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policy planning ○ urban design ○ environmental review ○ historic preservation ○ community engagement ○ staffing solutions

September 17, 2024

Timothy Rood
Community Development Director
Community Development Department
City of Hercules
111 Civic Drive, Hercules, CA 94547

RE: FINAL – Historic Resource Integrity Evaluation
Building 54 / Queen Anne

Dear Timothy,

Enclosed is the Final Historic Resource Integrity Evaluation (Evaluation) prepared of the Hercules Powder Works Building 54, also referred to as the “Queen Anne”, built circa 1905 and originally located on 2 Kings Avenue and previously associated with the Hercules Village Historic District. In accordance with the agreed scope of work for the proposal dated July 18, 2024, Task 1 (Project Initiation and Site Visit), Task 2 (Draft Evaluation), and Task 3 (Final Evaluation) are now complete. On September 16, 2024, City staff reviewed the Draft Evaluation and provided comments which were addressed in the Final Evaluation. The Final Evaluation is provided on the following page, Attachment A.

Please reach out at your earliest convenience if you have any questions on the Final Evaluation and we may schedule a follow-up meeting. I look forward to speaking with you at your earliest convenience.

Respectfully submitted,

ISABEL CASTELLANO
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HISTORIC RESOURCE INTEGRITY EVALUATION
BUILDING 54 / “QUEEN ANNE”
FINAL

SEPTEMBER 17, 2024

PREPARED FOR:

Community Development Department
City of Hercules
111 Civic Drive,
Hercules, CA 94547

PREPARED BY:

Metropolitan Planning Group (M-Group)
Isabel Castellano, Historic Preservation Specialist
Sean Manalo, Associate Planner

1. EXECUTIVE SUMMARY

This Historical Resource Integrity Evaluation (Evaluation) was prepared by Metropolitan Planning Group (M-Group) at the request of the City of Hercules, Community Development Department to provide a determination whether the Hercules Powder Works Building 54, also referred to as the “Queen Anne,” (subject structure), retains integrity as a historic resource in accordance with the National Register Criteria for Evaluation and with Article 5, §15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

The subject structure was evaluated in 2017 and was found to have individual significance based on its association with former Hercules Mayor Woodfield and was determined to retain integrity to convey that significance. As a result of the 2017 Historic Resource Evaluation (HRE) the Queen Anne was considered a historic resource for the purposes of CEQA. However, as outlined in this evaluation, the structure no longer retains integrity due to its deteriorated state and does not convey its historic significance. Therefore, the subject structure no longer qualifies individually as a historical resource under CEQA Guidelines §15064.5(a)(3)

2. SITE DESCRIPTION

The subject structure was constructed in approximately 1905, originally located at 2 Kings Avenue, and was formerly listed as a contributor to the “Hercules Village” Historic District. The Hercules Village was associated with the Hercules Powder Company, which came to be one of the most significant explosives and chemical factories in the west. The factory comprised nine square miles of the Refugio Creek watershed, with two piers extending to the San Pablo Bay and an extensive internal railroad system powered by compressed-air locomotives.

The subject structure was taken off its foundation and moved to a location slightly west of its original site by the Bixby Company between 2001 and 2002. In 2010, the subject structure was moved by the City of Hercules to the City-owned Corporate Yard, approximately one-half mile from its original location and outside of the District boundaries. The subject structure is supported over steel I-beams and surrounded by a chain link fence.

3. METHODOLOGY

The methodological approach used to complete this evaluation consisted of conducting a site visit with photographic documentation of the structure, brief historical research of the structure and the associated persons and events, and a review of former evaluations (refer to Appendix I to VI). In addition, the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the California Historic Preservation’s (OHP’s) “Built Environment Resource Directory (BERD), were consulted.

A site visit was completed by M-Group Associate Planner, Sean Manalo, on August 7, 2024. During the site visit, the subject structure’s existing condition was recorded with photographs of the

structure and its site (Appendix IV). Additional notes on the architectural features of the subject structure were recorded for the development of this evaluation.

The Evaluation was completed by M-Group Historic Preservation Specialist, Isabel Castellano. Isabel Castellano meets the Secretary of the Interior Standards Professional Qualifications for Architectural Historian, Architecture, and Historic Architecture. She holds a Master of Arts in Conservation Studies of Historic Buildings and a Bachelor of Architecture.

4. HISTORIC OVERVIEW

An in-depth historic overview of the subject structure is available in the Historic Resource Evaluation (HRE) completed by Lilly Bianco, M-Group Preservation Specialist, dated January 5, 2017 (Appendix I). The HRE provided a historic context of the Hercules Powder Company, an outgrowth of the California Powder Works founded in 1861 in Santa Cruz, California which grew to be one of the most significant explosives and chemical plants in the west. Additional context was also provided for the Worker Village that accommodated the Hercules Powder Company workforce due to their isolated location and rental shortages in Pinole.

5. HISTORY OF SUBJECT PROPERTY

The subject structure was one of thirty buildings included within the Hercules Powder Company, listed as the “Hercules Village” historic district in the National Register of Historic Places in 1980. The subject structure was identified as a contributing structure to the historic district. The Queen Anne was taken off its foundation and moved to a location slightly west of its original site by the Bixby Company between 2001 and 2002. In 2010, the subject structure was cut into two pieces and moved by the City of Hercules to the City-owned Corporate Yard, approximately one-half mile from its original location and outside of the District boundaries.

M-Group was retained in 2017 to prepare historical and environmental documentation, including a Historic Resource Evaluation (HRE), to evaluate potential impacts related to a proposal to again relocate the building (Appendix I). The HRE evaluated the historic significance of the building and determined that the structure had lost its significance as a contributor to the Hercules Village Historic District based on its relocation outside of the boundaries of the district. However, the HRE found that the subject structure had individual significance based on its association with former Hercules Mayor Woodfield and at the time of the evaluation the building retained integrity to convey that significance and therefore was considered a historic resource for the purposes of CEQA in 2017.

Following the completion of the HRE, the City of Hercules Planning Commission adopted Resolution #18-11 finding that the Relocation and Rehabilitation of the Queen Anne from its location at 1000 Sycamore Avenue in the City’s Corporation Yard to an undetermined location was Categorically Exempt under CEQA Guidelines. As noted in the City of Hercules’s Planning Commission Meeting Staff Report, dated May 7, 2018 (Appendix II), the need for an environmental

determination for moving the subject structure originated as a result of direction from the City Council in September 2016 to market the subject structure “to interested buyers that intend to rehabilitate and use the structure either in the City or in another community.”

A 2016 solicitation process for the structure’s removal at no cost to the City (Appendix V) resulted in the selection of a house mover, Rockhead and Quarry, with whom a Bill of Sale was executed in 2022 with the intention to relocate the house to a site in Pinole. In preparation to move the house to a site in Pinole, the house mover deconstructed the roof and front gable and stored the roofing lumber inside the subject structure. The front shingled gable was unable to fit inside and was stored outdoors, on the ground and exposed to the elements. In 2024, the subject structure was wrapped in a temporary tarp to prevent intrusion from rain.

Rockhead and Quarry notified the City on May 22, 2024, that they were withdrawing from the project. No repairs or maintenance of the subject structure appears to have occurred since its relocation to the City’s Corporation Yard. A site visit to evaluate the existing conditions of the subject structure was conducted on August 7, 2024, by Sean Manalo, Associate Planner. Up to date photographs taken during the site visit are included in Appendix VIII.

6. EXISTING CONDITIONS

The subject structure was originally built in the Queen Anne architectural style, common from 1880 to 1910. A typical Queen Anne structure includes a steeply pitched roof of irregular shape, patterned shingles, cutaway bay windows, an asymmetrical façade with partial or full-width porch is usually one-story in height and extends along one or both side walls. Decorating detailing subtypes include spindlework, free classic, half-timbered, and patterned masonry work. Most of the single-family residential structures, within the Hercules Village District were designed as Queen Anne architectural style, referred to as “Queen Ann Cottages,” and varied between one- to two-stories.

The subject structure was not an elaborate example of the Queen Anne style and did not retain architectural merits for high ornamentation. The HRE (Appendix 1) described the subject structure as follows:

The primary entry features a partial, recessed porch supported by turned posts and was originally accessed by wood stairs, which are no longer intact. The entrance is centered and to the left of it is an angled bay window with gabled roof. The house is punctuated with simple double hung wood windows. Detailing on the house is relatively muted with the only embellishments being the fish scale shingles adorning the gable front of the cutaway bay and spindle work on the porch supports.

The HRE (Appendix 1) also identified the character defining features of the subject structure to be its one- story height, cross gable roof, partial porch, angled and square bay windows, double hung windows, variation in siding materials, and spindle work. The following content provides an evaluation of the existing conditions of these character defining features.

- a. One-story height: The subject structure relatively retains its one-story height. However, the building had been divided into two pieces for its temporary relocation. The interior of the building was not accessed for this evaluation due to its unsafe condition, temporarily placed over the steel I-beams and covered with a temporary tarp. Other features near the roof, eaves, and porch, which were covered by the temporary tarp, may have been partially lowered, damaged, and/or reduced in height.
- b. Cross gable roof: The subject structure's primary cross gable roof had been removed in pieces and no longer provided coverage to the building's interior. A piece of the decorated shingle is located on the ground, at the base of the structure. A temporary tarp is fixed above the subject structure and tied to the four primary corners. The subject structure's secondary gable roof profile is visible from the edge of the temporary tarp.
- c. Partial porch: The partial porch was not identifiable within the subject structure. Exposed flooring on one side of the subject structure suggests that the partial porch was divided when the structure was split into two pieces during its relocation.
- d. Angled and square bay windows: The angled and square bays were not completely covered by the temporary tarp and have gravely deteriorated. Paint layers on the wood horizontal siding and window trim have peeled and chipped away leaving surfaces of dirt, built grime, dust, and exposed wood.
- e. Doubled hung windows: Similarly to the angled and square bays, the windows were not completely covered by the temporary tarp. The windows' wood frames and muntins have lost their exterior paint finish. Many of the muntins are out of place or missing. Surveyed from a distance, the window frames appeared non-operable, and many have been pried and left open. Most of the windows have been boarded from the inside and no longer retain its original glazing.
- f. Variation in siding materials: The only siding material visible and not covered by the temporary tarp is the horizontal wood siding material. If other variations of siding materials were contained in the subject structure, it is presumed to have been removed and/or altered.
- g. Spindle work: No spindle work was visible on the subject structure within the areas uncovered by the temporary tarp. It is presumed to have been deteriorated and hidden under the temporary tarp, and/or removed from the subject structure.

7. INTEGRITY EVALUATION

Properties listed within the National Register are automatically listed in the California Register of Historic Resources. Under the California Environmental Quality Act (CEQA) resources that meet the criteria of the California Register of Historical Resources are considered historical resources for the purposes of CEQA. *The State Office of Historic Preservation has recommended the National Register of Historic Properties Criteria for Evaluation as a uniform standard for California because they*

*provide a basis for assessing the significance of historical resources at the national, state, and local levels. As such, they encompass and provide for routine consideration of other applicable state and local criteria.*¹

Determination of historical significance requires that several factors are considered, including the property's history (both construction and use); the history and context of the surrounding community; an association with important persons or uses; the number of resources associated with the property; the potential for the resources to be the work of a master architect, builder, craftsman, landscape gardener, or artist; the historical, architectural or landscape influences that have shaped the property's design and its pattern of use; and alterations that have taken place; and lastly how these changes may have affected the property's historical integrity.

Historic resources must possess both historical significance and retain historic integrity. As identified in the National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," integrity is the ability of a property to convey its significance. The National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. As previously noted in the HRE (Appendix 1), it is not required that a property retains *all* of its historic physical features or characteristics, rather a property must retain at the very least, those essential features which allow it to convey its significance. The essential features are those that define (1) why a property is significant and (2) when it was significant. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association.

After the relocation of the subject structure, it was evaluated and found to retain enough integrity to convey its significant association with former mayor, Eugene Woodfield, who served as mayor from 1962 to 1975 and was instrumental in shaping modern Hercules following the closure of the explosives/chemical plant (refer to Appendix 1 – HRE, page 12). In 2015, the subject structure retained integrity as an individually significant resource associated with a person demonstrably important in local history.

The evaluation provided below assesses each of the seven aspects of integrity based on the subject structure's condition evaluated during the site visit, conducted on August 7, 2024, to determine whether there is sufficient integrity remaining to support the Queen Anne's significance associated with the former Mayor Eugene Woodfield.

1. ***Location:*** *Refers to the place where the historic property was constructed or the place where historic event occurred.*

The subject structure has been relocated twice. It was originally located at 2 Kings Avenue, within the Hercules Village Historic District. Then, relocated to approximately 100 feet west of its original site, but still within the boundaries of the Hercules Village Historic District in

¹ California Office of Historic Preservation. *Instructions for Recording Historical Resources*, March 1995. Available at: <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

approximately 2002. Its second relocation occurred in 2010, when the subject structure was moved by the City of Hercules to the City-owned Corporate Yard, approximately one-half mile from its original location and outside of the District boundaries. This second relocation was intended as a temporary location to allow time and interested parties to propose an appropriate location for the subject structure. However, the house mover selected by the City abandoned the project in 2024. It has since remained in two pieces at the City's Corporation Yard. The City's Corporation Yard is not a suitable or permanent location, and does not support nor reflect similarities with the subject structure's historic place in a residential or village (mixed-use) area as the residence of the former Mayor Eugene Woodfield. As such, the subject property no longer retains the integrity of location.

2. ***Design:*** *Refers to the combination of elements that create the form, plan, space, structure, and style of a property.*

The design of the subject structure has been compromised since its overall form, plan, and structure have been affected with the splitting of the structure into two pieces. Removal of the roof and use of a temporary tarp increased its deterioration and loss of historic fabric. The subject structure's Queen Anne architectural style is slightly identifiable. However, its character defining features have been deteriorated beyond repair. Refer to Section 6 of the evaluation for description of its existing conditions and evaluation of character defining features. As such, the subject structure no longer retains the integrity of design.

3. ***Setting:*** *Refers to the physical environment of a historic property.*

The subject structure is no longer located in its original location at 2 Kings Avenue, where its setting included a ridge, above the Hercules Powder Company plant operations in an area known as "the Hill." As similarly noted for the evaluation integrity of location, the City's Corporation Yard is not a suitable and not a permanent location, and does not support nor reflect similarities with the subject structure's historic place of a residential or village (mixed-use) area as the residence of the former Mayor Eugene Woodfield. As such, the subject structure no longer retains the integrity of setting.

4. ***Materials:*** *Refers to the physical elements that were combines or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

As previously described in Section 5 of the evaluation, no repairs or maintenance of the subject structure appears to have occurred since its relocation to the City's Corporation Yard. The roof was removed into sections and a temporary tarp was placed as the only protection from the elements. Some roof pieces were left on the ground at the base of the subject structure. The exterior and structural elements that supported and enclosed the subject structure have been comprised with its removal, split, and/or deterioration. Due to its state of deterioration and the fact that various architectural features have been removed, destroyed,

or are no longer evident, the subject structure barely reflects a residential structure to identify as the former Mayor Eugene Woodfield's residence. As such, the subject structure no longer retains the integrity of materials needed to convey its significance.

5. ***Workmanship:*** Refers to the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Some architectural features that identify the subject structure as a Queen Anne architectural style remain. These include the wood horizontal siding, angled and square bay windows, and double hung windows. However, they have been exposed to the weather, without repair, and have deteriorated beyond repair. Architectural detailing in the workmanship of the subject structure are no longer identifiable or salvageable. As such, the subject structure no longer retains the integrity of workmanship.

