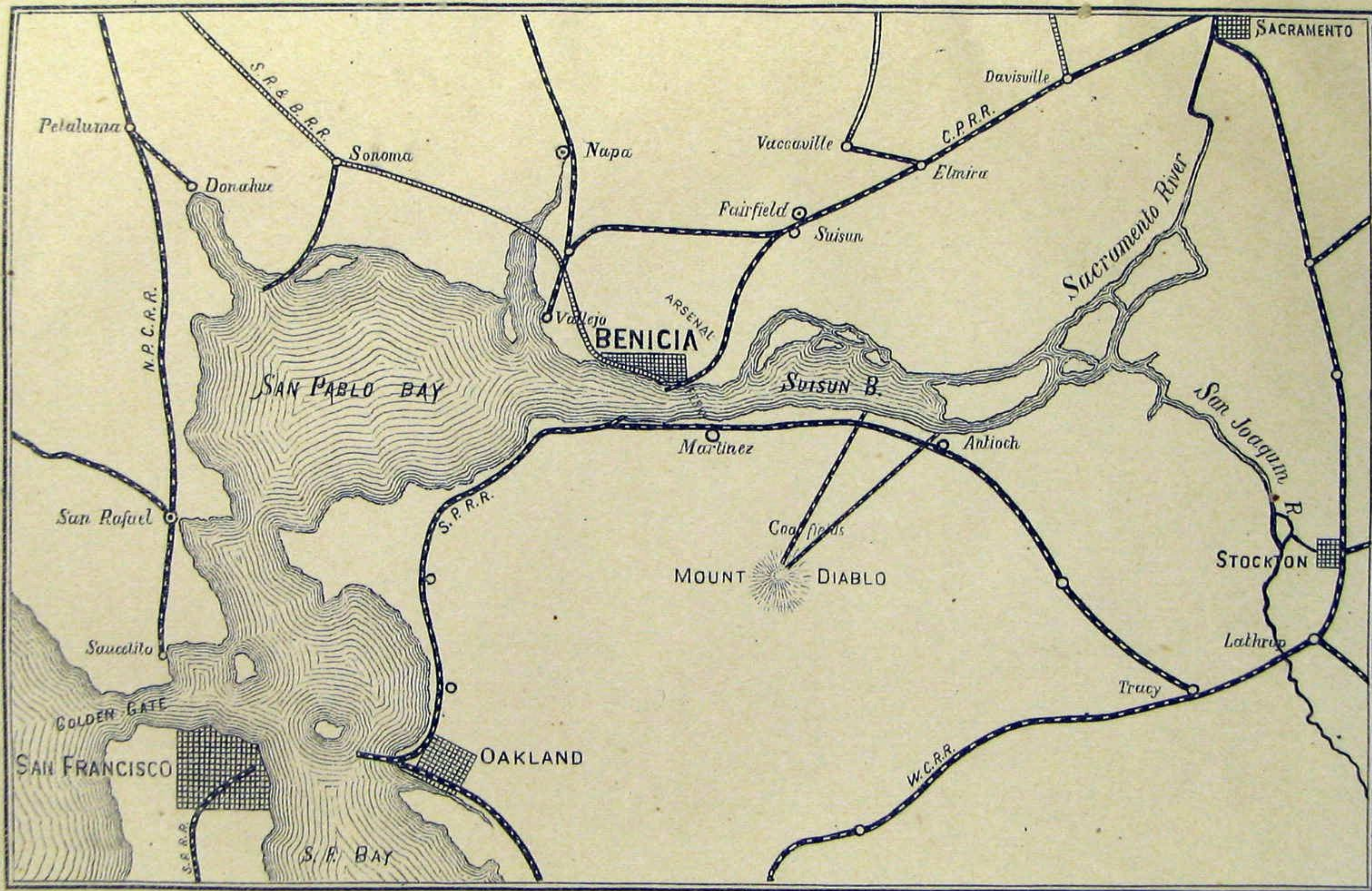


*Coast*

# BENICIA.





BENICIA AND SURROUNDINGS



# BENICIA.

## ITS RESOURCES AND ADVANTAGES FOR MANUFACTURE.

---

California is divided by two great ranges of mountains, the Sierra Nevadas on the east and the Coast range on the west, each traversing the State throughout its entire length north and south.

