the foundation for the 1920's economic expansion and was furthered exponentially by advertising in all mediums of communication (Jones) including newspapers. Paper communications proliferated in this pre-television, prosperous era. *Time Magazine* and *The New York Daily News* were first published and greeted with tremendous circulation in this dawn of the media age (Jones).

By 1926, Americans were measured to be the wealthiest people in the world and economic opportunity abounded for laborers and financial investors (*Golden Gate Metropolis: Perspectives on Bay Area History*. Pgs 229-234. Wollenberg, 1985). More people moved to towns and cities, such as Martinez. (McDonnell, Janet, 1995. *America in the 20th Century*. Pg 309-337). In 1926, Martinez hit an all-time new construction record of 22 commercial and 183 residential buildings (Contra Costa Gazette, December 28, 1926, pg. 1). The Martinez Daily Standard (1926 December 25) reported that Martinez had 6,000 people and "is the fastest growing city in East Bay", which corresponded with a severe housing crisis due to this expansion (Martinez Daily Standard, 1927 January 25). The County was also rapidly expanding and in January 1927 the County Recorder reported that property transactions for 1926 increased 19%. This one year's increase is 35% of the total increase between the five years of 1921 and 1926 (Martinez Daily Standard, 1927 January 04). The expansion in Martinez would continue and in 1929 building outpaced that of 1928 (Martinez Daily Standard 1929 December 24).

According to *The Historical Statistics of the United States* (1976), the nation-wide value of new private residential and non-residential buildings erected in 1926 was \$113,000,000 and expenditures for new construction \$12,773,000. In 1926, Martinez hit an all time building record of 16 new commercial buildings with total new building construction valuing \$588,090 and construction expenditures city-wide valuing over \$3,000,000 (Contra Costa Gazette, December 28, 1926, pg. 1). The 1926 proportion of Martinez's construction compared to the rest of the Nation is high in a time that was already a nation-wide boom.

The development and expansion of Martinez put population pressures on the existing schools and it was necessary to build more classrooms. The Kindergarten/921 Susana Street building is the remaining school built for the 1920's economic and population expansion. November 08, 1927 Martinez Daily Standard discussed the population pressures on the school district, as

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such "The consolidation movement, is felt, will eliminate a serious housing problem facing the schools of Martinez" and "...within a short time an additional building [in addition to subject building] will have to be provided for the grammar school and that within two or three years Alhambra high school will have to provide additional housing facilities."

A State-legislated 1927 census reported 1,979 minors living in Martinez (Martinez Daily Standard, 1927 November 01). This was more than even predicted by enrollment numbers in July of 1927 which spurred the Martinez Daily Standard (1927, August 22) headline "Additional Instructors Immediate School Need: Organization of five first grade classes necessary to provide for new pupils." The article furthered that "Registering a phenomenal and totally unexpected gain, enrollment in the Martinez grammar school, which opened its fall term today, showed a registration of 1,104 pupils, an increase of 200 over last year's enrollment. Miss Alice Kelly, school principal, anticipates further increases in registration during the week." And, "As a result of the unexpected large gain in students the school staff of 55 instructors will prove inadequate for the demands placed upon it, school officials declared...registration included 103 new first graders, necessitating organization of 5 first grade classes. Eighty four (84) children were registered at the kindergarten." Between 1920 and 1930, Martinez's population grew 70% (N.W. Ayers & Sons).

Your coverage of the 1930's is inadequate and generalizes Martinez's development within the development of Contra Costa or simply does not attend specifically to Martinez's development during this decade. Your report spends a large amount of time explaining Concord's growth, but not Martinez's. This may be propaganda to create consensus for the project, as the project is such high density. You generalize the labor uprisings in other areas of Contra Costa, such as Brentwood, to Martinez. During the Great Depression, Martinez youth were hired for local harvests of outlying ranches and farms. The local W.P.A. refused to strike when the rest of the San Francisco Bay area did (Contra Costa Gazette, 03 April 1937). I read almost the entire Contra Costa Gazette for the entire 1930's and did not come across agricultural-related labor uprisings or farm/ranch mortgage defaults in Martinez. I may have missed something. But I know the Alhambra Valley was not sold off. People continued to make privately consumed wine products and there was a demand for Martinez grapes, especially when Prohibition was repealed in 1933 (Purcell). Yes, there was an influx of migrants. But they arrived by automobile. And instead of buying new cars, they had them fixed. Did you check the City Directories to see the growth in garages in Martinez during the 1930's? There were at least four new buildings built between 1930 and 1940 dedicated to automobile repair which still stand today in Martinez.