6. ***Feeling:*** Refers to a property's expression of the aesthetic or historic sense of a particular period of time.

As previously evaluated in the HRE (Appendix 1), the subject structure was significant based on its collective contribution as a residential home associated with the Hercules Village. It was not able to communicate such significance in isolation. After its second relocation to the City's Corporation Yard, the subject structure no longer retained the integrity of feeling as a contributor to the Hercules Village Historic District. Due to its state of deterioration and that various architectural features have been removed, destroyed, or are no longer evident, the subject structure barely reflects a residential structure to identify as the former Mayor Eugene Woodfield's residence. As such, the subject structure no longer retains the integrity of feeling.

7. ***Association:*** Refers to the direct link between an important historic events or person and a historic property.

Similarly to the integrity of feeling, the integrity of association first related with the Hercules Village Historic District. The subject structure lost its integrity of association to the historic district after its second relocation to the City's Corporation Yard. Within the HRE (Appendix 1), a second association of the subject structure was identified to the former Mayor Eugene Woodfield. As previously evaluated in 2018, building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event, may still be considered to retain integrity despite its relocation. This is particularly true for resources which are relocated in an effort to avoid demolition or destruction. However, as of the site visit completed on August 7, 2024, the subject structure demonstrated deterioration beyond repair and relocation did not appear as a viable option with the subject structure's current existing conditions. As such, the subject structure no longer retains the integrity of association to the Hercules Village Historic District or to the former Mayor Eugene Woodfield.

8. APPLICATION OF CEQA

The California Environmental Quality Act (CEQA) Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code §5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to the Public Resources Code §5024.1, an historical resource is a resource that is listed in or determined to be eligible for listing in the California Register of Historical Resources; included in a local register of historical resources; or is identified as significant in a historic resource survey if that survey meets specified criteria.

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California provided that the determination is supported by substantial evidence in light of the whole record.

Due to the loss of the subject structure’s overall integrity to convey its significance as first a contributing structure to the Hercules Village Historic District, and secondly as the residence of the former Mayor Eugene Woodfield, who served as mayor from 1962 to 1975, the subject structure is no longer identified as a historic resource. Therefore, the application of CEQA pursuant to Guidelines §15064.5(a)(3), is no longer applicable.

9. RECOMMENDATIONS

The City of Hercules Community Development Department staff expressed the possibility of demolition to the subject structure if evaluated that the subject structure no longer retained integrity and therefore was not considered a historic resource. The integrity evaluation determination confirmed that due to a loss of integrity that the Queen Anne is no longer identified as a historic resource, it is recommended that the City of Hercules Community Development Department complete the following two recommendations prior to demolition.

- ❖ It is recommended that the California State Office of Historic Preservation is notified prior to the demolition of the subject structure, and presented with a copy of the subject structure’s 2017 HRE and this integrity evaluation report.
- ❖ It is recommended that all records associated with the subject structure, including evaluations, Planning Department files, etc., are submitted and recorded with the California Historical Resources Information System (CHRIS) for the record of the Hercules Village Historic District.

10. CONCLUSION

Based on the Historic Resource Integrity Evaluation, the Hercules Powder Works Building 54, also referred to as the “Queen Anne,” (subject structure), in the City of Hercules, no longer possess integrity to support its historical significance as a historic resource. It is the professional opinion of M-Group that (1) the subject structure no longer retains integrity to support its historic significance with its association with former mayor, Eugene Woodfield, (2) that the subject structure is therefore no longer eligible as a historic resources in the National Register of Historic Places, subsequently is no longer eligible as a historic resource within the California Register of Historic Resources, and (3) no longer qualifies individually as a historical resource under CEQA Guidelines §15064.5(a)(3). It is also recommended that that the City of Hercules Community Development Department review and consider the two recommendations presented in this evaluation prior to demolition of the subject structure.

11. BIBLIOGRAPHY

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APPENDIX I

Historic Resource Evaluation & Environmental Documentation, dated January 5, 2017

Provided in the following page.

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m-group

a new design on urban planning

policy planning • urban design • environmental review • historic preservation • community engagement • staffing solutions

February 22, 2018

Holly Smyth, Planning Director
City of Hercules
11 Civic Drive
Hercules, CA 94547

RE: Historic Resource Evaluation
The "Queen Anne House"
Hercules, CA

The attached Historic Resource Evaluation (HRE) and environmental documentation has been prepared for the "Queen Anne House." The "Queen Anne House" is identified as a contributor to the "Hercules Village" Historic District — a worker village associated with the Hercules Powder Company— which is listed on the National Register of Historic Places (NR8000079). Since District listing in 1980, the house has been re-located twice and is presently located in the city-owned Corporate Yard, approximately one-half mile from its original location and outside of the District boundaries. The house has also been separated into two pieces. A proposal is underway to re-locate the subject house once again and rehabilitate the building for continued use. This Historic Resource Evaluation has been prepared to confirm the type of significance, determine the level of integrity that remains, and to inform the requisite CEQA review.

The findings of the evaluation confirm that the "Queen Anne House" is significant at the state level as a contributor to the Hercules Village Historic District and also individually significant based on its association with former Hercules mayor, Eugene Woodfield. Given that the resource has been removed from the original setting and removed from its former associations, it no longer retains the ability to convey its significance associated with the Hercules Village. However, the resource *does* retain the ability to convey significance associated with former mayor, Eugene Woodfield, who played a significant role in the recent development of the City of Hercules.

Please do not hesitate to contact me at (707) 259-1790 with any questions related to the review or if clarification would be helpful.

Sincerely,

Heather Hines
M-Group | Principal

Lilly Bianco, MHP
M-Group | Preservation Specialist

The Queen Anne House

Historic Resource Evaluation

City of Hercules, CA
January 5, 2017



Prepared by



m-group

1303 Jefferson Street, Suite 100-B

Napa, CA 94559

1. Purpose

The City of Hercules has requested that M-Group provide the appropriate level of environmental documentation needed to comply with California Environmental Quality Act (CEQA) and facilitate the re-location of the “Queen Anne House,” a historic residential building listed on the National Register of Historic Places and identified as a historic resource in the General Plan.

The Queen Anne House is listed as a contributor to the “Hercules Village” Historic District (Building No.54). The Hercules Village was associated with the Hercules Powder Company, which came to be one of the most significant explosives and chemical factories in the west. The factory comprised nine square miles of the Refugio Creek watershed, with two piers extending to the San Pablo Bay and an extensive internal railroad system powered by compressed-air locomotives.

The explosives plant operated from the late 1890s into the 1940s after which time it diversified to also manufacture fertilizer. Beginning in 1972, the former plant was subdivided and transformed into residential suburbs. Today approximately 34 buildings associated with the former use are still intact. According to the National Register nomination, the District is significant as one of the last company towns in America and as a contributor to the Historic District, the Queen Anne’s significance associated with the former plant is largely reliant on the ability to interpret what remains of the cohesiveness of original village fabric.

At present, the Queen Anne house is located in the City’s Corp Yard, approximately one-half mile from its original location. The project proposal involves a request to re-locate and rehabilitate the subject house. The final destination is not known at this time, but it is understood that the final destination will most likely be outside of the Hercules City limits. The subject building is listed on the National Register and by default, the California Register, and therefore any activities that could adversely affect its integrity are subject to CEQA review.

2. Methodology

M-Group used a systematic approach to perform the Historic Resource Evaluation. Our approach included review of archival information for the subject property, review of records available at the Contra Costa Historical Society, Pleasant Hill Library, as well as additional online resources including the California Digital Newspaper Collection. The evaluation was further informed by a great deal of email and phone communication with members of the Hercules Historic Society. Finally, a field survey was undertaken by M-Group Preservation Specialist, Lilly Bianco on November 30th, 2017 to evaluate the level of integrity that remains and obtain a more clear understanding of how the proposed relocation may impact the subject resource.

The evaluation focuses on the identification of areas of significance, essential character defining features important for conveying the property’s significance, the role the property played in the larger context of the District and the City of Hercules, and an assessment of the extent to which

those essential features have or have not been retained. This evaluation concludes with an abbreviated discussion of potential environmental impacts, as needed to inform the CEQA Analysis.

3. Summary of findings

The following Evaluation performed for the subject property confirms that the “Queen Anne” House is significant as a contributor to the Hercules Village. However, its relocation to an area outside of the District and disassociation from what is left of the “worker village” eliminates its ability to convey its significance as part of the former Hercules Powder Company and precludes it from serving as a contributor to the Historic District.

However, review of the “Queen Anne’s” architectural merit and occupant history indicates that *it is significant* at the individual level in accordance with CRHR Criterion 2 based on its association with former Hercules mayor, Eugene Woodfield, who served as mayor from 1962 to 1975. Mayor Woodfield was instrumental in the creation of the City’s first General Plan in 1972 and in developing the blueprint for modern Hercules. In its current location, within the boundaries of the City, the “Queen Anne” House is able to convey its significance based on its association with former mayor, Eugene Woodfield and his political contributions and while it exhibits a seriously degraded condition, it retains historic integrity.

In its present state the subject house is particularly vulnerable to demolition by neglect. Given its vulnerable state and in the absence of other options to preserve in place or relocate to another location within the City limits, the proposed rehabilitation consistent with the Secretary of the Interior’s Standards (SOIS) and relocation to an alternative location would be an appropriate treatment and would not constitute an adverse impact to an identified historic resource as the residence would continue to be eligible for the California Register of Historic Resources despite its relocation.

4. Historic Context.

Hercules Powder Company

The Hercules Powder Company—an outgrowth of the California Powder Works founded in 1861 in Santa Cruz, California — grew to be one of the most significant explosives and chemical plants in the west. At its height the factory comprised nine square miles of the Refugio Creek watershed and employed approximately 300 workers.

In 1867, swede, Alfred Nobel, invented dynamite and it quickly became the explosive of choice for mining and tunneling in hard rock. In response to these new innovations and in 1879, the California Powder Works acquired 44.94 acres of land midway between Pinole and Rodeo where they established a plant. In 1881, The Powder Works began manufacturing “Hercules powder”— an explosive comprised of nitroglycerine absorbed in magnesium carbonate.

As activities continued to ramp up and the operation grew, the management identified a need for improved governance and incorporated as a City on December 15, 1900. Not long thereafter, in 1903 the DuPont Family (One of California Powder Works largest stockholders) acquired the company, but by 1912 was ordered by judicial decree to dissolve the company due to DuPont's violations of the Sherman Antitrust Act. This resulted in the California Powder Works being divided into two distinct companies, one of which was the Hercules Powder Company.

The Hercules Powder Company went on to produce not just dynamite, but also black powder and TNT. In the 1940s, the plant diversified and began manufacturing fertilizers that included methanol, formaldehyde, and urea formaldehyde. The plant officially closed in 1976 due to overseas competition. Even before that, in 1972, portions of the operations had already been sold off to developers for subdivision and to be transformed into residential suburbs. The plant was dismantled and today 34 buildings and structures associated with the former use remain.

Worker Village

To reconcile the need for workers with the isolated location of the plant and rental shortages in Pinole, the California Powder Works, and later, Hercules Powder Company, went about constructing their own housing to accommodate their workforce. The construction of the workforce housing took place over several decades and coincided with fluctuations in worker demand. Each phase of development exhibits a relatively distinct architectural style reflective of the era in which it was built.

The configuration of the plant was such that the manufacturing and operations were located closest to the Bay, with the "village" and workforce housing located in a relatively protected area removed from the manufacturing area and shielded by a hill.

The first homes were built as simple Queen Anne cottages. Later, in the early 1900s, a series of colonial revival homes were constructed along Bay, Hercules, Park, Pinole and Santa Fe streets and in 1915, and coinciding with growth of the Company and introduction of a new TNT plant, duplexes were constructed on Hercules and Bay Streets.

In the intervening years between WWI and WWII, the Company town exhibited the largest population of company towns located in the East Bay— a guide to 1930's California, listed it's population as 392, while the populations of other company towns did not exceed 220 residents.¹ Later on, and in anticipation of increased demand for munitions just before WWII, a number of US Government funded homes were commissioned, but were not actually completed until after the wars end. The final phase of workforce housing, a series of WWII era homes, was constructed on Skelly, Durham, and Bacchus streets.²

Following the end of WWII, the need for worker housing had diminished along with the demand for explosives and in an effort to limit hazards associated with vacant homes, the company demolished

¹ Cori Ojala and Kevin McGrath, *Remembering Days Past, Hercules, CA 1879- 1987. 4*

² Cori Ojala and Kevin McGrath, *Remembering Days Past, Hercules, CA 1879- 1987. 4*

a number of unused structures. In 1980, 36 buildings associated with the former Powder Works operations remained and were distributed among “The Hill,” “The Village” and on the “Acid Wharf”. In August of 1980, the remaining resources were listed as contributors to the “Hercules Village” National Register Historic District and listed on the National Register of Historic Places.

The worker housing that remained and was in restorable condition, included 20 Queen Anne and Colonial Revival Style homes dating to the turn of the Century, were restored by Aegis Corporation. In October of 1980, 13 of the homes were moved from adjacent streets and re-located to be concentrated on Bay and Pinole streets with seven other historic worker homes remaining in their original location to form a cluster of former worker homes. The December 1981 Herculean described the plans for the District, as follows:

“The developer has plans to make the streetscape similar to that of the turn of the century when the homes were built. Upon approval of the Hercules Municipal Historic District Board (the City Council members), the developers will paint the homes to reflect their design. The colors will be muted and an overall color scheme will be used for the whole area. Doors, windows and decorative touches will be accented with colors complementing the main body of the houses. The interiors will reflect the era of the homes.”

Restoration and relocation activities were completed in 1984. The Street remained in its original width of 25 feet and each home features a brass plaque by the front door communicating its national register status

Queen Anne House

Constructed in approximately 1905 and originally located at 2 Kings Avenue³, immediately northwest of the “Clubhouse building”⁴, the “Queen Anne House” housed senior plant personnel and later served office functions. It was constructed on the ridge, above the plant operations in an area known as “the Hill.” “The Hill” was comprised of a complex of administrative, technical, and social buildings that included the White Columns, the superintendent’s mansion, a men’s clubhouse, and Quinan Hall, a bachelor quarters and social hall, as



Figure 1 2 Kings Avenue. Photo Courtesy of

³ (Referred to as Building no. 54 by Hercules Powder Company

⁴ (Referred to as Building 8103 by Hercules Powder Company

well as, a post office, dining hall, and kindergarten.⁵ This area was distinct from “the village” located below the ridge, which consisted of approximately 100 company-built worker homes. At its height, the Hercules Powder Company Village included approximately 100 worker homes.



Figure 2 Queen Anne House, undated. Image courtesy of HHS

Data regarding previous tenants of 2 Kings Avenue is very limited. However, available records⁶ indicate that in the 1920s the Robinson Family, Jovita and Ralph Robinson, along with daughters, Anita, Eleanor, and Ruth occupied the house, about whom not much can be discovered. Later, plant engineer, George Appleton resided at 2 Kings Avenue, followed by plant engineer and former mayor, Eugene Woodfield and his family.

Eugene (Gene) Woodfield served as mayor of Hercules from 1962-1975 which, based on available records on file at the Hercules Historical Society and personal accounts, appears to have overlapped with his time living at 2 Kings Avenue; he passed away in January 17, 1978 due to heart problems. In a February 1978 city newsletter, Woodfield is remembered as being instrumental in the development of the 1972 General Plan which is the blueprint for the current design of the City. The City's first park, as well as a street, was later dedicated in his name.