Between these mountain ranges we have the great basin bearing the double names of San Joaquin and Sacramento Valleys; the combined length of which is over four hundred miles, with an average width of about sixty miles.

The northern portion is called the Sacramento Valley, and is drained by the river bearing the same name, the largest stream in the State. The southern portion, or San Joaquin Valley, is drained by the San Joaquin River, the longest stream in California.

These streams unite about the center of this great valley, and empty their waters into Suisun Bay; thence through the Straits of Carquinez into San Pablo and San Francisco Bays, and thence through the "Golden Gate" to the Pacific Ocean. A very large proportion of all the flowing water of California is carried through these two rivers, each of which is navigable for river boats and barges for a considerable distance.

From fifteen to seventeen miles from the confluence of these two great streams, and on the north side of the Straits of "Carquinez," the City of



## " BENICIA "

Is built. A glance at the accompanying map will satisfy any one of the advantageous location of the city for manufacturing and commercial purposes. All the inland commerce of the State seeking a water outlet, and most of that by railroad, must come to Benicia before reaching tide water. There is ample room here for the building of wharves large enough to accommodate, not only the shipping from the two great valleys of this State and the Eastern States, but of the entire Pacific Coast trade with the foreign countries. The largest ship that can enter the Golden Gate can sail to Benicia and anchor in safety.

The town is located about thirty miles from San Francisco and Oakland, either by railroad or water; about thirty-five miles from the Pacific Ocean through the Golden Gate; fifty miles from Sacramento, the Capital of the State, by rail, and about ninety by water; seventy-five miles from iron mines located in the foot hills of Placer and El Dorado Counties, and only a few miles from the inexhaustible coal fields of Monte Diablo, to which there is direct connection either by railroad or water, and coal is delivered at the town for less than four dollars per ton.

It is here that the great overland Central Pacific Railroad crosses their trains over the Straits of Carquinez on the world-renowned steam ferry boat Solano. This monster ship is 425 feet long, and at one trip transfers 48 cars and 4 locomotives.

It is here that the Southern Pacific, another trans-continental line passing through Southern California, Arizona and New Mexico, to the East, is united with the Central Pacific. Through these two lines, and their branches, communication is had with all important points on the Pacific Coast, and throughout the United States.

A road is now projected, and soon to be built, from Santa Rosa to Benicia, where it will connect with the other overland routes. This connection once completed, and the products of the valleys of Sonoma and Napa Counties in fruits, etc., will



be shipped direct to the Southern and Eastern cities in much finer condition than can possibly be if reshipped, as is necessary at present.

On both sides of the Straits the railroads and deep-water are so close, that while grain is being discharged from the cars on one side of the warehouse, it is being loaded into the ships immediately from the door on the other side.

All the commerce of the Pacific Ocean destined for the East and inland points of the Pacific Coast, could be transferred and reach its destination more speedily from Benicia than any other point on the coast. One thousand ships could be anchored in the Straits of Carquinez and yet be room for more.

Hon. L. B. Mizner, in negotiations with the Central Pacific Railroad, secured an agreement with them that grain should always be landed at Benicia at fifty cents per ton less freight than at San Francisco or Oakland.

Barge loads of grain coming from the inland valleys, destined for Benicia, is carried much cheaper, and insurance is much less than if destined for San Francisco, on account of the liability to damage by water in crossing San Pablo and San Francisco Bays in windy weather. Barges have sunk, while it is not unusual for large amounts to be damaged by splashing water over the sides of heavily-laden boats.

Thus it will be seen that much can be said in support of the theory that Benicia is destined to become a very important manufacturing and commercial center.