Population growth in the 1930's in Martinez slowed remarkably. However, commercial and residential development continued in Martinez in the 1930's. Our beautiful Mission, Tudor, and Chateaux revival neighborhoods reflect this—although the project area is not one of these neighborhoods and has only one example of the revival style. Because of the Trans-continental railroad, an essential sea port, Shell Oil, employment in the County Seat, other oil refineries, Port Costa Brick and C&H Sugar Factories, and other endeavors such as commercial fishing and the aforementioned wine making, Martinez fared better than the rest of

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Contra Costa. Ernie Lasell of Lasell Department Store sold bottled water and soft drinks to affluent clients in Piedmont. Kitchen gardens flourished. Between 1930 and 1942, at least seven commercial buildings were erected in Downtown Martinez, a four-story Masonic Lodge, a High School, a one-block Catholic church rebuilt, and three civic buildings—all of which still exist. In the 1933-1934 fiscal year there was a 12% decrease in property values, but Martinez's overall property value was second in the County. The first six months of 1935 building permits exceeded the amount filed in all of 1934 (Martinez Herald, 09 August 1935). The community was outstandingly helpful to one another and people fished to supplement their diets as well. The Contra Costa canal was begun in 1937 to improve farming in Contra Costa. Many Martinez persons were employed by New Deal funds. Commercial fishing prices dropped during the Depression, but by 1938 the late-summer fishing season produced 1,500,000 lbs of fish within 10 miles of the Southern Pacific Bridge, for which the Fishermen were paid \$182,500.

The Italian Fishermen were the commercial fishing industry in Martinez and a great contributor to the cannery industry, neither of which are mentioned in the survey. There is not one non-Italian name in the 1914 or 1925 directory that is indicated as a Fisherman. The economic impact of their activities was significant enough to be used as a key indicator of local recovery from the Depression. You omitted Martinez's development in terms of its Italian immigrants and fishing community—especially in terms of the project area and the neighborhood the project area resides. Page 10 of *California's Contra Costa County: An Illustrated History* relays that two fish canneries came to Martinez in the 1880's and canneries proliferated in Bay Area, Delta, and Sacramento waters and 250 boats fished just the Carquinez Straits. The Italian immigrants were not only fishermen, they also worked in the canneries, marketed fish as far as San Francisco, sold fishing supplies and groceries, and developed different businesses in Martinez. According to N.W. Ayers and Sons, Between 1926 and 1930 the Italian language newspaper *La Sentimana* was edited by Luigi A. Garron and published in Martinez by Chaney Printing. Its circulation was 2,136 in 1928 and 1,920 in 1930. Comparatively, the Martinez Standard had a circulation of 1,541 in 1928. Further investigation on the entire impact of Italian Immigrants on the economic development of Martinez is in order. They and their descendants also became and continue to be part of political life in Martinez. In 1938 the Martinez Fishermen association borrowed money and built the net and tanning vats located near Grangers wharf. These still exist east of the East Bay Regional Park District Walking Trail (Martinez Historical Society, June 05, 2009. Page (8) of the survey states that an area or structure is historic if it is "associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage." This is incorrect in that it does not include LOCAL levels of significance which are appropriate for registration to the National and State historic registers.

The first-generation Martinez Italian Fishermen were almost all born in Italy before 1900. They arrived in Martinez primarily before 1915. Most lived and died here, as indicated by the percentage buried in St. Catherine's Catholic Cemetery. *Martinez, A California Town* states that as soon as the fishermen could afford to send for their families, houses were bought or built for them in the area north and west of Alhambra Avenue and Main Street. Families settled near other families from the same old-country villages making Martinez a microcosm of parts of Sicily and mainland Italy. These Italians baked bread for sale, created a macaroni factory, fish market, winery, saloons, restaurants, shoe cobbler, and a barber shop. The Italians bore many children, many of whom stayed in the area. The families attended St. Catherine's

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Church and are the impetus for Martinez's extensive bocce courts and for being the Bocce capital of the U.S.A. Second and third generation Italians did not necessarily continue the fishing trade (commercial fishing in the bay was outlawed in 1957), but they continued in civic and business life in Martinez. Moreover, despite the industrialization of the shoreline, the Italian residential district remained intact through the 1940's and beyond. Although the concentration of the Italian community in the project area neighborhood has relatively dispersed, Martinez's Italian heritage continues to influence its downtown even until now.