Available records indicate that, William Thatcher, a former Hercules employee and watchman for

Valley Nitrogen Producers (which Succeeded Hercules Inc.) was the home's final occupant.⁷

Personal accounts of the neighborhood written by the former resident of 6 Kings Avenue, E.M Fawcett, detailed a very neighborly environment where residents often held get-togethers on the lawn and which was a great place to raise children.

On August 22, 1980, The National Park Service placed the “Queen Anne House,” along with 35 other buildings and structures associated with the Powder Company operations on the National Register of Historic Places. The “Queen Anne House” is denoted as Building No. 54 in the Hercules Village National Register Nomination (No. 80000799).

⁵ Posedel, *Images of America*, 79

⁶ Available records that detail occupant history include photograph captions included in “ Images of America: Hercules” and through personal accounts on file at the Hercules Historical Society.

⁷ Posedel, *Images of America*, 87

By 1984 the house was already described as being in a compromised condition. A building survey conducted at this time indicates that, "brick foundations are cracked and have settled. Front stairs are in a state of collapse. Roofing and sheet metal need replacement. Siding appears to be intact."⁸

In 2002 and in preparation for site grading associated with a proposed new development, the Bixby Company removed the subject house from its foundation and relocated it approximately 100 feet west of its original site, but still within the boundaries of the Hercules Village Historic District. Later, in 2010 the City of Hercules acquired the house from its then owner, Oso Trabuco, cut it in half to allow for transport, and relocated it to the City's corporation yard, near Willett Street and Sycamore Streets, approximately ½ mile from its original location and outside the boundaries of the District. Today, the House remains on the City's corporation yard and although partially secured, its condition continues to deteriorate.

5. Architectural Description

The Queen Anne House, presently located in the city's corporate yard was built circa 1905. It is a one-story over raised basement, single family residence, designed in the Queen Anne cottage style. The building is rectangular in plan, clad with channel wood siding, and capped with a cross gabled, asphalt shingle roof. The former foundation appears to have been a brick foundation; although the residence has since been removed from its foundation. The primary entry features a partial, recessed porch supported by turned posts and was originally accessed by wood stairs, which are no longer intact. The entrance is centered and to the left of it is an angled bay window with gabled roof. The house is punctuated with simple double hung wood windows. Detailing on the house is relatively muted with the only embellishments being the fish scale shingles adorning the gable front of the cutaway bay and spindle work on the porch supports.

Character Defining Features

- One- story height
- Cross gable roof
- Partial porch
- Angled and square bay windows
- Double hung windows
- Variation in siding materials
- Spindle work

6. Significance

Eligibility for listing on the California Register and/or National Register is determined based on how well a given property meets one or more of the following criteria. It is not required that all four criteria are met for a resource to be considered significant. The applicable criteria are listed below

⁸ City of Hercules- Waterfront Park Study, Residence- 2 King Street. On file at the Hercules Historical Society.

with the analysis listed in italic typeface, below. Note that Criterion 1-4 refers to the California Register of Historic Places and Criterion A-D refers to the National Register of Historic Places.

Criterion 1/A Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

As detailed above, the Queen Anne House served as one of the first worker homes constructed to house employees of the California Powder Works and what would later become the Hercules Powder Company. The company village, that included homes and supporting uses including the clubhouse, etc, were an integral component of the plant operation. The Hercules Powder Company became one of the largest explosives plants in the United States. While the plant itself has since been dismantled, the remaining buildings and residential structures and their spatial organization serve as valuable reminders of this important time in not only California history, but also national history and trends. Taken together with the other remaining buildings and residences, the Queen Anne House is an important remnant of that historical period and is significant under Criterion 1/A as a contributor to the Hercules Village National Register District. The homes and remnants are only significant under this criterion as a collective whole given that on an individual basis they are unable to communicate the significance or associations of the worker village, but as a collective whole, they can be understood and interpreted.

Criterion 2/B Associated with the lives of persons important to local, California or national history.

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. Properties associated with living persons are usually not eligible for inclusion in the California or National Register.

A literature search and considerable amount of coordination between the author and the Hercules Historical Society did indicate that in the 1920's, the Robinson Family, Jovita and Ralph Robinson, along with daughters, Anita, Eleanor, and Ruth occupied the house. Later, plant engineer Eugene Woodfield and his family occupied the home. Woodfield served as mayor from 1962-1975. William Thatcher, a former Hercules employee and watchman for Valley Nitrogen Producers (which succeeded Hercules Inc. was the homes final occupant).⁹

Of those tenants, Eugene (Gene) Woodfield appears to be the only one with demonstrable contributions to history, namely, he was instrumental in crafting the City's first General Plan and creating a blueprint for how the City would evolve following the closure of the Hercules Plant (by

⁹ Posedel, Images of America. 87

then operated by Valley Nitrogen Producers) and into the next era. After his death in 1978, the City honored him by dedicating the City's first park and a street in his name. Accordingly, the subject residence does exhibit local significance based on its association with Eugene Woodfield who was demonstrably important in terms of local history and the Queen Anne House serves as the best representation of his productive life.

Criterion 3/C Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values

The Queen Anne House was constructed in the Queen Anne cottage style and while representative of that style, does not contain a level of detail or characteristics of that style to be significant merely based on architectural merit. As such, the Queen Anne House is not individually significant under Criterion 3/C.

Criterion 4/D Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation

Under this criterion a property is eligible if it has been used as a source of data and contains more, as yet retrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data. The Queen Anne House does not constitute the principal source of information, for which to deem it eligible under this criterion. As such, there is no indication that the property would be significant based on the fact that it has yielded or is it expected to yield information important to the prehistory or history of California or the nation.

7. Integrity

Historic Resources deemed to be significant must also be able to convey their historic significance. The ability to do this is judged by how well the resource meets the seven aspects of integrity: Location, design, setting, materials, workmanship, feeling and association. However, the individual nature of the property and its particular significance may result in certain aspects holding more weight than others. It is not required that a property retains *all* of its historic physical features or characteristics, rather a property must retain at the very least, those essential features which allow it to convey its significance. The essential features are those that define (1) why a property is significant and (2) when it was significant.

1. Location: Refers to the building's original geographical location.
2. Design: Design refers to the organization of space, proportion, scale, technology, ornamentation and materials used. Design is reflective of function, technology and aesthetic trends of a respective time period. In order for integrity of design to be retained the resource should retain the original structural systems, massing, spatial arrangement, texture

and color of materials, detailing and arrangement and type of vegetation or, at the least, a majority of those elements.

3. **Setting:** Setting refers to the character of the place in which the property played its historical role. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve.
4. **Materials:** Materials are the physical elements that were combined in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. In order to retain integrity a property should retain the key exterior materials dating to the period of significance.
5. **Workmanship:** Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.
6. **Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. **Association:** Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

The essential aspects that must be retained to convey the significance of the Queen Anne House as a contributor to the Hercules Village Historic District include location, design, feeling, and association. Originally, the subject residence was located directly behind the Powder Company Clubhouse, and clustered with other worker housing meant for upper level management. The relocation of the house to the City's corporate yard and outside of the District effectively severed the historic relationship the home shared with the Powder Company operation and employee village. Given that the Queen Anne House is significant based on its collective contribution as a residential home associated with the Hercules Village, it is not able to communicate such significance in isolation and would not be able to cite this criteria consideration. In its present state, the Queen Anne House retains integrity of design, materials, and workmanship, but has lost integrity of location, feeling, and association. Given that the latter three aspects are most important for the Queen Anne House to convey significance as a contributor to the District, the loss of those aspects has resulted in the resource losing integrity as a contributor to the Hercules Village.

While the subject building does not retain integrity based on its association with the Hercules Powder Company, it does retain enough integrity to convey its significant association with former mayor, Eugene Woodfield. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event, may still be considered to retain integrity despite its relocation. This is particularly true for resources which are relocated in an effort to avoid demolition or destruction.

As detailed in this report, not only is the building significant based on its association with Hercules Powder Company, but is also determined to be individually significant based on its association with former mayor, Eugene Woodfield, who was instrumental in shaping modern Hercules following the closure of the explosives/chemical plant. The house has been moved one-half mile from its original site, but because it is still located in a similar area and because its significance is derived from its association with former mayor and not strictly tied to its location, it retains integrity as an individually significant resource associated with an a person demonstrably important in local history.

8. CEQA Determination

Pursuant to CEQA Section 15064.5, a historical resource is one which generally meets the criteria for listing on the California Register of Historic Resources (CRHR) or is otherwise a locally listed resource. Resources listed on the National Register of Historic Places are, by default, included on the CRHR. To qualify as a historical resource, a building must be both significant and retain a level of integrity to be able to convey that significance.

As detailed herein, the Queen Anne House is significant both as part of a District and individually; however, it only retains enough integrity to convey its individual significance. This evaluation confirmed that the Queen Anne House is a significant resource based on its association with the Hercules Powder Company and as a representative of one of the last remaining company towns in California; nevertheless, its integrity and the ability to convey that significance relies on the cohesion and collection of buildings and ability to interpret their relationship and organization. The 2010 relocation of the Queen Anne House to an area removed from the other remaining Powder Company residential buildings and outside the boundaries of the District prevents the subject building from being able to convey its significance as part of the larger company town and eliminated its integrity. As a result, the Queen Anne House is no longer serves a contributor to the District.

While the Queen Anne House does not retain historic integrity as a contributor to the Hercules Village Historic District it does retain integrity as an individual resource associated with a locally significant person. Former mayor Eugene Woodfield was instrumental in guiding the evolution of Hercules into the 21st century. Because the ability to interpret a building's significant association with an important person is less tied to the location and setting and more reliant on design,

workmanship, feeling, association, the property continues to retain enough integrity to convey its significance despite its previous relocation.

As discussed under California Office of Historic Preservation Technical Assistance Series #6, under most scenarios, the relocation of a historic resource, as is proposed under this project, would not be a preferred treatment; however, when undertaken in an effort to avoid demolition or destruction of the resource, it may be appropriate and the resource may remain on (or eligible for) the California Register of Historic Resources insofar as the resource is rehabilitated and maintained consistent with the SOIS, is re-located in a compatible area, and its significance is able to be interpreted.

Proposed activities, including relocation of the “Queen Anne House” to a vacant residential lot outside of the Hercules Village Historic District and rehabilitation of the residence, would therefore be exempt pursuant to CEQA Exemption 15301 which exempts the rehabilitation of damaged structures to meet current standards of public health and safety, as well, as the removal of individual small structures including single family residences. It would also be exempt pursuant to CEQA Exemption 15331, which exempts projects which maintain, repair, stabilize, rehabilitate, restore, preserve, conserve or reconstruct a historical resource in a manner consistent with the Secretary of the Interior’s Standards. Last, the proposed project is not located in a sensitive environment, would not generate cumulative impacts, there is no reasonable possibility that it would have a significant effects, is no located proximate to a scenic highway, or on a site with hazardous waste, and based on the reasons enumerated above, would not cause a substantial adverse to a historical resource.

REFERENCES

Online Resources

Jennifer Posedel. "The Company Town of Hercules, Sept. 5, 2011."
<http://herculeshistory.org/tag/hercules-powder-co/>, Accessed Dec 8, 2017

Published Work

Hittell, John Shertzer. *The Commerce and Industries of the Pacific Coast of North America: Comprising the Rise, Progress, Products, Present Condition, and Prospects of the Useful Arts on the Western Side of Our Continent, and Some Account of Its Resources, with Elaborate Treatment of Manufactures; Briefer Consideration of Commerce, Transportation, Agriculture, and Mining; and Mention of Leading Establishments and Prominent Men in Various Departments of Business.* A.L Bancroft Company, 1882.

Morton, W. Brown III; Hume, Gary L; Weeks, Kay D; Jandl, H. Ward, Revised by Anne E Grimer. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.* Washington, D.C.: U.S. Department of the Interior. 2017.

Ojala, Cori and Kevin McGrath. *Remembering Days Past, Hercules, CA 1879- 1987.*

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Public Records

West County Times: Oct 25, 1987; Oct 9, 1989; Feb 27, 1988; Feb 10, 1990; Dec 7, 1993.

Hercules Village National Register Nomination, NO. 80000799, 1980.

Contra Costa History Center Archives

Hercules Historical Society archives

Personal Correspondence

Victor Carniglia, in person meeting, November 30' 2017

Stephen Lawton, Hercules Historical Society, Email Correspondence, December 5,11,12,13,14,15 2017.

QUALIFICATIONS

Lilly Bianco of M-Group performed the Historic Resource Evaluation for the Hercules “ Queen Anne” House . Ms. Bianco holds a Masters in Historic Preservation and is a qualified Architectural Historian pursuant to the Secretary of the Interior’s Standards and as defined in the Code of Federal Regulations, 36 CFR Part 61. Ms. Bianco is listed as an Architectural Historian on the California Historic Resources Information Systems list of qualified consultants.

M-Group Principal, Heather Hines, oversaw the evaluation. Heather Hines is a qualified Architectural Historian pursuant to the Secretary of the Interior’s Standards and as defined in the Code of Federal Regulations, 36 CFR Part 61. Ms. Hines holds a Masters in Urban Planning and Graduate Certificate in Historic Preservation. She has 14 years of experience in the fields of historic preservation and urban planning and is listed as an Architectural Historian on the California Historic Resources Information Systems list of qualified consultants.

ATTACHMENTS

1. Site Photos



Front Facade , November 2017.



Side Elevation , November 2017.



Front Facade . November 2017.



Rear Elevation, November 2017

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Hercules "Queen Anne" House

P1. Other Identifier: Hercules Village Historic District Building No. 54

*P2. Location: Not for Publication Unrestricted

*a. County: Contra Costa County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: City of Hercules Corporate Yard

City: Hercules

Zip: 94547

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Queen Anne House, presently located in the city's corporate yard was built circa 1905. It is (was) a one-story over raised basement, single family residence, designed in the Queen Anne cottage style. The building is rectangular in plan, clad with channel wood siding, and capped with a cross gabled, asphalt shingle roof. The former foundation appears to have been a brick foundation; although the residence has since been removed from its foundation. The primary entry features a partial, recessed porch supported by turned posts and was originally accessed by wood stairs, which are no longer intact. The entrance is centered and to the left of it is an angled bay window with gabled roof. The house is punctuated with simple double hung wood windows. Detailing on the house is relatively muted with the only embellishments being the fish scale shingles adorning the gable front of the cutaway bay and spindle work on the porch supports. *Character Defining Features:* One-story height, Cross gable roof, Partial porch, Angled and square bay windows, Double hung windows, Variation in siding materials, Spindle work.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 (Single Family Home)

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Façade, November 30, 2017

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

1905, estimate based on available records at Hercules Historical Society.

*P7. **Owner and Address:**

City of Hercules
111 Civic Drive,
Hercules California 94547

*P8. **Recorded by**

Lilly Bianco
M-Group
1303 Jefferson St. Suite 100-B
Napa, CA 94558

*P9. **Date Recorded:** 11.30.17

*P10. **Survey Type:**

Intensive

*P11. **Report Citation:** The Queen Anne House, Historic Resource

Evaluation, City of Hercules CA, January 19, 2018 Prepared by M- Group.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

DPR 523L (1/95)

*Required information

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

B1. Historic Name: Hercules Village Building no.34
 B2. Common Name: Hercules Queen Anne
 B3. Original Use: Single Family Residence B4. Present Use: None

*B5. Architectural Style: Queen Anne Cottage

*B6. Construction History: (Construction date, alterations, and date of alterations)
 1905- Constructed
 2002- Home removed from foundation and relocated approximately 100 feet west of original location
 2010 - Cut in half, and relocated to City of Hercules Corporate Yard near Willet and Sycamore Streets and approximately 1/2 mile from its original location

*B7. Moved? No Yes Unknown Date: 2002, 2010 Original Location: 2 Kings Avenue

*B8. Related Features: None

B9a. Architect: N/A b. Builder: _____
 *B10. Significance: Theme Industry; City planning Area Hercules

Period of Significance 1905-1972; 1962-1975 Property Type Residential Applicable
 Criteria 1,2 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Queen Anne House is significant under Citerion 1, in that it served as one of the first worker homes constructed to house employees of the California Powder Works and what would later become the Hercules Powder Company. The company village, that included homes and supporting uses including the clubhouse, etc, were an integral component of the plant operation. Continued on Page 3.