The facilities afforded for transportation by sea and land, to and from all parts of the country and the world, has already been noticed by sagacious and enterprising capitalists seeking a profitable and permanent place to invest, and Benicia is fast becoming a great grain-shipping point.

There are three of the largest grain warehouses on the coast located here. Messrs. Balfour Guthrie & Co., on the north side of the Straits, have a warehouse four hundred feet long, with a capacity of 2500 tons.



On the south side, the Grangers' Association have a wharf 650 feet long, on which there is a warehouse 625 feet long and 100 feet wide, a capacity of 18,000 tons. They intend to enlarge the present warehouse 100 feet, and to erect a new one 725x100 feet, giving a storage capacity of about 50,000 tons, and affording room for the loading of four ships at one time.

### THE U. S. ARSENAL.

About one million of dollars have been expended by the Government in the erection of buildings, wharves, etc., on the Reservation, which consists of about 34 acres of land. There are sixteen large stone and brick buildings; the rock is of excellent quality and taken from the quarries on the Reservation. There is a great abundance of first-class building rock close to Benicia.

### THE BENICIA AGRICULTURAL WORKS.

This incorporation, with a capital of about one-half million—Messrs. Baker and Hamilton being the principal owners—was formerly located at San Leandro, but were compelled to seek out a location where they could extend and complete their facilities so as to meet the increasing demand for their manufactured goods; hence their removal to Benicia, where they could not only extend their works to meet their requirements, but at the same time secure the best and cheapest transportation facilities on the Pacific Coast. Here all points in this State, Oregon, Washington Territory and British Columbia on the north, and Mexico and South America on the south, are brought to the very doors of the works, by the facilities of water navigation, an advantage that will accrue largely to consumers and dealers in a saving of freight, one of the principal factors of production.

The works are among the first in the country, and the largest west of the Rocky Mountains.

The present buildings aggregate a length of about 2000 feet, and cover a floor-area of about two and one-half acres.

Extensive additions are contemplated in the near future.



## TANNERIES.

The principal interest for which Benicia is celebrated is the manufacture of leather, there being no less than four tanning and currying establishments, (representing a combined investment of about \$500,000,) three of which rank among the first in the country, and the other is one of no mean proportion.

That of McKay & Chisholm is the oldest and largest, and being the first one established, is deserving of especial mention.

Their premises comprise about five acres of land contiguous to the water front, and are well supplied with commodious buildings and all modern machinery and appliances to facilitate their operations.

They employ about fifty men, and turn out about 50,000 sides of leather per annum, consisting of sole harness, skirting, collar, grain, wax, buff, rough and finished splits; besides kip and calf skin, nearly the whole of which are disposed of to points on the Pacific Coast, in California, Oregon, Utah, Washington Territory and the Hawaiian Islands, with an occasional car load to the East.

To produce this leather they consume over two thousand cords of chestnut-oak bark, mostly brought from Mendocino and Sonoma Counties.

Kuhlmann Salz & Co. have a large establishment in which they employ from forty-five to fifty men, and turn out from eight hundred to one thousand sides per week.

This firm makes polish, pebble and grain leathers, in addition to the same kinds made by the other tanneries, and claim to be the only one on the Coast manufacturing the first named varieties.

Next in importance is that of J. R. Brown & Co., who own about six acres of ground near the water front.

Have six to eight buildings used for the various branches of the business.

They employ an average of about thirty men, and make all kinds of leather.



Their present capacity is perhaps 3,000 sides per month.

A wharf about two hundred feet long has been erected for the accommodation of schooners which deliver bark and other materials used in the tannery.

John L. Innis is running a smaller establishment, employing about fifty men. He has the reputation of making a first-class article, and finds for it a ready sale.

### THE BENICIA PACKING COMPANY

Is an organization of fishermen for packing salmon. The buildings are located on the water front. The main one is 140x55 feet; two stories high.

The capacity of the establishment is four hundred cases, of forty-eight cans each, per day.

Lots have been secured by another company, and a Packing House will be erected on them.

Benicia offers peculiar advantages to salmon-packing enterprises, as it is located on the waters in which they are caught, and in sight of the works we saw over fifty boats, which is about one-third the number engaged.