The Carey & Co. survey throughout claims that because Downtown Martinez did not undergo suburban sprawl--and that Martinez did not experience a "building boom or suburbanization due to rapid population growth--as seen in other Contra Costa Cities, that the project area neighborhood nor individual structures/buildings therein can be historic. This is incorrect. That the neighborhood did not undergo further changes is evidence of its potential historic value. Secondly, downtown Martinez was built-out by the 1940's and its southern area IS almost ALL "suburban sprawl". However, this contradicts Carey & Co.'s findings page (20) of the survey that the four industrially-related structures on Berrellessa are not related to the development of Martinez as the area north of the neighborhood has always been industrial. Moreover, three of these structures belong to the same property owner as the Berrellessa Palms project site and therefore RCD has a motivation to relieve the property owner of any burdens perceived through the acknowledgement that those structures are historic, as is the neighborhood around the project site and on the project site. This finding relieves the project of any environmental analysis thereby favoring the property owner which is conducive to R.C.D.'s development of said owner's site.

You did admit that "The people who did settle here tended to be working-class Italian immigrants." Contra Costa's Central Library in Pleasant Hill retains several of Polk's City Directories for Richmond with Martinez, ranging from 1914 to 1942. I visually scanned 1914, 1925, 1934, and 1942 directories and logged every Italian name in the general neighborhood of the project area and Granger's wharf, with the addresses and occupations of all Italian names. Please see attached .pdf file. The 1914 and 1925 directories are alphabetical and I overlooked many Italian residents on Green Street for these years, so Green Street for 1914 and 1925 would show more Italian residents. The 1934 and 1942 directories were reverse by street so it was much easier. For all years I highlighted in yellow all Italian names that showed "Fishermen" as an occupation. After completing the Directory survey, I then took all the names on the Italian Fishermen Memorial Plaque at the Marina and compared them to the Directory list. If a name was on the Plaque but not in the directories as a Fisherman, I highlighted it in blue. If the name did not appear in the directories at all, but was on the plaque, it will be highlighted in blue and have no address.

This above method is problematic because the later two directories did not list occupations and again some fishermen are not listed on the plaque. The Fishermen also lived on boats and in boarding houses, especially upon their arrival, so the City Directory could have skipped them. (Martinez, *A California Town*, pg. 75). Also, *The Pioneer Italian Fishermen of Martinez* "Nostrì Pescatori" indicated a list of yet more Italian immigrant's names found in the 1900



census and none of these names appear in the 1914 directory. I only used *The Pioneer Italian Fishermen of Martinez "Nostrì Pescatori"* to find the occupations, birth dates, immigration dates, death dates, and burial location of the names listed on the Plaque and in this book. All dates reportedly came from census records. I compared St. Catherine's cemetery records with *The Pioneer Italian Fishermen of Martinez* and they mostly matched. I did not use this book for any other reason as it is secondary and even tertiary sources. However, the book does represent that there were far more Fishermen than listed on the plaque or in the directory mostly because of offspring that became Fishermen. I have yet to ascertain the cemetery locations of the Fishermen indicated only in the directories. Cemetery locations and city directories indicate that the Italian immigrants and Fishermen came to Martinez and stayed throughout their lives, many of them in the same place particularly, in the neighborhood of the project area.

The second half of the spreadsheet with the colored columns is where I sorted by address in order to show clusters of Italian Residents and Fishermen in that neighborhood over time. The problem with this is that not only are names omitted as described in previous paragraph, names are duplicated due to spelling differences from directory to directory, or use of Anglican names, or because it is a son, or there are more than one person named the same thing. I decided to leave all entries separate, even if the name or address is redundant, but just expressed differently. Regardless of any design flaw or inaccuracies in the research reported in *The Pioneer Italian Fishermen of Martinez* or in these spreadsheets, overall it is obvious that the neighborhood the project area encompasses is a significant development trend in Martinez's historical context with regards to the Italian immigrant settlement and fishing culture. The addresses in the second half of the spreadsheet have clusters of Italian residents over a 30 year period. I may map these clusters in the future and retrieve older and newer City Directories from the California History Room in Sacramento and the County public library.