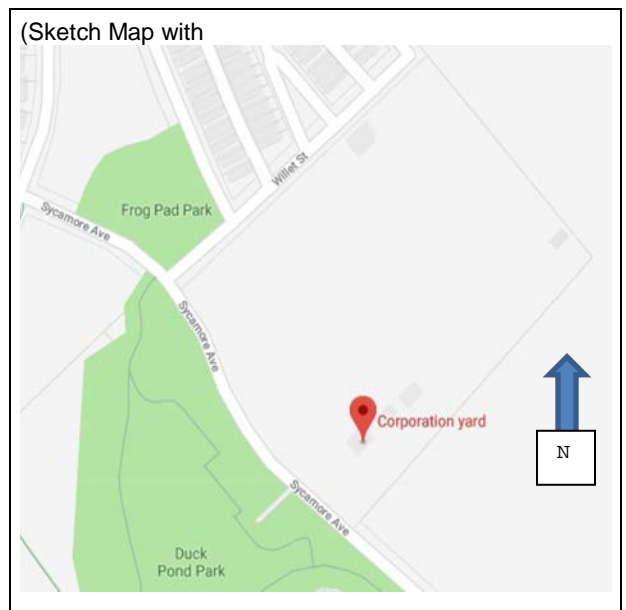
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

B13. Remarks:

*B14. Evaluator: Lilly Bianco, M-Group
 *Date of Evaluation: 01.11.2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Hercules Queen Anne

Page ___ of _____

Continued from Page 2, B10, Significance:

The Queen Anne House is significant under **CRHR Criterion 1** given that it served as one of the first worker homes constructed to house employees of the California Powder Works and what would later become the Hercules Powder Company. The company village, that included homes and supporting uses including the clubhouse, etc, were an integral component of the plant operation. The Hercules Powder Company became one of the largest explosives plants in the United States. While the plant itself has since been dismantled the remaining buildings and residential structures and their spatial organization serve as valuable reminders of this important time in not only California history, but also national history and trends. Taken together with the other remaining buildings and residences, the Queen Anne House is an important remnant of that historical period and is significant under Criterion 1/A as a contributor the Hercules Village National Register District. The homes and remnants are only significant under this criterion as a collective whole given that on an individual basis they are unable to communicate the significance or associations of the worker village, but as a collective whole, they can be understood and interpreted.

The Queen Anne House is further significant under **CRHR Criterion 2**, based on its association with plant engineer and former Hercules Mayor, Eugene (Gene) Woodfield. According to available records, Eugene Woodfield served as mayor from 1962 to 1975 and resided at the subject house during that time. Eugene (Gene) Woodfield was instrumental in crafting the City's first General Plan and creating a blueprint for how the City would evolve following the closure of the Hercules Plant (by then operated by Valley Nitrogen Producers) and into the next era. After his death in 1978, the City honored him by dedicating the City's first park and a street in his name. The subject residence exhibits local significance based on its association with Eugene Woodfield who was demonstrably important in terms of local history and given that the the Queen Anne House serves as the best representation of his productive life.

Continued from Page 2, B12, References:

Online Resources

Jennifer Posedel. "The Company Town of Hercules, Sept. 5, 2011."
<http://herculeshistory.org/tag/hercules-powder-co/>, Accessed Dec 8, 2017

Published Work

CONTINUATION SHEET

Property Name: Hercules Queen Anne

Page ___ of ____

Hittell, John Shertzer. *The Commerce and Industries of the Pacific Coast of North America: Comprising the Rise, Progress, Products, Present Condition, and Prospects of the Useful Arts on the Western Side of Our Continent, and Some Account of Its Resources, with Elaborate Treatment of Manufactures; Briefer Consideration of Commerce, Transportation, Agriculture, and Mining; and Mention of Leading Establishments and Prominent Men in Various Departments of Business.* A.L Bancroft Company, 1882.

Morton, W. Brown III; Hume, Gary L; Weeks, Kay D; Jandl, H. Ward, Revised by Anne E Grimer. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.* Washington, D.C.: U.S. Department of the Interior. 2017.

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Personal Correspondence

Victor Carniglia, in person meeting, November 30, 2017

Stephen Lawton, Hercules Historical Society, Email Correspondence, December 5, 11, 12, 13, 14, 15 2017.

CITY OF HERCULES - WATERFRONT PARK STUDY

BUILDING SURVEY

Building Name or Description: Residence - 2 King Street

Building Use: Original Residence Present Residence

Number of Stories: 1-1/2 Basement Partial

Structure:

Foundations	<u>Brick</u>
Walls	<u>Wood frame</u>
Roof framing	<u>Wood frame</u>

Exterior finishes:

Basement walls	<u>Wood channel siding</u>
Upper walls	<u>Wood channel siding</u>
Roofing	<u>Asphalt shingles</u>
Windows	<u>Wood double-hung sash</u>

Interior finishes:

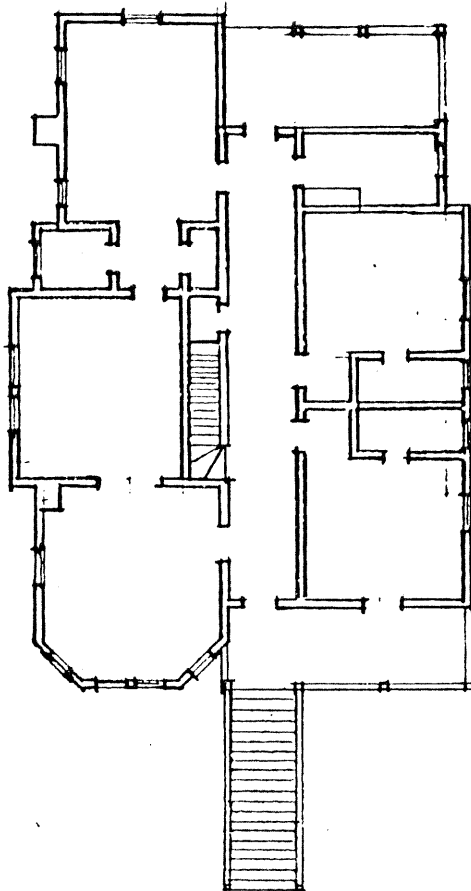
Floors	<u>Not observed</u>
Walls	<u>Not observed</u>
Ceilings	<u>Not observed</u>

Condition: Brick foundations are cracked and have settled. Front stairs are in a state of collapse. Roofing and sheet metal need replacement. Siding appear to be intact.

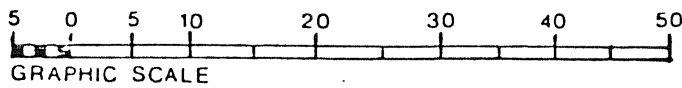
Historical significance: Built in the Colonial Revival style at the turn of the century, this house was probably the residence of a company official. It appears to have undergone little change, except for reroofing and a porch extension.

Possible uses: A guest house or private residence.

Relative cost of rehabilitation: Existing brick foundations should be replaced with concrete foundation and the floors should be made level. Wood shingle roofing should be restored. The north porch and stairs should be rebuilt and the basement entrances removed. Relative cost of rehabilitation is estimated to be in the medium price range.



FLOOR PLAN



RESIDENCE
2 KING STREET



ABOUT HERCULES POWDER WORKS BUILDING 54

Built in about 1905, Building 54 is a two-story, wood frame residential building, originally with a brick foundation and basement. Its architecture is in the Queen Anne style. Building 54 was used as housing, probably for a company official, and later for office functions.

Its original address was 2 Kings Street, a site just northwest of Building 8103, the “Clubhouse”. It was part of the complex of administrative, technical and social buildings known as “The Hill”.

Building 54 is one of the thirty-six buildings identified as comprising the plant village of the Hercules Powder Company. This and the other remaining listed buildings are historically significant because they comprise the only remaining example of a company town of an explosives plant in the United States.

The City of Hercules, the State of California and the Department of Interior of the United States recognize the building as a historic resource. These buildings were placed on the National Register of Historic Places on August 22, 1980. This decision, taken by the Secretary of the Interior of the United States, required a finding and nomination by the California State Historic Preservation Officer. In addition, the City of Hercules took subsequent official actions to recognize and protect the historic resources, such as this building, within its adopted General Plan and Zoning Ordinance.

In 2002, to accommodate site grading, the Bixby Company removed Building 54 from its foundation and relocated it about one hundred feet west of its original site. In 2010, the City of Hercules acquired Building 54 from Oso Trabuco, its owner, and moved it about a half mile south to City property. This relocation required cutting the building in two.

City Newsletter

CITY OF HERCULES, P.O. BOX 156

HERCULES, CALIFORNIA 94547

PHONE: 758-4880



FEBRUARY, 1978

HERCULES POLICE UNIT FORMS

Steps have been taken to organize a full-time, full-service police unit for the City of Hercules beginning with the appointment of Russell S. Quinn as Director of Public Safety Services. Quinn, 36, is a veteran police careerist having served the Ventura, California Department, Naval Intelligence and other police-related organizations. He teaches police science in Alameda. His duties will include responsibility for all city programs related to public safety such as burglary protection, fire safety, medical alert, etc. With his wife, Marion, and three boys, he hopes to make Hercules his home in July.

Recruitment procedures have been completed for five police officers; three of whom will be entering the Police Academy at Los Medanos Community College. They are Arthur Shields, 30; Tom Muehleisen, 27; and Alona Payne, 28. After completing the Academy, they will be on temporary assignment with the Pinole Police Department for further training before assuming duties in Hercules. A fourth officer is Jeff Lastusky, who just finished in the upper quartile of the Academy and is now undergoing training with the Pinole Department. The fifth member of the team is Lester Wasco, 37, who is currently a San Francisco police officer and will be joining the unit as supervisor on June 1. The Department is expected to be fully operational by July 1.

Shields and Wasco are residents of Hercules.

More than 400 applications were received—a measure of the desirability of Hercules.

The underlying concept of the Hercules Police Unit will be to bring the police back to the people. More time will be spent on the sidewalks, in the schools and parks, meeting with the citizens groups and, by invitation, in the homes meeting residents, getting to know the kids and trying to solve inter-personal problems before they become crisis. The officers will be fully equipped to handle emergencies and will be distinctively uniformed, but the more threatening appearance and attitude of "cop" will be moderated.

A Police Reserve unit is also being organized which will be trained, equipped and uniformed to ride with regular officers as back-up, cover special events, etc., on a part-time basis. If you are interested call Director Quinn at 758-4881.

HOW TO PROTECT PERSON AND PROPERTY

Enclosed with this issue of **Newsletter** is a copy of the Contra Costa County "Crime Prevention Manual". Compiled by the Crime Prevention Committee of the County, an organization of private citizens interested in reducing the incidence of burglary and other criminal acts, the City Council believed you would be interested in having a copy for study and application. In the near future members of the Hercules Police Unit will be contacting you and your neighbors for discussion of ways you can help control crime and protect your property and yourself from attack.

You are strongly urged to read the manual carefully and to put its recommendations into effect at earliest possible moment. Only an alert and aware community can be a totally safe community for all its residents.

If you are interested in joining the Crime Prevention Committee, call Barbara Parker or Don Burke at 798-2572. They'll welcome your support.

FLOWER POWER SEWAGE PLANT

The City Council has authorized the construction of a unique ecology-oriented sewage treatment plant on property recently purchased from Valley Nitrogen Producers, Inc. The 350,000 gallon-per-day plant utilizes nature's methods of cleaning water—solar heat, plants, organisms and aquatic life. The end product is a recyclable water which can be used by industry and/or for irrigation, or returned to streams with no harmful affects upon the environment.

Wastewater will be introduced into tanks for up to six days retention time during which it is subjected to sunlight under a greenhouse-type roof, heating the sewage to over 75°, thereby stimulating the growth of healthful bacteria which consume coliforms and other pathogens present in the sewage. These, in turn, are fed upon by invertebrates such as snails and shrimp and finally, by fish. Water hyacinths will be grown on the surface of the ponds, which will absorb heavy metals and nutrients from the sewage. The water hyacinths can be easily harvested and converted to fertilizer and cattle feed, or fed to an anaerobic

FLOWER POWER SEWAGE PLANT (cont'd)

digester to generate methane gas which can generate electricity to operate the plant. Ozone will be used as a sterilizing agent as the sewage is introduced into the plant. Ozone leaves no residual and is completely neutral.

The techniques employed have been known for thousands of years but only recently understood. Much of the technology is a result of studies and demonstrations performed by EPA and NASA, but it is believed that the Hercules plant will be the first "City-size" installation of its kind, anywhere.

Designs are underway and it is hoped to begin construction in late June with the plant on-line in December or January.

If you are interested in reading more about this unusual and pioneering project, loan copies of studies and reports are available at City Hall, 758-4880.

COME TO THE "HOOPLA"!

The Hercules City Council and staff has challenged the Pinole City Council and staff to a basketball game dubbed the "Hoopla". The respective Councils have often been at odds over service contracts, truck routes, zoning and other matters but personal relationships have always been congenial. To demonstrate their spirit of friendly antagonism, they face off on the court at the Pinole Valley High School on Saturday, February 18 at 8:00 PM. Tickets are only \$1.00 for adults and 50 cents for kids under twelve. All proceeds go to the Carquinez Coalition, an area organization performing some badly needed social services for the aged and disadvantaged.

Both sides are secretly planning antics on and off the court and it all shapes up to be a real fun evening. Why not show up with all the family to see your Council people and staff make fools of themselves other than in the City Hall? There will be a drawing, too! Tickets are available at either City Hall or by calling 758-4880.

SOLAR COMMUNITY CENTER?

An application is being prepared to the Department of Energy for a grant to discover the feasibility of using solar energy to heat and cool a Community Center in Hercules. The designs are being prepared by the architectural firm of Hardison and Komatsu which has had extensive experience in solar use in buildings.

The complex, in addition to containing city offices, will also include a Youth Center, meeting rooms, day-care classrooms and an amphitheater. A swimming pool is an essential part of the solar system and will be designed as a "heat sink", warming the water for year-round swimming. Excess heat will be drawn off by fountains or roof cascades as a decorative as well as a functional element.

The plans are still very tentative and ample opportunity will be given for public input before firm decisions are made.

Discussions are being held with Hercules, Inc. to dedicate a 15-acre site for the Community Center on the northeast side of Sycamore near its intersection with Redwood Drive.

VALLEY OF THE GIANTS

Planning is underway to design and develop the extensive open space in Refugio Valley into a linear park and recreational area. The firm of Susaki, Walker and Associates have been engaged to do the preliminary planning. Play and exercise areas, along with bike, hike and horse trails, scenic turnouts, picnic spots and just plain unspoiled open spaces are being talked about. Again, there will be public meetings before plans become hard and fast.

The preservation of the gigantic eucalyptus groves in the valley is a primary objective.