### FLOURING MILLS.

No town in California affords better facilities for the manufacture of flour than Benicia, which is fast becoming the great wheat mart of the Pacific Coast. A large mill was erected on the water's edge costing about seventy-five thousand dollars; has five run of stone, with a capacity of over five hundred barrels per day.

The property under the first management did not prove a paying investment. It has been recently purchased by Messrs. T. W. Floyd & Co., who have been running it to its fullest capacity, with an increasing demand. Shipments have already been made direct to Texas and to Liverpool, England.

### PACIFIC CEMENT MILL,

The only one of the kind on the Pacific Coast, is the property of the widow of the late P. Martin, and consists of about



twelve acres of land, fronting on the water, where a wharf has been erected for shipping.

The rock from which the cement is made, is found in large quantities within a radius of from six to eight miles around Benicia. There are six kilns; they employ about forty men, and turn out about one hundred and fifty barrels per day, which is pronounced superior to the celebrated "Rosendale" Cement of the East.

### BENICIA BREWERY,

The property of Massle & Gnauck, turns out about 1,200 barrels of beer per annum.

### GAS WORKS,

Through the efforts of D. N. Hastings have been built, and supplies a pure article of oil gas of twenty-eight candle power. The Company is incorporated: D. N. Hastings, President; John Lynch, Treasurer; Fred. Weinmann, Secretary.

### WATERWORKS.

Through the enterprise of Messrs. L. W. Mizner, Andrew Goodyear, Samuel C. Gray, and others, a water company was organized, and water brought into the city from Sulphur Spring Valley Creek, on which a reservoir was built. From the reservoir the water is pumped to a height of one hundred and eighty feet, from whence it is carried through iron pipe about 12,000 feet, to a distributing reservoir of about 1,200,000 gallons capacity. The quality of the water is not excelled anywhere, and the supply practically inexhaustible. There is sufficient pressure to force the water through fire hose to a height of fifty feet, in consequence of which insurance rates have been reduced.

### FIRE COMPANIES.

There are two fire companies of about thirty-five members each. The companies are each equipped with hose and carts. The Solano is located on First street, in the business portion



of the town. The Phoenix is located in East Benicia. A. J. Glover is Chief Engineer, and L. Weinmann, Secretary.

### NEWSPAPERS.

The *New Era* is a newsy, readable paper, neatly printed, and wide-awake to the interests of the town. It is owned, edited and published by Alfred Dalton, Jr., a young man born in the first house erected in Benicia.

### BUSINESS HOUSES.

The Bank of Benicia occupies a neat and substantial brick building on the corner of First and G streets, and is a valuable adjunct to Benicia enterprise.

The mercantile houses of the place are very creditable, carrying a well-kept and large stock of goods in their various lines. The leading dealers in mixed stocks of goods are W. H. Foreman, James Barry and J. W. Jones.

The only exclusive dry goods and clothing house is that of Williams & Burdick, located in Weinmann's Block. The store-room is 50 feet long by 29 wide, with high ceiling and good light. There is system displayed in the arrangement of the stock; each department is a model of neatness. One side of the building is devoted exclusively to the ladies' department. In the rear are kept the heaviest articles of gentlemen's furnishing goods, whilst on the other side is the clothing department. Between the front entrances and the counting-room, in the center of the building, are long tables well stored with heavy cotton goods, clothing, etc. The people of Benicia have no occasion to go to the Bay any longer to secure a good and fashionable article. The gentlemen carry a large and fashionable stock, invoicing about \$13,000, and by courtesy to all, strict attention to business, and fair dealing, they have won from the people of Benicia a friendly feeling and increasing support.

Next door to these gentlemen and on the corner, is the



## CITY PHARMACY,

Of which Mr. L. Weinmann, the owner of the block, is proprietor. This is one of the finest fitted-up drug stores in Solano County; the room is 25x53 feet. There are two beautifully arranged show windows, a soda fountain, show cases of the curved or turned plate pattern, well stocked with fancy and toilet articles.