On page 20 you state that the main period of development within the project area occurred between 1920 and 1949. This is contradictory in that five of the twelve structures you list as in the evaluation area were constructed before 1920 as residential development, and four of those within seven to one years apart during the time of the Italian immigrant settlement. And between 1914 and 1942, indeed, Italians are living in these addresses. Further research into census and tax records will further reinforce this. You did not mention anything on "Telfer Way" which is within 100 feet of the project area and on its south side contains one residential building.

A historic district could be formed around the historic context of the settlement of Italian immigrants and their effect on the development of Martinez. Certainly, the buildings in this neighborhood—including the ones covered in your historic resources survey—are potentially part of a historic or cultural district, and ethnic site, or a multiple property submission. Martinez also has a heritage tree ordinance, and I see no discussion of any of the non-deciduous trees that are on the proposed property to be developed.

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### Discussion of the individual buildings:

301 Buckley Street (circa 1940)

311 Buckley Street (circa 1940)

403 Berrellessa Street (circa 1880)

236 Buckley Street (1928)

330 Buckley Street (1939????)

236 Richardson (1905)

314 Richardson (1900)

330 Richardson (circa 1907)

405 Richardson (1906)

209 Berrellessa

221-231 Foster Street

301 & 311 Buckley: "Small Minimal Traditional cottages" are a historically significant architectural type of their own, despite their lack of décor. 301 and 311 Buckley are architectural examples of Small Minimal Traditional cottages unique in the plan area, the neighborhood, and Martinez and of local significance. Your claim that the neighborhood grew incrementally only supports that uniqueness and significance.

403 Berrellessa: Circa 1880's Italianate vernacular is a significant architectural style and unique to the neighborhood and Martinez and of local historic significance. This house is also associated with the Italian immigration settlement historic context of its neighborhood. It retains enough integrity for the State Historic Register.

236 Buckley: The fact that Italians constructed the house and moved to it after 30 years in the neighborhood is further evidence of the neighborhood and this house's association with the Italian settlement of the area. This house does possess exemplary architecture as part of the local historic development in the 1920's in what you deem an "incremental" neighborhood. The modesty or vernacular or "folk" of that architecture, given the context of Martinez, does not delimit it as an architectural type. It is the only Mission Revival in the immediate neighborhood.



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330 Buckley: Why would you concentrate on such minor detail as a small cement stairway on the back Buckley side? With the exception of the new window on the northernmost Berrellessa side (where the majority of the building bulk, entrances, and addresses exist) which may have been installed after your survey, this could be a contributory structure to a district. This structure is not on the 1949 Sanborn map, which confirms again that the Assessors dates of construction are unreliable. It would be propitious to check City Directories (especially since they are organized by street beginning in the early 1930's) for when the addresses associated with this structure first appear and who were the occupants.

236 Richardson: The 1925 City Directory does show Giuseppe (Joseph) Ferranti living at 226 Richardson. Both the 1920 and 1949 Sanborn map show that there is only one house on the 200 block of Richardson. 226 is probably 236 Richardson, and yes, Giuseppe Ferranti did live there. According to *Pioneer Italian Fishermen of Martinez*, Ferranti was a baker. Consulting other years' directories to see if Ferranti is named a baker and lives at this address is the next step, as well as ascertaining if 236 Richardson is interchangeable with 226 Richardson. A majority of the homes in the neighborhood of the plan area are associated with Italian settlement over at least a 40 year period AND most of the homes are this architectural style. This is not an incremental neighborhood, as you claim, with the exception of infill additions that claim the architecture of their era and yet still house the Italian community (i.e., the 1928 Mission Revival mentioned above). Moreover, Folk Victorian—despite and because of its modesty—is a significant architectural type in its own right. The survey should have also examined the house directly west of this one on what is commonly known as "Telfer Way".