FIRST PARK TO BE DEDICATED TO EX-MAYOR

Many residents were saddened to learn of the death of Gene L. Woodfield who was Mayor of Hercules during its formative period. "Woody" was instrumental in the development of the 1972 General Plan which is the blueprint for the current design of the City. He was a devotee of the out-of-doors and insisted that there be as much open areas as possible accommodated in the anticipated development. He was on hand to greet the first new family in Hercules, Mr. & Mrs. Tim Blotzer, 100 Azalea Court, and took time from his job as Maintenance Superintendent of the then Hercules Plant to present them with champagne and roses as they moved in.

(over)

FIRST PARK (cont'd)

Retired in 1976 because of disabling heart problems, he built a woodsy retreat near Nevada City where he lived with his wife, Barbara, until his death on January 17.

The City Council felt that it was fitting to name the first city park after Mayor Woodfield and it was so done by official resolution.

The park is located next to the Hercules School on Lupine. Presently under construction, it is planned for completion in June with the official opening and dedication to follow soon after.

HERCULES NEEDS YOU!

Hercules is unique in that it is a new community in every sense of the word. New development, new people, new ideas and concepts that have not or cannot be applied in other cities, open opportunities and challenges that few have experienced. If you have read this far in *Newsletter* you can readily see that some different approaches to urban lifestyle are on the horizon.

The Council and staff have long felt that there are talents and skills among our new residents that should be utilized to help build the future for all of us and those who will be coming along later.

A questionnaire has been drafted to elicit from you: 1) what you think Hercules should be like and look like; 2) our needs, and; 3) how you can contribute to the process. It will be mailed soon.

We need to know what you can contribute in time and talent to the betterment of your community. Won't you respond?

HEY MAN, YOU'RE BLOCKING MY VIEW!

At its inception, Hercules was designed as a "no clutter" community. This meant requiring ample off-street parking, undergrounding all utilities, prohibiting RVs and boats in sideyards, keeping massive fencing to a reasonable height and, generally, attempting to maintain an open feeling in the neighborhood.

Accordingly, both the City Ordinances and the CC & Rs (Covenants, Conditions and Agreements) act to these ends. Ordinances are laws: they can be enforced in a court of law and you may be fined—even jailed for serious violations. The CC & Rs are contractual agreements that you have made with your neighbors and any or all of them may bring a civil suit to enjoin you from detracting from the enjoyment of their property. In some cases, they can collect damages from you if they can make a case.

The most prevalent problems in Hercules are: 1) fences over six feet in sideyards and backyards (the sideyard is that portion of your lot behind the main front building line), "privacy fences", usually installed with swimming pools, mounted on top of the normal six foot backyard fence are not allowed; 2) RVs and boats stored or parked in front yards (trucks and cars, too); 3) roof-top antennas. The CC & Rs limit the height of roof-top antennas and prohibit them entirely when cable television is available.

The City is understanding about TV antennas and will not take action against those residents who enjoy reception from their installations. CB and ham radio fans, though, should take stock of their situations and make application for special permits (to be considered by the Council) if they are to operate without inconvenience to their neighbors. TV antennas must be removed when Cable is in.

Please take a look at your property and evaluate whether or not you are violating your neighbor's property rights. Let's try to keep this a "hassle-free" community.

COUNCIL MEETS IN NEW LOCATION

In an effort to make themselves available and accessible, the City Council now meets in the Hercules Elementary School multi-purpose room on the second Tuesday of the month at 7:30 p.m. The City Hall is still located in the Old Village at 555 Railroad Avenue. Day-to-day business is conducted there, but the Council sessions will now be at the Hercules School.

The Council sincerely welcomes the input of any citizen to their discussions.

COMMUNITY GET-TOGETHER

A Hercules resident, Eduardo Manuel has submitted a comprehensive plan to the City Council for a community "hoe down" to bring together all of the neighborhoods and residents to meet each other and their official representatives. An event is proposed for early Spring which would feature entertainment, food and drinks and a "Getting to Know You" theme.

Manuel also proposed the organization of a Hercules mixed choir which, if it comes off, will be one of the first in this area.

He suggests that the community should capitalize on its rich cultural resources and develop a series of ethnic festivals wherein all residents could flavor the traditions, food, dance, and music of the heterogeneous population which marks Hercules.

COUNCIL ELECTIONS MARCH 7

All registered voters are urged to vote for Council candidates on March 7. At this writing there are two persons running for two seats on the City Council. Fred Wachowicz, an incumbent, is running as is Lynn Judnich. Former Mayor Ernest Fawcett filed for candidacy but resigned following a job offer that required his transfer from this area. Unfortunately, the legal requirements will keep his name on the ballot but it should be known that he is *not* a viable candidate. It is understood that there are petitions circulating for write-in candidates which is a sign of the political health of our City.

Councilman Ron Ardissonne has taken over as Mayor and Fred Wachowicz is Vice-Mayor.

Lynn Judnich, if elected, will be the first woman Councilperson in Hercules since its inception in 1900.

May 9, 2010

Lynn,

Enclosed is the sketch of Kings Ave. It is not too good but will give you an idea of what it was like when I lived there. We lived in #6 Kings from Sept. 1968 until mid or late 1977. Our girls learned to drive by going around the circle. I believe that 2 and 4 were the numbers on the other two houses on Kings.

#2 – The George Appletons lived there followed by the Gene Woodfields. Both were Plant Engineers. With VNP, Bill Thatcher and wife lived there. He was a watchman.

#4 – The Gordon Hoffmans lived there until he was transferred about 1974(?). Larry Deeg and family were next, then later with VNP was Don and Pat Browning. Hoffman was Ass't Plant Manager, Deeg was Tech Supt.

There were 5 or 6 garages. I know we had two. The area between #4 and #6 where the blackberry bushes were had houses at one time (so I was told). One burned down, not sure what happened to the others.

Have enclosed two business cards, one for mayor, one for plant manager. Note city hall address is 555 Railroad Ave.

#6 Kings was a nice place to live. The kids didn't like it at first, but refused to move to Pinole after a year. We had a dog named Daisy who went over to Woodfields house when Gene came home for lunch. He gave her some dog biscuits when he went back to work. Walked to work, never had to commute, we had it made. The grassy area was used for barbecues and other get togethers. A great place to raise kids.

Hope this info helps you. The City engineering dept. should have some old drawings that would show what the area was like before the present houses were built. My sketch is not exactly to scale so an old drawing would help you.

Take care now.

Ernie
Ernie

ERNEST M. FAWCETT
MAYOR

555 RAILROAD AVENUE
POST OFFICE BOX 156
HERCULES, CA. 94547
PHONE: 415-758-4880


VALLEY NITROGEN
PRODUCERS, INC.

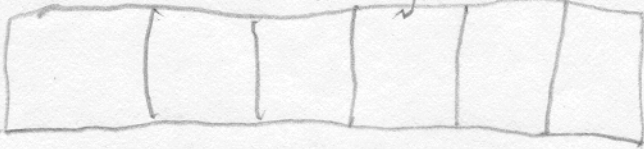
ERNEST M. FAWCETT
PLANT MANAGER

HERCULES PLANT
RAILROAD AVE. • P.O. BOX 137
HERCULES, CA, 94547
PHONE (415) 758-3081



#4 KINGS

Garages



#2 KINGS

CITY HALL

Blackberry Bushes

SIDEWALK

KINGS AVE.

Grass

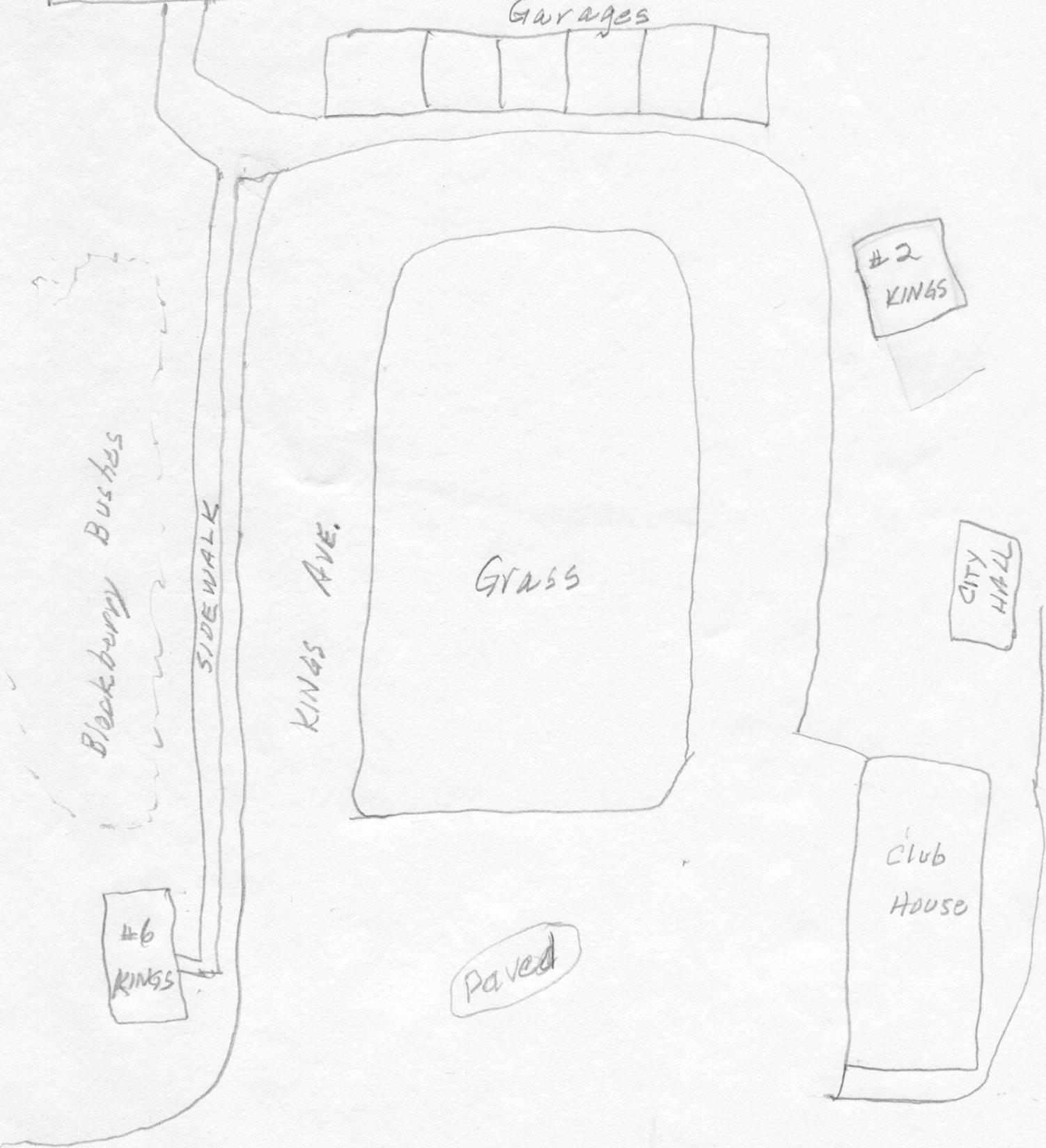
Club House

Paved

Railroad Ave.

#6 KINGS

Railroad Ave



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED JUN 17 1980

DATE ENTERED AUG 22 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Hercules Village

AND/OR COMMON same

LOCATION

STREET & NUMBER ⁵ In irregular pattern along Kings Avenue, Railroad Avenue, Santa Fe Avenue ^{and}
Hercules Avenue, Talley Way, Bay and Pinole Streets

CITY, TOWN

Hercules

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

#7

VICINITY OF

STATE

California

CODE

06

COUNTY

Contra Costa

CODE

013

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input checked="" type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME multiple ownership

STREET & NUMBER

(See Continuation Sheet)

CITY, TOWN

VICINITY OF

STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Courthouse of Contra Costa County

STREET & NUMBER

843 Court Street

CITY, TOWN

Martinez

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hercules, California plant village being nominated is comprised of thirty-six buildings remaining from the original plant village in the geographical area included in this nomination. This represents the majority of the total buildings in this area that was the company town operated by the explosive manufacturing companies in Hercules in the 1890's-1940's. Originally, the village had a population of several hundred, but now the majority of the residential buildings are vacant, subjected to vandalism and abuse both unauthorized and authorized, and are scheduled for possible demolition. The remaining plant village buildings represent the cohesiveness of the original village fabric, with the company buildings on the hill being all intact and used; the social and utilitarian buildings being intact, vacant, and available for re-use; superintendent's hill having sufficient remnants of the area to note its former presence; and the remaining residential buildings.

Buildings and Sites Contributing to the Character of the District

(Note: The numbering system used here utilizes the original plant village structure numbering system.)

<u>Building No.</u>	<u>Location</u>	<u>Description</u>
8100	Kings Avenue	Main Office Building: Three-story, masonry, Classic Revival, symmetrical patterns of functional windows characteristic of turn-of-the-century industrial/office buildings.
8101	Kings Avenue	Laboratory: Two-story, masonry, utilitarian, Classic Revival.
8103	Kings Avenue	Hercules Club House: Massive, two-story, wood frame built in 1897. Included large auditorium, bar, barber shop, shower-bath, billiard room, library, bowling alley.
8111	Kings Avenue	Guard House: Now housing Hercules Post Office, a small, utilitarian, wood frame, shingled hip roof building.
8118	Kings Avenue	Office Annex: Now housing Hercules City Hall, a mildly sprawling, one-story, wood frame, bungalow style.
9302	Low Level Plant Road	Store/shed; large storage sheds, wood frame, sheet metal siding and roof.
9701	Low Level Plant Road	Store/shed, large storage sheds, wood frame, sheet metal siding and roof.
4	Pinole Street	Queen Anne cottage, two-story with basement elevated (same as No. 10).

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The proposed historic district represents one of the last remaining company towns in California. Its existence cannot be separated from the explosive industry in America. The parent of Hercules was the California Powder Works which was incorporated on December 28, 1861, and operated in Santa Cruz, California. It was the first incorporated powder company in the far west and was established to afford explosives for gold miners and for the building of the western end of the transcontinental railroad. The prime mover and first president of the California Powder Works was Captain John H. Baird (1822-1880), a "forty-niner" who was elected to the State Senate for 1852-1854. By 1869, the California Powder Works began manufacturing dynamite in San Francisco. The explosive was called "Black Hercules Powder" which eventually became its major product. The plant was called Hercules Powder Works. Because of explosions and an encroaching population, the California Powder Works, along with other powder companies, was forced to move to a less inhabited area. The site chosen to construct the new Hercules Powder Works was the present day Hercules, California. It was ideally situated on the bay with a railroad running through the property.

On October 27, 1879, a 44.94^{acre} parcel of land was purchased from the heirs of Don Ignacio Martinez, the grantee of Rancho El Pinole, a Mexican land grant of 1824. In 1888, a second parcel of land was purchased. It included a marshland/floodplain. The deed also included a covenant that prohibited the California Powder Works from ever manufacturing any explosives on a section of land that presently comprises the old village of Hercules. This section, shielded from the explosive plant by a hill, is the site of the residences of the workers employed by California Powder Works and later by Hercules Powder Company.

Dynamite was not manufactured at Hercules until 1881, but over the ensuing two decades Hercules became the largest producer of dynamite in the world. Eventually, during World War I, it also became the largest producer of TNT in America. The plant supplied explosives to both sides until America entered the war. The first plant explosion occurred on January 11, 1882, and was felt nearly 35 miles away. At least six other explosions had occurred before the turn of the century, two in 1892 and one each in 1895, 1896, 1898, and 1899. The most disastrous explosion occurred on February 20, 1908. Subsequent explosions had been few and confined to small sections of the plant.