The shelving and fixtures are elegant, and in keeping with the neatness that is everywhere manifest about the establishment. The drawers have the latest patent pulls with beautiful labels. The bottles have glass labels. The dispensing counter is especially well and conveniently arranged and stocked with the best and purest of medicines. A full line of toilet articles, perfumery and fancy goods, is always to be found of guaranteed quality, and at prices as low as San Francisco.

J. Maclise is the clerk in charge of the store, while Mr. Weinmann is in school.

The Weinmann Building is a two-story wooden structure on the corner of First and H streets, occupies a lot 60x100 feet. The upper floor is occupied in part for offices, all of which are neat and convenient. There is a hall 53x30 feet, used as a Good Templar and other lodge meeting place. The lot and building cost in the neighborhood of \$13,000, and is a credit alike to the town and Mr. Weinmann.

## SECRET SOCIETIES.

There are the usual number of orders. Of the Masonic there is Benicia Lodge, Benicia Chapter, and Silver Gate Chapter. Solano Lodge, I. O. O. F.; Benicia Lodge, A. O. U. W.; Benicia Council, O. C. F.; Phoenix Lodge, I. O. G. T., and the Legion of Honor.

## HOTELS.

The Bishop House, Ira Bishop, proprietor, is located near the Benicia Agricultural Works, and on a high spot that commands a fine view of the Bay, Mount Diablo and the surround-



ing country. It is two-stories high, with sixty well furnished rooms, and two dining-rooms that will seat one hundred and fifty persons.

Water is supplied to the house and grounds by pipes from the City Water Works. In connection with the hotel is a bar, barber shop, bath-room, laundry and stable.

A very tasty floral garden is laid out on the west side of the hotel, in which there are great numbers of choice varieties of flowers and roses, lime, lemon and orange trees.

There are a number of hydrants, and three fountains that supply water and add to the attraction of the surroundings.

The Solano Hotel, on the corner of First and E streets, is kept by Mrs. Julia Weinmann. The erection of this building was begun in 1840. It has been in the hands of the Weinmann family since 1855. The building is an unpretentious one, but the traveler will always find here a comfortable home.

In addition to those mentioned, there are the usual number of tradesmen in all branches of business usually found in towns of the size of Benicia. In the line of hardware, stoves, tinware, &c., we find the business well represented by the following persons: Messrs. Blake, Gilley, and Lepper. Mr. Lepper also does plumbing and gas-fitting in a first-class manner.

## CHURCHES.

### *St. Dominic's Church and Monastery.*

The Catholic Church is dedicated to St. Dominic. It was built in the year 1854. Is a solid frame structure, exterior in Ecclesiastical style, interior roomy and well lighted.

The tower rises to the height of about one hundred feet, and contains a large, deep-toned bell, which can be heard across the Straits. As the congregation has much increased, it is proposed to lengthen the church, thus obtaining accommodations for about five hundred persons, and to build an elegant facade to the street, making it the largest and most beautiful church in the city. A monastery of the Dominican order is attached to the church. It is the noviciate and house of stud-



ies for the Dominican Province of California. The Father Provincial resides here, and there are at present eleven priests, nine novices, several postulants and lay brothers. There is a library of nearly three thousand volumes of well assorted books. The ceremonies of the Catholic Church are performed in a style hardly attempted at any other church in the State.

The first Episcopal service was held in September, 1854; society was organized in February, 1855. The building was erected in November, 1859; consecrated in February, 1860; enlarged in 1863, and again in 1873.

The seating capacity is three hundred. The Sunday-school building is 24x50 feet, and will accommodate about two hundred pupils. Right Rev. Bishop Wingfield is Rector.

There is also a Congregational Church building, about 40x60 feet, and twenty feet high inside, which seats about three hundred persons. There is a lecture and Sunday-school room. Rev. Dr. Willey is Pastor.

## AGRICULTURE.

It is not manufacture alone that Benicia boasts of. She is surrounded with as fine a farming district as one would wish to see.