314 Richardson: This definitely could be a contributory structure to a district formed around the historic context of the impact of the Italian immigrant on the development of Martinez. Moreover, changes over 45 years old become part of the building's historic integrity. The two houses on this graveled section of Foster Street are within the survey area as well.

330 Richardson: The house does make a significant contribution to the development of the neighborhood as an architectural type (like so many similar houses around it) and as a residence of the Italian community. The roof crowning is of high integrity, and changes to the building are not proven to be less than 45 years.

405 Richardson: The building is part of the developmental pattern of the neighborhood and Martinez. The buildings alterations, as you indicate, are older than 45 years old. This building's overall shape and massing are characteristic of the neighborhood. The newer alterations, however, are a fine example of the importance of building codes that concern aesthetics.

209 Berrellessa: Page (23) of the survey makes mere conjecture at this Quonset hut's origins and therefore historic value. This is an inappropriate and inadequate evaluation.

(19)

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3/15/2015

Outlook.com Print Message

221-231 Foster building photograph is included in "Appendix C: Photographs of Adjacent Properties in the APE" of the Carey & Co. report and yet is not discussed in the text of the survey nor is a 523DPR form prepared for it. This building is also plaqued because it sits in part on the site of the birthplace of Joe Dimaggio.

I retain the right to modify and continue this analysis at any time, pursuant to State law.

Thank you.

Kristin Henderson

2241 LaSalle Street

Martinez, CA 94553

925-639-1423

hendersonkristin@hotmail.com

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## I want to see that Federal 106 request ASAP

From: **Kristin Henderson** (hendersonkristin@hotmail.com)

Sent: Mon 3/09/15 10:25 AM

To: dtasini@cityofmartinez.org (dtasini@cityofmartinez.org); mcabral@cityofmartinez.org (mcabral@cityofmartinez.org); rob@schroderinsurance.com (rob@schroderinsurance.com); rschroder@cityofmartinez.org (rschroder@cityofmartinez.org); mross@cityofmartinez.org (mross@cityofmartinez.org); ldelaney@cityofmartinez.org (ldelaney@cityofmartinez.org); ashear@cityofmartinez.org (ashear@cityofmartinez.org); csimon@cityofmartinez.org (csimon@cityofmartinez.org); asimpson@cityofmartinez.org (asimpson@cityofmartinez.org); dmckillop@cityofmartinez.org (dmckillop@cityofmartinez.org)

Bcc: mark (markrcrmztz@sbeglobal.net)

If you are so concerned with the Federal 106 being a "more public process" than the OHP (which it is not and Berrellesa Palms taught us that when given over to corrupt governments like ours--and Dina you got rich off the Downtown Specific Plan and now you will get rich again off of destroying it and our Downtown..oh that's right, you just take orders from Dunivan)...

**IF** the Federal 106 process is more public, as your comments revealed in my part B PRA, then why did you only show John Curtis the Federal 106 on the Post Office, which there would be no Federal 106 if had not been for almost **SIX YEARS of my hard work** which I get nothing but wallet and heartbreak about from every direction?

**Why did you not show the public this document?** I want to see it **IMMEDIATELY**. Curtis would not know the first thing about it, and he obfuscated the last time he got to participate in one of these and then got a quitclaim deed for it from the County.

As you are getting an understanding, the rest of the world does not operate like you do and I can go above you and get you in major trouble.

*h.b. + 15*

Carol Roland-Nawi, Ph.D  
State Historic Preservation Officer (SHPO)  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

January 7, 2015

RE: Borland Home/1005 Escobar Street, Martinez, CA National Register of Historic Places

Dear SHPO Roland-Nawi:

I understand that the Office of Historic Preservation (OHP) considers nominations solely on the basis of the subject properties' historic merits and the standards of the National Park Service, and not politics or economics. However, because of the extent of the deception by the Martinez Historical Society and especially its president John Curtis (Curtis), I feel it necessary to write this letter to you. I will also be entering it into the administrative record of our upcoming City General Plan Update which stops historic resource protections and continues to adopt an academically illegitimate 33-year old historic resource inventory.