By the end of the 19th century, a strong need for government was felt, so that on December 15, 1900, the City of Hercules was incorporated by a vote of 103-3. It was the third incorporated town in Contra Costa County. With one exception, the councilmen were and always have been, until very recently, employees of the industry. Simultaneously with organization of a city, the homes and structures were built to accommodate the plant employees and their families.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- A. History of the Explosive Industry in America by Von Gelder/Schatter
- B. History of Contra Costa County by Slocum
- C. History of Contra Costa County (1917) by Hulaniski
- D. Contra Costa County--Historical and Biographical Illustrated (1926)
- E. Newspapers: San Francisco Chronicle, San Francisco Examiner, Pinole-Hercules News
- F. Library of Pinole Historical Society
- G. Archeological Site Record, Sonoma State College, CA-CCO-370

10 GEOGRAPHICAL DATA

H. Follow-up Archeological Report, June 7, 1978

ACREAGE OF NOMINATED PROPERTY 34.4±

UTM NOT VERIFIED

QUADRANGLE NAME Mare Island QUADRANGLE SCALE 7.5 minute series

ACREAGE NOT VERIFIED

UTM REFERENCES

A	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING
E	ZONE	EASTING	NORTHING
G	ZONE	EASTING	NORTHING

B	ZONE	EASTING	NORTHING
D	ZONE	EASTING	NORTHING
F	ZONE	EASTING	NORTHING
H	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
none			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

<u>Dr. Joseph Mariotti</u>	<u>Edwin S. Astone, Consultant</u>	<u>1-16-79</u>
<u>Pinole Historical Society</u>	<u>Astone & Associates</u>	DATE <u>JM (415) 758-1235</u>
<u>100 Tennant Avenue</u>	<u>928 Second Street</u>	TELEPHONE <u>EA (916) 446-1472</u>
<u>Pinole, CA 94564</u>	<u>Sacramento, CA 95814</u>	CITY OR TOWN

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

R. Wilson 6/15/80

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST: *Sally Good*
KEEPER OF THE NATIONAL REGISTER
[Signature]
CHIEF OF REGISTRATION

DATE 8/22/80
DATE 8/18/80

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED	AUG 22 1980

CONTINUATION SHEET

ITEM NUMBER

4

PAGE

1

Citation Buildings
2777 Alvarado Street
P.O. Box 2359
San Leandro, CA 94557

Valley Nitrogen Products, Inc.
P.O. Box 1752
Fresno, CA 94717

Hercules, Inc.
910 Market Street
Wilmington, Delaware 19899

State of California
State Lands Commission
1807-13th Street
Sacramento, CA 95814

East Bay Regional Park District
11500 Skyline Blvd.
Oakland, CA 94619

U.S. Army Corp of Engineers
San Francisco District
211 Main Street
San Francisco, CA 94105

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

<u>Building No.</u>	<u>Location</u>	<u>Description</u>
7	Bay Street	Two-story, "pattern book," wood frame house, hip roofed, now covered with synthetic siding material.
10	Pinole Street	Queen Anne cottage, two-story with basement (elevated), having tall, narrow bay windows, columns supporting entryway, high front steps. Structure is generally intact with no major alterations.
12	Pinole Street	Queen Anne cottage, two-story with basement elevated (same as No. 10).
16	Pinole Street	Two-story, "pattern book," wood frame house, hip shingled roof, presently covered with a synthetic siding material.
17	Pinole Street	Two-story, "pattern book," wood frame house identical to the majority of the buildings in the village.
18	Pinole Street	Two-story, "pattern book," same as No. 17.
19	Santa Fe Avenue	Two-story, "pattern book," wood frame house, hip roof, brick fireplace/chimney, brick foundation presently covered with a synthetic siding material.
20	Santa Fe Avenue	Two-story, "pattern book" house, identical to No. 19.
21	Santa Fe Avenue	Two-story, "pattern book" house, identical to No. 19.
23	Santa Fe Avenue	Two-story, "pattern book" house, identical to No. 19.
24	Santa Fe Avenue	Two-story, "pattern book" house, identical to No. 19.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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AUG 22 1980
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

<u>Building No.</u>	<u>Location</u>	<u>Description</u>
27	Santa Fe Avenue	Two-story, "pattern book" house, identical to No. 19.
30	Santa Fe Avenue	Three-story, "pattern book" house, identical to No. 19 at an elevated level with the addition of a basement level.
34	Park Street	Two-story, "pattern book" house, identical to No. 19.
37	Park Street	Two-story, "pattern book" house, identical to No. 19 except with porch railing removed.
38	Park Street	Two-story, "pattern book" house, identical to No. 19 except with porch railing removed.
39	Park Street	Two-story, "pattern book" house, identical to No. 19.
47	Park Street	Two-story, "pattern book" house, identical to No. 19.
48	Park Street	Two-story, "pattern book" house, identical to No. 19.
54	Kings Avenue	Two-story with basement, wood frame bungalow, excellent condition.
56	Kings Avenue	Two-story with basement, wood frame bungalow, good condition.
62	Santa Fe Avenue	One-story, flat duplex bungalow, built during World War I, generally flat roof, with each unit having a studio unit layout.
69	Railroad Avenue	One-story flat.
102	Railroad Avenue	Masonic Lodge: Originally a bachelor's quarters and supplemental clubhouse, one story with basement, bungalow styling, wood frame.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED JUN 17 1980

AUG 22 1980

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 4

<u>Building No.</u>	<u>Location</u>	<u>Description</u>
129	Railroad Avenue	One-story duplex, elevated bungalow style, wood frame with a synthetic siding material on the exterior.
132	Railroad Avenue	Two-story with basement, elevated bungalow, brick fireplace/chimney, brick foundation, large porches and roof eaves, excellent condition.
133	Railroad Avenue	One-story with basement, elevated bungalow, brick fireplace/chimney, brick foundation, large porches and roof eaves, excellent condition.
135	Kings Avenue	One-story with basement, wood frame bungalow, good condition.
160	Kings Avenue	One story with basement, wood frame bungalow, excellent condition.
200	Waterfront	Wharf: Constructed in 1902 pursuant to the franchise granted by the City's Board of Trustees. Includes a pump house at its terminus which pumps cooling water to the plant; narrow gauge tracks, previously used to haul raw materials to and finished explosives from the plant. The superstructure, including the bridge over the railroad right of way, is deteriorated with age and neglect but is essentially as it was during the high production time of the plant and plant village.

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CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 2

Because of the necessity of locating explosive manufacturing plants in remote areas, housing for key employees in close proximity to the plant was usually a necessity. Numerous explosives manufacturing companies erected plant villages such as Hercules. In addition, to satisfy the housing demand, the plant village provided for a strong social atmosphere and other needed community services. One of the important features of the plant was the Hercules Club, founded in 1896 by a few employees. The project received the enthusiastic support of the Company, the Plant Superintendent and the Board of Trustees of the City who appropriated \$5,000 for it. The socializing at the Club, which still stands today, proved to be very popular with the workmen and resulted in stabilizing the work force. From time to time, the Company enlarged and improved the building and equipment, but its management has been entirely carried on by the workmen. The Hercules Hospital was established by the California Powder Works as the first hospital and resident physicians service in the American explosive trade. The building still stands today.

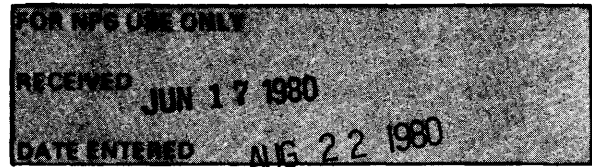
Basically, there were two groups of homes. One group was situated in an area commonly called "The Hill" which accommodated the administrative personnel and families. It was less crowded and demonstrated greater variation of style. The other group, which was built on the side of the sloping hills, was somewhat separated and accommodated the working class and their families. The town also included a clubhouse and a resident physician staffed hospital. The town had abundant recreational facilities including lighted tennis courts and a baseball field which had been in near constant use for greater than three-quarters of a century.

Hercules was the area's most desirable community in which to live, with its untarnished and desirable social atmosphere, and its cleanly polished and well kept homes with the neatly trimmed yards. All of the residents of Hercules were company employees. Although the number of residences and residents increased precipitously during World War I and World War II, the number averaged approximately 100 and 300 respectively. The following were the population totals of the plant village: 1910 - 274; 1920 - 373; 1930 - 389; 1940 - 343.

Consistent with the attitude of the times, however, no residences were afforded the hundreds of Chinese workers. In 1903, the plant and the homes were absorbed by the DuPont company. In 1912, the DuPont holdings were dissolved by decree (Sherman antitrust) and assigned to the new Hercules Powder Company. Eventually, Hercules Powder Company became Hercules, Incorporated, and the plant began manufacturing agricultural chemicals.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 3

In spite of the changes within the industry, the town of Hercules has remained essentially unchanged for three-quarters of a century. At the turn of the century, the region in which Hercules is located, was the center of explosive manufacturing in the west. Of the six (or more) other previous explosive manufacturers, only the town of Hercules remains as remnants of this era. Only recently has the community atmosphere dissolved and a portion of the homes destroyed in preparation for total redevelopment.

The village area includes a referenced archeological site (CA-CCO-370) and a "possible site" as indicated on the enclosed map. There is confusion as to the existence of any moderate or substantial archeological material. The exact location of the listed site is not pin-pointed. As referenced in the listed reports, ".....it appears that we will have to wait a bit to find the site if it extends into the project area. George Cales says that it's under the Lions Club or Masons Hall or whatever is just across the street outside of the project area". The possible site is even more nebulous. "The site I located inside the project area has not been recorded as a site because I feel that it was dumped there along with a whole lot of other fill material."

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

Beginning at a point of intersection of the continuation of the centerline of Santa Fe Avenue and the easterly right of way line of the Southern Pacific Railroad tracks; thence northerly along said right of way line to the intersection of the continuation of the westerly edge of the wharf/bridge; thence over the tracks and continuing out to the end of the wharf, continuing along the easterly edge of the wharf the bridge over the tracks; thence continuing this line to a point approximately 50' east of the Laboratory Building (Bldg. No. 8101); thence along the existing fence line in a southerly direction to a point approximately 50' south of the security gate at King Avenue; thence westerly 100' at a right angle; thence continuing in a generally southerly direction 450'; thence continuing at a 45° angle in a southwesterly direction 250'; thence continuing at a right angle in a southeasterly direction 300'; thence at a right angle in a southeasterly direction 650'; thence at a right angle in a southwesterly direction 200' to a point of intersection with the center line of Santa Fe Avenue; thence along the centerline 250'; thence at a right angle continuing in a southwesterly direction to the centerline Hercules Avenue; thence at an approximate 55° angle continuous 285'; thence at a right angle, continuing 200' in a northerly direction; thence at a right angle continuing 100' in an easterly direction; thence at a right angle continuing 150' in a northerly direction; thence at a 45° angle continuing in a northeasterly direction 125' to the intersection of the centerline of Santa Fe Avenue; thence continuing in a northwesterly direction 1125' to the point of beginning.

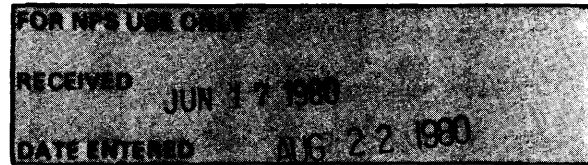
The boundaries proposed for the Hercules Village include all of the remaining viable areas which represent the earlier plant village. There are four activity zones of the earlier village, all with key existing structures.

<u>No.</u>	<u>Activity Zone</u> <u>Activity</u>	<u>Existing Buildings</u>
1	Institutional Headquarters Office	Main office building, laboratory, hospital (police headquarters), office annex (City Hall)
2	Social	Hercules Clubhouse, Lodge
3	Superintendent's Hill	Two large residences, street pattern, park, etc. of the location of the large, prestigious residential building.
4.	Workmen's Houses	Two basic clusters of workmen's houses separated only by topography and the open area, which was the acid flow area, from the plant complex and now a park-like setting.

Omitted from this Hercules Plant Village District nomination were any of the industrial buildings of the plant complex for the following reasons:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

1. Questionable as to the extent of the age, alteration, etc. of any building going back to the pre-1928 era of the plant village.
2. District separation from the four above activity zones by topography and distance.
3. Obvious nonhistoric intrusion by additions of industrial pipes, valves, sheds, etc. adjacent to all industrial buildings.

Also omitted from the nomination was the area south of the triangle residential complex which originally included twenty-seven (27) residential buildings (24 singles, 3 duplexes) on the streets of Durham, Skelly, Bacchus, and Hercules. This area was omitted for the following reasons:

1. Of the original 27 residences, only five (5) remain today, which represents only 18% of the original, far below the accepted benchmark of 50% remaining structures.
2. There is a separation of approximately 1050' between Building No. 34 and the closest of the five remaining residential buildings, a separation which is unable to be justified either by landscaping, archeological, topography, etc. Only the street pattern remains.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

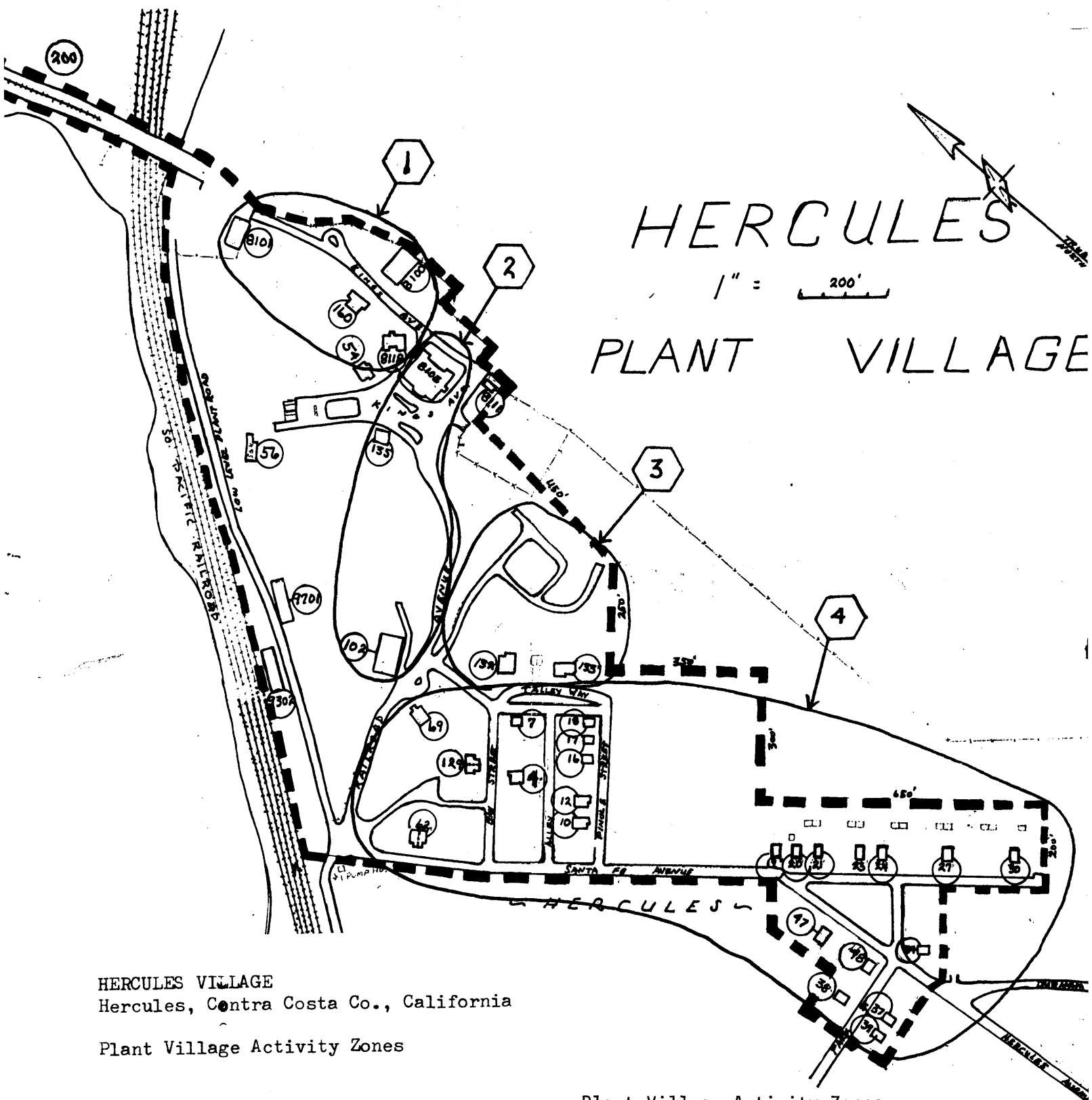
ITEM NUMBER 10

PAGE 3

Hercules Village Historic District
Hercules, Contra Costa County, California

UTM Reference

- A. 10/562400/4207150
- B. 10/562390/4207380
- C. 10/562230/4207560
- D. 10/562490/4208000
- E. 10/562360/4208210
- F. 10/562100/4208350
- G. 10/562140/4208470
- H. 10/562450/4208300
- I. 10/562590/4208050
- J. 10/562620/4207720
- K. 10/562540/4207530
- L. 10/562620/4207430
- M. 10/562540/4207370
- N. 10/562630/4207260