We were kindly tendered a drive to the City Water Works and Goodyear's Station by Mr. Andrew Goodyear, one of the pioneers of Solano County. In our course we saw as fine crops of all kinds as can be found in the State. Potatoes, corn, in short, all vegetables are looking well.

On Mr. Goodyear's homestead in the Canyon, we saw growing: walnuts, both black and English, almonds, apples, peaches, pears, plums, nectarines, apricots, oranges and lemons, to say nothing of the small fruit in great abundance; here we also found a vineyard as thrifty and healthy-looking as is in the State, and yields enormous crops of grapes. Mr. Goodyear was among the first to plant vines in Benicia Township.



## WINE

Can be made from the grapes grown around Benicia that for quality and flavor, will vie with any in the State. It finds a ready sale, and always at a good price.

Charles Ingermann is the leading wine maker in the vicinity, and has the reputation of producing the best article for market. He has about 15,000 vines of all ages, and makes about three thousand gallons per annum. There are eight or ten vineyards near the town.

## RESIDENCES.

There are a goodly number of tasty residences, prominent among which are those of Andrew Goodyear, James Barry, J. W. Jones, and the late Mrs. Smith's.

That deserving special mention is the residence of D. N. Hastings, approaching completion. It occupies an elevated location, overlooking the Bays and Strait, and commanding a fine view of Mount Diablo and the surrounding country. It is of the modern style of architecture, perfect in proportions, with the substantial look that belongs to buildings of its order. It is 3 stories high, with a basement; contains 23 rooms, 3 bath-rooms, pantries, etc.; is 88 feet deep, 48 feet wide in front and 30 feet back building. Directly above the main entrance is a tower 15 feet high, from which a fine panoramic view of the country for miles is had. The building is as near fire-proof as is possible, having double floors throughout filled in between, and each partition is filled solid for several inches, above and below each floor, rendering it noiseless, etc. It is heated by the Harvey method of hot water radiators, with a circuit of warm water through every room in the house. It is supplied with speaking tubes and electric call bells; that in the dining-room being placed in the floor in a position where the lady presiding at the table can touch it unobserved. The gas will be lighted with electricity. Water is supplied from a spring, and carried 10,000 feet through iron pipe. Under the residence is a cistern holding 50,000 gallons. A good gas



engine will be used to pump water from the cistern to the floors above. On top of the house is a tank holding 2,000 gallons. This is set on independent posts that pass to the basement. There are 88 doors and 85 windows. The glass is American plate. The floors are of yellow pine, the interior finish of white cedar, teak, prima-vera, toa tomano, and St. Domingo mahogany, all oiled and varnished. There will be five mantles of onyx, one white marble, one Tennessee marble, and one onyx and black. The chambers are each supplied with stationary washstands, and also the middle hall on first floor, and sinks are found on each floor. In the basement will be Mr. Hastings' office, a billiard-room and store-rooms. Mr. L. A. Ryder, the "boss carpenter," has had charge of the work, which has been done by the day. In the construction of the house Mr. Hastings was his own architect.

### EDUCATIONAL.

Benicia might properly be called the "Athens of California." The extreme healthfulness of the place, beauty of location and surroundings, and ease of access from all points in the State, combined with the high character the different institutions have borne, have proven convincing arguments in the minds of those having children to educate, and as a result, the schools have prospered.

Their fame and good name has gone abroad. Go where you will, from San Diego to the northern line of our possessions, and east to the Rocky Mountains, and you will find young men and women who have gone out from the institutions of learning at Benicia to fill positions of trust and honor.

### THE YOUNG LADIES' SEMINARY.

This is the oldest Protestant school in the place, having been founded in 1852, and managed by a Board of Trustees, until in the Autumn of 1854, when Mrs. Mary Atkins (now Mrs. Lynch) was chosen principal, and in January of 1855 she became sole owner and manager.



In a very few years her labors were rewarded in the building up of one of the finest schools for young ladies in the State.