First, I submit to you as part of this letter my response to the letters of objection written by the CCCCD facilities manager and the Curtis (Packet A). I wrote that letter to educate the CCCCD because Curtis misinforms the public about historic nominations and listing. You will note I went over the Borland Home nomination again for any errors and undertook a Public Record Act Request which is also part of Packet A. I will be reviewing the Multiple Property Submission as well again—an effort that will use the time available for me to garner letters of support. In addition to the contents of my letter to the CCCCD, I also have included with this letter all the non-monograph resources used to compose the Borland Home nomination (Packet B). Most of the monograph resources are regarding architecture and I have no doubt you are familiar with such information.

To further illustrate the deceptive nature of Curtis as Martinez Historical Society President, I have included the following (Packet C):

- Facebook communications with a previous Vice President of the Martinez Historical Society proving that there was no legal action two years ago as Curtis defames in his objection letter to the OHP.
- The list of Board of Directors on the Website that hides who they are. This is a very old list and was changed recently to show an old listing that includes dead people. Curtis did this so that people could not find Board members to question their actions.
- A Home Tour circular where Curtis and the Martinez Historical Society use inaccurate terms such as "English Cottage" and incorrectly identify architectural styles.

Packet D is my two letters of response to the attorney Curtis used Martinez Historical funds to hire to attempt to stop me from speaking out about the Martinez Historical Society. The letter the attorney wrote in 2010 purported multiple falsehoods. It should also be noted that a Martinez Historical Society Board meeting was called, but the idea of hiring this attorney was rejected by Board vote, so Curtis deceptively held another meeting with just a few sympathetic Board members and then had a quorum. This issue was the result of Curtis and the Borland Museum Director, Andrea Blachman, deceptively conveying to a Federal 106 historic resources consultant

Exhibit 16

that there was nothing historic about the Shoreline Neighborhood (which is discussed in the also currently nominated Multiple Property Submission) and without any research or education on the matter, lay people Curtis and Blachman gave "approval" of a massive project that provided a favored property owner with \$1.5 million in HUD funding and at the same time the County mysteriously granted a quitclaim deed to Curtis for one of his real estate developments. Both Blachman and Curtis won achievement awards from the Martinez Chamber of Commerce, and have recognized themselves in the newspaper as "business people" for their management of the Historic Society and Museum.

When the Sharkey Building was slated for demolition, Curtis submitted to the City of Martinez the false finding that the bricks were from the 1960s and the building was not historic. Curtis was also president of Main Street Martinez and told its members that they were not to support the nomination of the Sharkey Building. Under Curtis's presidency, Main Street Martinez has been audited by the National Trust for Historic Preservation Main Street program for falsifying the Main Street certification regarding support for historic preservation in Martinez. Curtis removed the Sharkey Building nomination from the Historic Society. However, Blachman used the Library nomination for a history talk in front of the Martinez Kiwanis. When persons have asked the Martinez Historical Society for support with historic preservation issues, the Society tells them the Society does not get involved in real property matters—and yet the Society does if it fulfills Board Members social, ego, prestige, and/or financial personal agendas.

The effort to save and restore the Borland Home was completed by a group of people who are mostly not around anymore. Many of these people and other people wrote history books about Martinez. Curtis and other Martinez Historical Society Board members have absorbed those seminal efforts into the current governing body of the Society such that the current Society is claiming "IT" accomplished those things, and it did not. There is a tremendous amount of deception out of the Martinez Historical Society and what most of the public and officials do not understand, is that Curtis and other Board Members are just volunteers with no background in historic preservation or historic context in addition to an obvious agenda to cause historic revisionism and negation to benefit themselves as individuals. It is a very heart breaking situation and I get harmed financially, legally, emotionally, and socially as a result of my resistance. You might note that Curtis did support the Olive Grove nomination. There is a capricious misuse of office by the Historic Society Board.

Thank you for reading this letter.

Sincerely,

Kristin Henderson, M.L.I.S.  
Martinez Architectural Heritage Association  
2241 LaSalle Street  
Martinez, CA 94553  
925 446 9747  
hendersonkristin@hotmail.com

cc: Amy H. Crain, State Historian II  
encl.

Satinder

Thanks for taking the time to speak with me today about this issue. Below is the email from our planning director, Dina Tasini, outlining the issue at hand and what we would like to see done. I have also attached the notification letter from OHP notifying Martinez of the Borland Home nomination, but no mention is made of the Multiple Property Submission.

Please feel free to call Dina Tasini with any questions or if you need clarification.