HERCULES

1" = 200'

PLANT VILLAGE

HERCULES VILLAGE
 Hercules, Contra Costa Co., California
 Plant Village Activity Zones

- Plant Village Activity Zones
- ① Institutional Headquarters/Office
 - ② Social
 - ③ Superintendent's Hill
 - ④ Workmen's Houses

JUN 17 1980



30. House #20

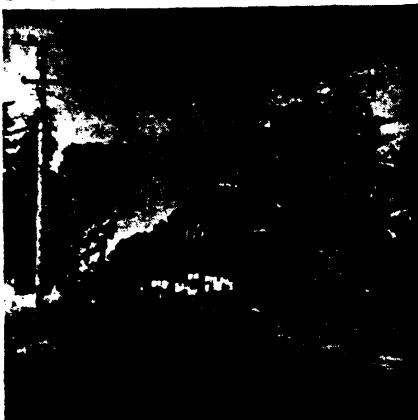
SITE AREA C: HOUSES C WITH VIEWS OF THE APPROACH TO THE PARK ON HERCULES AVENUE AND ACROSS THE PARK TOWARD SANTA FE AVENUE. (Photos 31-34)



31. House C, Hercules Avenue, others of this type are discussed on page 19.



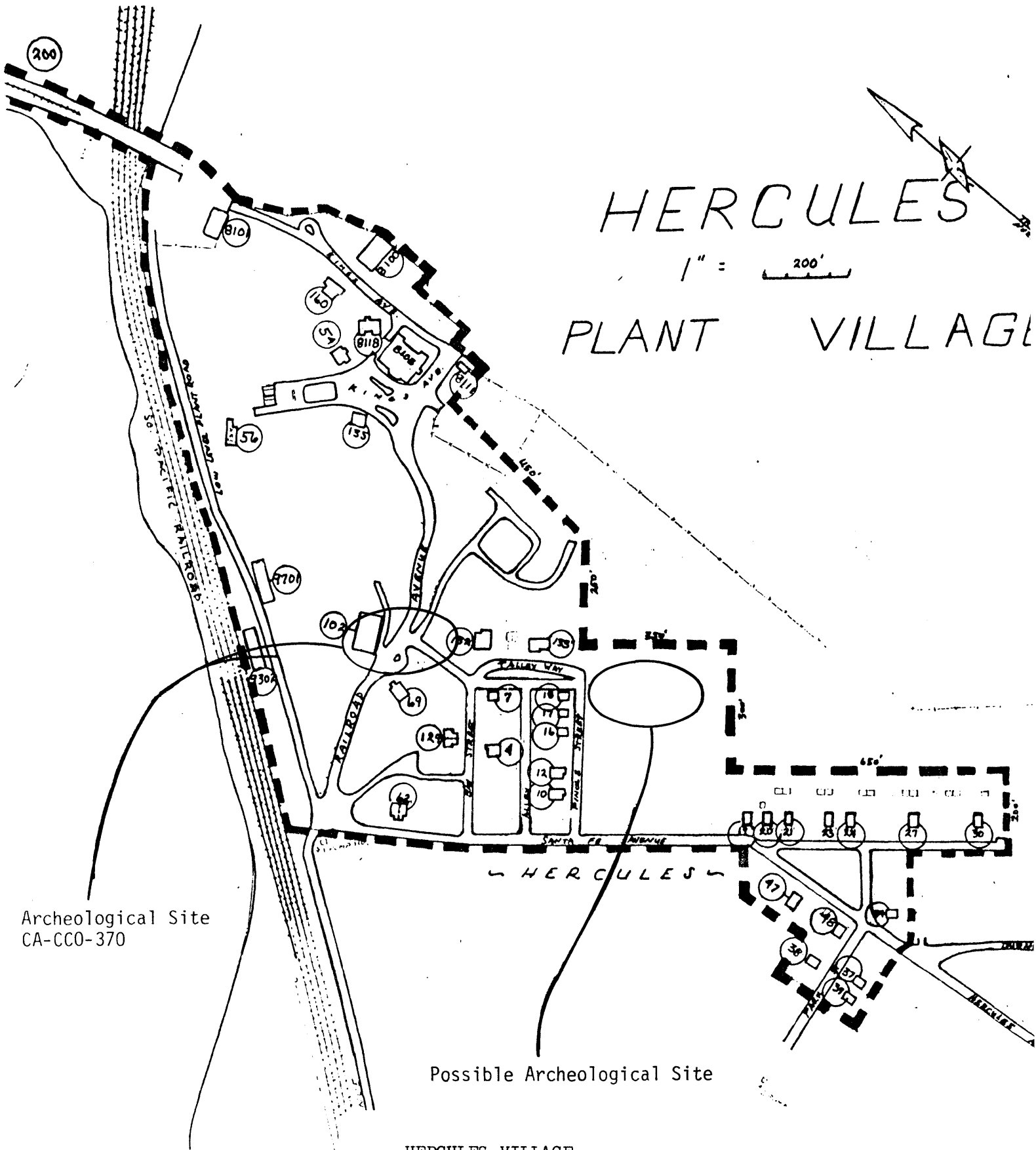
32. View across the triangular park to Santa Fe Avenue.



33. View northwest on Hercules Avenue showing mature landscaping and approach to the park.



34. View from Hercules Avenue to the intersection with Santa Fe Avenue showing Houses #8-#10.



HERCULES

1" = 200'

PLANT VILLAGE

Archeological Site
CA-CCO-370

Possible Archeological Site

HERCULES VILLAGE
Hercules, Contra Costa Co., California

Location of archaeological sites

JUN 17 1960

APPENDIX II

Planning Commission Meeting Staff Report, dated May 7, 2018

Provided in the following page.

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Planning Department

TO: Chairperson and Members of the Planning Commission

FROM: Holly Smyth, AICP, Planning Director
Victor Carniglia, Municipal Resources Group

DATE: May 7, 2018 Regular Planning Commission Meeting

SUBJECT: Categorical Exemption Determination under CEQA for Relocation and Rehabilitation of the “Queen Anne House” (aka building #54) by Adopting Resolution #18-11 from its Current Temporary Location at 1000 Sycamore Avenue at the City’s Corporation Yard to site Either Inside or Outside the City Limits of Hercules

APPLICANT: The City of Hercules, Planning Division, City Hall

LOCATION: 1000 Sycamore Avenue, within the City’s Corporation Yard located near Willet Street, Hercules, CA

1. RECOMMENDATION

Receive staff report, discuss potential changes, and consider approving Resolution #18-11 (Attachment 1) finding that a Categorical Exemption is adequate to address the Environmental Consequences of moving the Historic Queen Anne Structure (Historic Building 54).

2. PROJECT OVERVIEW AND BACKGROUND:

The action before the Planning Commission is to determine whether a CEQA finding of “Categorical Exemption: Existing Facilities” is the appropriate determination to address the environmental consequences of moving a historic structure, commonly referred to as the “Queen Anne House” (Historic Structure #54), from its current location at the City’s Corporation Yard, to an undetermined location either inside or outside the City of Hercules.

This need for an environmental determination for moving the Queen Anne House originated as a result of direction from the City Council in September 2016 to market the “Queen Anne” house to interested buyers that intend to rehabilitate and use the structure either in the City or in another community. While the City had at one point considered moving the house onto City park land at Duck Pond Park to serve as a public structure, it was determined that doing so was no longer financially viable given the condition of the “Queen Anne” house. The City subsequently issued RFP’s to determine the level of public interest in purchasing, moving, and rehabilitating the Queen Anne house. At the November 9, 2016 City Council meeting, Rockhead and Quarry, LLC were

selected to purchase the home for \$1 with the intent to relocate outside of the City and rehabilitate the structure to serve as affordable housing.

In December 2017, City Council directed staff to retain a consultant to prepare the environmental documentation needed to address the environmental consequences under the California Environmental Quality Act (CEQA) of moving the Queen Anne house, with the intent of facilitating the future sale, relocation, and renovation by a third party of the Queen Anne house.

The consulting firm the “M Group” was retained by the City to prepare the necessary CEQA report, as the structure is on the National Historic Register as a contributor to the “Hercules “Village” Historic District (which was a worker village associated with the Hercules Powder Company), which they subsequently completed in March 2018. Attachment 2 contains the report prepared by “M Group” that provides the environmental and related historic documentation needed for moving the subject “Queen Anne” house.

The following is a summary of the information contained in this attached report. The report concludes that a CEQA finding of Categorical Exemption is appropriate for “relocating and rehabilitation” of the subject Queen Anne house “in a manner consistent with the Secretary of the Interior’s Standards”. According to the report the only historic significance retained by the structure once moved and renovated is that the structure was once occupied by Eugene (Gene) Woodfield...who served as mayor from 1962-1975 and was “instrumental in crafting the City’s first General Plan and creating a blueprint for how the City would evolve following the closure of the Hercules Plant”, and whom the first City park was named after.

Key contents of M-Group report:

- Summary of Findings and Methodology used (pages 3 to 4, Attachment 2)
- Information about the historic context background of the house, including when it was built and moved (pages 4 to 8, Attachment 2).
- The historical significance of the house in relation to the State and Federal criteria used to judge significance (pages 8 to 10 Attachment 2).
- The historic integrity of the house (pages 9 to 10, Attachment 2).
- The CEQA determination of Categorical Exemption is discussed on pages 11 to 12 of Attachment B.

A “Notice of Exemption, Categorical Exemption: Existing Facilities Form” has been completed by staff and would be filed with the County once it is acted on by the Planning Commission.

On a side note, in speaking with Dmitri Belser, co-owner of Rockhead and Quarry, LLC, on May 3, 2018 his company is in process of placing a bid on a vacant lot in El Sobrante to relocate the building and his company is still ready to take on the project.

Attachments:

1. Resolution approving Categorical Exemption
2. M Group “Queen Anne House Historic Evaluation” report
3. Categorical Exemption form

APPENDIX III

Categorical Exemption Resolution, dated May 7, 2018

Provided in the following page.

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RESOLUTION #18-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES APPROVING AN ENVIRONMENTAL DETERMINATION OF CATEGORICAL EXEMPTION, 15301 EXISTING FACILITIES, AS AN APPROPRIATE UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO ADDRESS THE ENVIRONMENTAL CONSEQUENCES OF RELOCATING AND REHABILITATING THE “QUEEN ANNE HOUSE” (HISTORICAL BUILDING #54) TO A VACANT RESIDENTIAL LOT OUTSIDE THE CITY OF HERCULES.

WHEREAS, the Queen Anne House, a historic structure that is estimated to have been constructed in 1905 within a company town known as the Hercules Village that was owned by the Hercules Powder Company, and

WHEREAS, the Queen Anne House has been previously relocated, most recently in 2002 by the Bixby Company to make way for development planned where the house was located, and in 2010 the house was purchased by the City and moved to the City’s Corporation Yard, and

WHEREAS, the house was split into two pieces in order to transport the house to the City’s Corporation Yard and will deteriorated due to the passage of time if nothing is done; and

WHEREAS, in 2016 the City issued a flyer asking for proposals for purchasing the building for \$1 and rehabilitating the Queen Anne House, and as part of this RFP process a number of parties showed interest in purchasing the house which may involve relocating the house outside the City of Hercules, and

WHEREAS, at the November 9, 2016 City Council meeting, Rockhead and Quarry, LLC were selected to purchase the home for \$1 with the intent to relocate outside of the City and rehabilitate the structure to serve as affordable housing; and

WHEREAS, in December 2017 the City Council directed that the City retain a consultant to prepare the historical and environmental documentation needed before the building could be moved to a location outside the City, and

WHEREAS, the City retained the firm known as the “M-Group” to prepare the needed historical and environmental documentation which was presented at the May 7, 2018 Planning Commission at attached hereto.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY OF HERCULES PLANNING COMMISSION DFINDS:

That the documentation provided at the May 7, 2018 Planning Commission appropriately concludes that a CEQA finding of Categorical Exemption 15301 Existing Facilities is appropriate to address moving and rehabilitating the Queen Anne house to a location outside the City of Hercules.

BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF HERCULES HEREBY DIRECTS STAFF TO FILE/POST THE CATEGORICAL EXEMPTION DETERMINATION WITH THE CONTRA COSTA COUNTY CLERKS OFFICE TO COMPLETE THE CEQA FINDING UNDER SECTION 15301 “EXISTING FACILITIES” OF THE CEQA

GUIDELINES AS THE APPROPRIATE CEQA CLEARANCE FOR THE PROPOSED RELOCATION AND REHABILITATION OF THE QUEEN ANNE HOUSE TO A LOCATION OUTSIDE THE BOUNDARIES OF THE CITY OF HERCULES, SO LONG AS IT IS IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S HISTORIC STANDARDS,

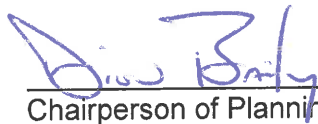
The foregoing Resolution was duly and regularly adopted at a regular meeting of the Planning Commission of the City of Hercules held on the seventh day of May 2018, by the following vote:

AYES: Galieva, Tolley, Rubio, Morrison, and Bailey

NOES: None

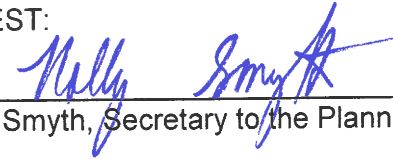
ABSTAIN: None

ABSENT: None



Chairperson of Planning Commission

ATTEST:



Holly Smyth, Secretary to the Planning Commission

Exhibits

A. The Queen Anne House Historic Resource Evaluation

APPENDIX IV

Notice of Exemption, dated May 8, 2018

Provided in the following page.