The attendance is so full as to tax the capacity of the buildings to their fullest extent, and some have to be denied. The buildings are less pretentious than many, but have a cheerful, pleasant location.

The best endorsement the institution has to offer is, that mothers who were educated here in the early days of the Seminary now have daughters attending it. The course of study is very full and complete, as is also the cabinets, apparatus and library, and the Principal is always aided by the most experienced and skillful teachers.

#### THE COLLEGE OF ST. AUGUSTINE,

Rev. J. H. D. Wingfield, D.D., L.L.D., President, is beautifully located in a retired portion of the town, and from which there is a beautiful view of the Straits of Carquinez with the hills beyond; also of Mount Diablo and Suisun and San Pablo Bay.

There are sixty acres or more land in the college enclosure, a portion of which is devoted to the cultivation of flowers, ornamental trees and shrubbery. The institution was founded in 1867, and designed to combine with the course of study a thorough course of military instruction, which by its thoroughness is eminently fitted to perfect the physical man, and give habits of quick obedience, order, politeness and manliness.

The buildings are well adapted to the purposes intended, being commodious and cheerful, well ventilated and heated, and models of cleanliness.

In the domestic arrangements every care is taken to unite the comforts of a home with the sterner discipline of a school.

The course of study is very complete and full in each department, and none but the most accomplished teachers are retained in the school.

In moral training, the Bible is the principal text-book. It is designed that a strong religious influence shall pervade the government of the cadets.



Rev. John H. D. Wingfield is President and proprietor of the institution.

### ST. MARY'S HALL.

This institution of learning is also the property of Bishop Wingfield, but the administration of the school is committed entirely into the hands of the Rev. S. D. Mansfield, A. M., as Rector, and Mrs. Mansfield as Principal. For about twenty years Mr. and Mrs. Mansfield had charge of the Rockland Institute at Nyack, N. Y., where they established a high reputation as educators. Under their management, St. Mary's has become popular, and promises great success in the future in the education of the young women of the Pacific Coast. The grounds are large and tastefully laid out, and adorned with trees, shrubs, flowers, arbors, graveled walks, fountains, etc. The building is large, pleasant and home-like, lighted with gas and supplied with pure water. The course of study embraces all the branches of study thought necessary by the best educators. The regular course occupies three years, and diplomas are conferred on those competing for it.

### ST. CATHERINE'S ACADEMY,

*Conducted by the Sisters of St. Dominic.*

This institution affords every facility for the acquisition of a refined and solid education. It was founded in 1850, and now ranks among the most successful educational institutions in the State, and enjoying a liberal share of patronage. Pupils of all denominations will be received.

### COMMON SCHOOLS.

In the Public School there are seven different departments, with about three hundred and fifty scholars. Lewis Weinmann is Principal. A new school building, costing \$17,000, is contracted for, to be finished September 1st, 1882. It is located near the central point between the two sections of the city.



## FUTURE PROSPECTS.

The founders of Benicia zealously hoped to build up a great commercial town which should afford them both name and wealth. For a long time, however, the town did not prosper, and was considered but a shadow of its present self. For several years it was left off the railroad, but upon the completion of the Central Pacific through the town new life sprang up, and signs of a general revival of business all over the country was nowhere more manifest than in Benicia. There is a population of about 3,000 souls. The city is picturesquely located, extremely healthy, high and rolling, with perfect drainage, and is becoming the location of a large manufacturing interest, which promises to increase.

Her educational institutions are in a flourishing condition. Her old citizens have taken on new life, and going to work in earnest. Public improvements are going ahead, and new residence and business places going up everywhere; and if the past year's progress shall be an index to coming years, Benicia is destined to become an important manufacturing town; her commerce is growing, large extensions are being made to the grain warehouses, and an air of general good feeling is witnessed on every hand.

Her citizens are kind-hearted and social, and no attentions due a stranger are overlooked. Real estate is not held at extravagant prices.

L. B. Mizner owns a large amount of water front property, which he will dispose of at very low rates to parties who mean business and want to locate at Benicia.