Thanks,

**Rob Schroder, President**  
California License No. 0H53242  
[rob@schroderinsurance.com](mailto:rob@schroderinsurance.com)



1410 North Main Street, Walnut Creek, CA 94596  
925-934-6789 Office / 925-934-0189 Fax

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**From:** Dina Tasini [<mailto:dtasini@cityofmartinez.org>]  
**Sent:** Monday, February 02, 2015 4:17 PM  
**To:** ROB SCHRODER  
**Cc:** Alan Shear  
**Subject:** State Historic Preservation Office conversation

Hi Rob,

Had a conversation with Jay Correia, Historian III at the State Historic Preservation Office (SHPO) about the Borland House Nomination and the Multiple property nomination. I was informed that the SHPO Commission has approved both items at their January 28<sup>th</sup> meeting and the items will be forwarded to the National Park Service for their review. He was quite certain that the nomination would go through, since they have a great track record with these nominations. He assured me that the multiple property listing really had no meaning which is puzzling to me since I think having a multiple property listing will make it easier for anyone to nominate buildings and place the burden on property owners to engage and spend funds to protest such listing. We now have 45 days to comment on the items prior to a decision by the National Park Service (NPS). The review period begins once the documents are forwarded to the NPS. I am asking that you call Wolk and Bonilla's offices to request that one of the following occur:

1. The decision to nominate be rescinded and the item be reheard, allowing for an additional 60 day review for the public and city staff; or
2. Additional time be permitted to review the documents prior to submission to the National Park Service or
3. Remove the items from consideration- perhaps table them.
4. Finally can we find out what their public noticing process is we received no notification. Seems the SHPO Commission should be subject to the Brown Act.

Both Wolk and Bonilla should know that the City and or property owners were not notified and that one individual is pushing this without support from the City, Main Street and the Historic Society. Let me know if you need more.

Thanks Dina

Exhibit 17!

Main St Assn  
Current President Main St Assn  
Tenants Dunivan

As I stated earlier, I am always available to discuss the National Register in greater detail.

Sincerely,

Jay

Jay Correia  
State Historian III  
Supervisor, Registration Unit  
California State Office of Historic Preservation  
916-445-7008

City Strategic Economic  
Developer Reports  
Directly  
to Dunivan

Subject: historic preservation

Date: Fri, 6 Feb 2015 01:43:48 +0000

From: Anna Gwyn Simpson <asimpson@cityofmartinez.org>

To: Leanne Peterson (Main Street Martinez) <director@mainstreetmartinez.org>, Earl Dunivan Jr. <earljr@sonic.net>, 'ROB SCHRODER' <rob@schroderinsurance.com>

I did some investigating on the process for listing a property on the National Register of Historic Places and found some information that I thought might be of interest. On the National Park Service website it states the following:

[http://www.nps.gov/Nr/national\\_register\\_fundamentals.htm#start](http://www.nps.gov/Nr/national_register_fundamentals.htm#start)

The SHPO notifies affected property owners and local governments and solicits public comment. If the owner (or a majority of owners for a district nomination) objects, the property cannot be listed but may be forwarded to the National Park Service for a Determination of Eligibility (DOE).

It is reiterated again under the listing and ownership section:

A property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object.

Also on the State Historic Preservation Office (SHPO) website it states

([http://ohp.parks.ca.gov/?page\\_id=21237](http://ohp.parks.ca.gov/?page_id=21237)):

3. If you are not the owner of the property you are submitting for registration, please inform the owner of your intention to apply for registration. The property or district may not be listed over the objection of the owner or majority of owners. **Property owner contact information must be included with the nomination cover letter.** For districts, use the District Property Owners Excel Template (part of the Nomination Packet) to list all fee simple property owners within the district's boundary.

6. OHP notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.

7. If approved by the SHRC, the nomination is sent to the State Historic Preservation Officer for nomination to the National Register. The final determination is made 45 days after receipt by the Keeper of the National Register in Washington, D.C.

Based on these statements, it seems like a letter from the property owners objecting to the listing would be enough to stop it from happening. Maybe I am missing something. In the letter, I would think it would be important to say that the process was not followed because property owners were not notified in time to make an objection at the hearing and therefore it shouldn't be approved.

(17)

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