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Notice of Exemption

Appendix E

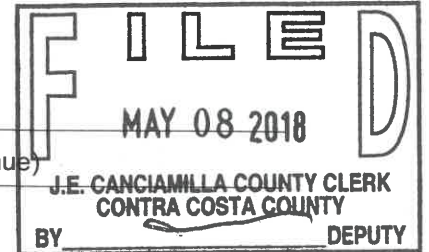
To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City Of Hercules
111 Civic Drive
Hercules, CA 94547

County Clerk
County of: Contra Costa
P.O Box 350
Martinez, CA 94553

(Address)

Project Title: Relocation and rehabilitation of "Queen Anne House"
Project Applicant: City of Hercules (proximate to Willett Street / Sycamore Avenue)
Project Location - Specific:
City of Hercules Corporate Yard



Project Location - City: Hercules Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:
The project includes a request to relocate and rehabilitate the "Queen Anne House" also referred to as Building no.34 In the Hercules Village National Register District to an area either within the City of Hercules (but outside of the District) or to a location outside of the City . Rehabilitation consistent with Sect. of the Interior Standards.

Name of Public Agency Approving Project: City of Hercules
Name of Person or Agency Carrying Out Project: City of Hercules

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301 and 15331
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:
Proposed activities, including relocation of the "Queen Anne House" to a vacant residential lot outside of the Hercules Village Historic District and rehabilitation, would be exempt pursuant to CEQA Exemption 15301 and 15331.

Lead Agency
Contact Person: Victor Carniglia, Contract Planner Area Code/Telephone/Extension: (925) 360-4199

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 5/8/18 Title: Planning Consultant

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____
Post from 5/8/2018 to June 8, 2018

Notice of Exemption- Hercules Queen Anne Continued...

Proposed activities, including relocation of the "Queen Anne House" to a vacant residential lot outside of the Hercules Village Historic District, would be exempt pursuant to CEQA Exemption 15301 which exempts the rehabilitation of damaged structures to meet current standards of public health and safety, as well, as the removal of individual small structures including single family residences. Further, the proposed project is not located in a sensitive environment, would not generate cumulative impacts, there is no reasonable possibility that it would have a significant effects, is no located proximate to a scenic highway, or on a site with hazardous waste, and would not cause a substantial adverse to a historical resource.

Pursuant to CEQA Section 15064.5, a historical resource is one which generally meets the criteria for listing on the California Register of Historic Resources (CRHR) or is otherwise a locally listed resource. Resources listed on the National Register of Historic Places are, by default, included on the California Register of Historic Resources. To qualify as a historical resource, a building must be both significant and retain a level of integrity to be able to convey that significance.

While the "Queen Anne House" is a significant resource per CRHR criterion 1, based on its association with the Hercules Powder Company and as a representative of one of the last remaining company towns in California, the ability to convey that significance relies on the cohesion and collection of buildings and the ability to interpret their relationship and organization. The 2010 relocation of the Queen Anne House to an area removed from the other remaining Powder Company residential buildings and outside the boundaries of the District prevents the subject building from being able to convey its significance as part of the larger company town and eliminated its integrity.

The "Queen Anne House" is also individually significant per CRHR criterion 2, based on its association with former mayor, Eugene Woodfield who was instrumental in guiding the evolution of Hercules into the 21st century. While the Queen Anne House does not retain historic integrity as a contributor to the Hercules Village Historic District, it does retain integrity as an individual resource associated with a locally significant person. Because the ability to interpret a building's significant association with an important person is less tied to the location and setting and more reliant on design, workmanship, feeling, association, the property continues to retain enough integrity to convey its significance despite its previous relocation.

Under most scenarios, the relocation of a historic resource, as is proposed under this project, would not be a preferred treatment; however, when undertaken in an effort to avoid demolition or destruction of the resource, it may be appropriate and the resource may remain on the California Register of Historic Resources insofar as the resource is rehabilitated and maintained consistent with the SOIS, is re-located in a compatible area, and its significance is able to be interpreted.

Proposed activities, including relocation of the "Queen Anne House" to a vacant residential lot outside of the Hercules Village Historic District and rehabilitation of the residence, would therefore be exempt pursuant to CEQA Exemption 15301 which exempts the rehabilitation of damaged structures to meet

current standards of public health and safety, as well, as the removal of individual small structures including single family residences. It would also be exempt pursuant to CEQA Exemption 15331, which exempts projects which maintain, repair, stabilize, rehabilitate, restore, preserve, conserve or reconstruct a historical resource in a manner consistent with the Secretary of the Interior's Standards. Last, the proposed project is not located in a sensitive environment, would not generate cumulative impacts, there is no reasonable possibility that it would have a significant effects, is no located proximate to a scenic highway, or on a site with hazardous waste, and based on the reasons enumerated above, would not cause a substantial adverse to a historical resource.



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print	StartOver
RECEIPT NUMBER: 07 — 05082018 — 139	
STATE CLEARINGHOUSE NUMBER (If applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY HERCULES CITY OF	LEAD AGENCY EMAIL NOT SHOWN	DATE 05082018
COUNTY/STATE AGENCY OF FILING Contra Costa		DOCUMENT NUMBER 18-168

PROJECT TITLE RELOCATION AND REHABILITATION OF "QUEEN ANNE HOUSE"		
PROJECT APPLICANT NAME HERCULES CITY OF	PROJECT APPLICANT EMAIL NONE SHOWN	PHONE NUMBER (925) 360-4199
PROJECT APPLICANT ADDRESS 111 CIVIC DRIVE	CITY HERCULES	STATE CA
		ZIP CODE 94547

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:


- Environmental Impact Report (EIR) \$3,168.00 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ _____ 0.00
- Certified Regulatory Program document (CRP) \$1,077.00 \$ _____ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ **50.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE HAROLD FRANKLIN CONTRA COSTA CLERK RECORDER SERVICES TECHNICIAN
---	---

County Receipt Number **3206144**

CLERK'S CERTIFICATION OF POSTING

CONTRA COSTA COUNTY
P.O. Box 350
Martinez, CA 94553

I certify that I am an employee of the county of Contra Costa and that a true copy of the foregoing notice for project:

RELOCATION AND REHABILITATION OF "QUEEN ANNE HOUSE"

(Project Name)

was posted for review at:

Contra Costa County Clerk-Recorder's Office
555 Escobar Street
Martinez, CA 94553

This notice was posted for a minimum of 35 days on 05/08/2018
(FilingDate)

JUL 05 2018

MB

Dated: _____
(MailingDate)

By: _____
Deputy County Clerk

APPENDIX V

Relocation Advertisement, dated 2016

Provided in the following page.

The rest of this page is left blank intentionally.



*Parties
Interested in
Removing the
“Queen Anne”
building at no
cost to the
City need to
contact
Planning
Director Holly
Smyth by
Wednesday,
October 26th at
510-245-6531*

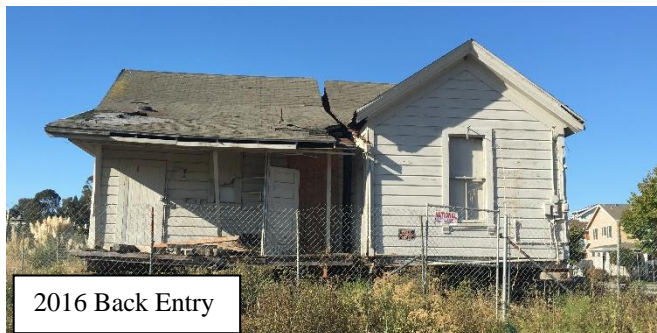
**WE ARE LOOKING FOR AN INTERESTED PARTY TO REMOVE
HISTORIC HOME AT NO COSTS TO THE CITY
(AND POTENTIALLY INCORPORATE OTHER ALTERNATIVES)**



2016 Front Entry



2016 Side View



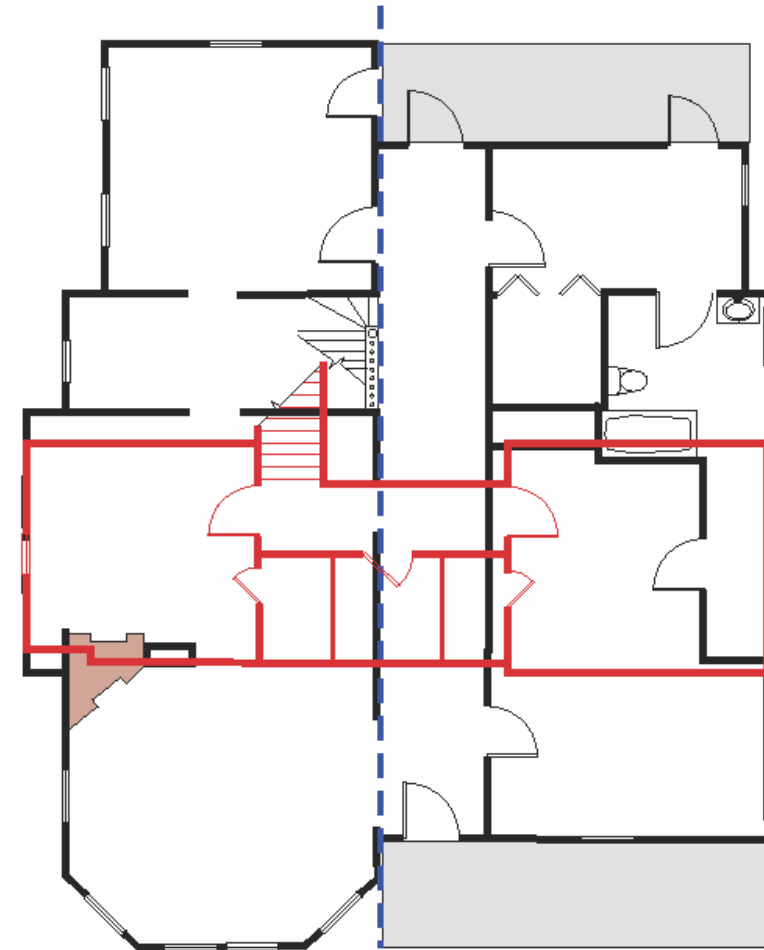
2016 Back Entry

Years ago the City purchased Historic Home #54 building (referred to as the “Queen Anne”) that was located on a hill behind the Hercules Powder Works Club House Building for a dollar. The City had a moving company cut the building in half in order to transport the building to its current location on the City’s Corporation yard (near Willett Street / Sycamore Avenue) anticipating that it would be incorporated into Duck Pond Park 1 block away. Duck Pond Park currently contains a compacted pad with utilities stubbed out next to the park’s parking lot.

*The City has not had the capacity to carry out any project with the building and wants to remove the structure. **The City is inviting interested parties to submit proposals by November 1 that would remove the building at no costs to the City (potentially incorporating other alternatives). Interested parties will be able to tour the building on October 27th and are asked to RSVP in advance to Shiva Matinpour at 510-799-8244.***

Proposals will be evaluated looking at the greatest public benefit with the least costs to the City with low risk

2005 – Queen Anne Building before relocation



--- CUT LINE FOR MOVING HOUSE
— MAIN FLOOR, 1700 SF
— UPPER FLOOR, 500 SF

NOTE: Floor areas are approximate and wall locations are estimated.

All proposals need to outline the following:

- 1) Name and Contact information
- 2) What is being proposed to be done and how with timeline
- 3) Cost implications if any for the City
- 4) Provide a listing of any potential team members
- 5) Past relevant experience and capacity to carry out proposed task
- 6) Any relevant licenses, credentials, etc.

Note: The four steel girders under the house, fencing, and cribbing are not part of the removal as they belong to other parties and satisfactory insurance will need to be provided in the future.

**Interpolated raised entry level
and 2nd floor plan layout**

APPENDIX VI

Building Survey, dated 1984

Provided in the following page.

The rest of this page is left blank intentionally.

CITY OF HERCULES - WATERFRONT PARK STUDY

BUILDING SURVEY

Building Name or Description: Residence - 2 King Street

Building Use: Original Residence Present Residence

Number of Stories: 1-1/2 Basement Partial

Structure:

Foundations	<u>Brick</u>
Walls	<u>Wood frame</u>
Roof framing	<u>Wood frame</u>

Exterior finishes:

Basement walls	<u>Wood channel siding</u>
Upper walls	<u>Wood channel siding</u>
Roofing	<u>Asphalt shingles</u>
Windows	<u>Wood double-hung sash</u>

Interior finishes:

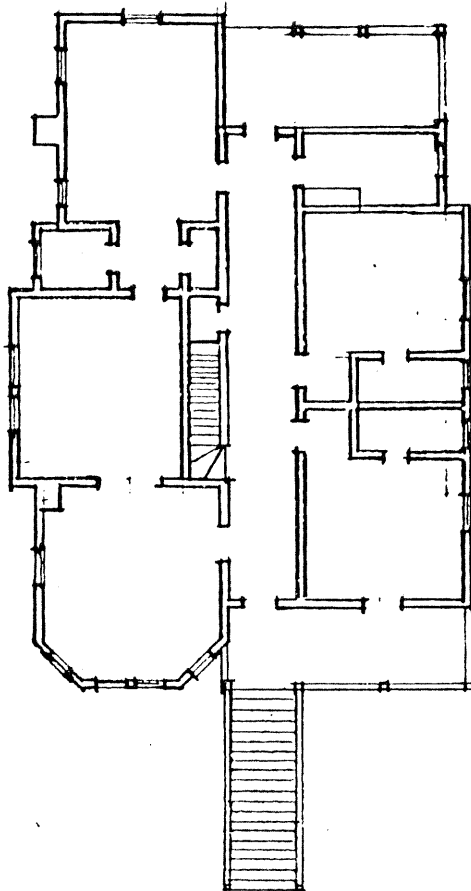
Floors	<u>Not observed</u>
Walls	<u>Not observed</u>
Ceilings	<u>Not observed</u>

Condition: Brick foundations are cracked and have settled. Front stairs are in a state of collapse. Roofing and sheet metal need replacement. Siding appear to be intact.

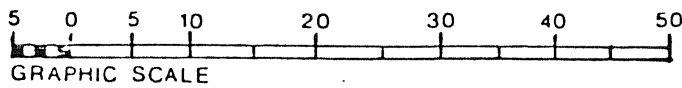
Historical significance: Built in the Colonial Revival style at the turn of the century, this house was probably the residence of a company official. It appears to have undergone little change, except for reroofing and a porch extension.

Possible uses: A guest house or private residence.

Relative cost of rehabilitation: Existing brick foundations should be replaced with concrete foundation and the floors should be made level. Wood shingle roofing should be restored. The north porch and stairs should be rebuilt and the basement entrances removed. Relative cost of rehabilitation is estimated to be in the medium price range.



FLOOR PLAN



RESIDENCE
2 KING STREET

APPENDIX VII

Archived Photographs, Dates Unknown



Original location of subject structure. Date Unknown.



Subject structure at former temporary location with roof. Prior to 2018.



Subject structure at current temporary location (City's Corporation Yard) with roof removed and with temporary tarp. Prior to August 2024.



Partial roof with wood shingles detached. Prior to August 2024.



Door and siding detached and outside of the subject structure. Prior to August 2024.

APPENDIX VIII

Site Photographs – Site visit completed on August 7, 2024



Overall length of subject structure with temporary tarp.



Side of subject structure with removed doors on the ground.



Corner of subject structure supported above steel I-beams.



Side of subject structure with one window partially exposed.



Side of subject structure with three windows partially exposed.



Side of subject structure with three windows partially exposed and flooring exposed.



Angled bay window partially exposed from the temporary tarp.



Interior or porch floor exposed and partial roof with shingles on the ground.