

City of Woodland

HISTORICAL PRESERVATION COMMISSION AGENDA

6:00 PM, WEDNESDAY, SEPTEMBER 7, 2010

CITY HALL COUNCIL CHAMBERS

300 FIRST STREET

1. **Roll Call**
2. **Approval/Revision of the Agenda**
3. **Approval of Minutes**
4. **Secretary's Report**
5. **Public Comments:** This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.
6. **Commission and Staff Comments:** This is an opportunity for Commission Members and Staff to make comments and announcements, to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
7. **Request for Alteration Permit for 610 Main Street.** A proposed façade update to correct a safety situation and to enhance the appearance of the storefront to be consistent with adjacent storefronts for a structure that is non-contributor to the Downtown Woodland Historic District.
8. **2011 Heritage Home Awards:** The Heritage Home Award is a public recognition award recognizing remarkable family homes and commemorates that home's contribution to the aesthetically and historically significant residential architecture of Woodland. The award is honorary and recognizes the home as a special community resource and recognizes those homes that have been well cared for or well restored.

This year's awards ceremony will mark the 23rd year the City of Woodland has presented the Heritage Home Awards to local homeowners. This year's awards will be presented to three homeowners.

This year's Award Winners include:

- | | |
|------------------------------|---|
| 1. 900 First Street– | Owned by Kathy and Dave Henderson |
| 2. 901 First Street - | Owned by Mary Lacky |
| 3. 211 Pendegast - | Owned by Tami Cuccia and Bonnie Cuccia |

9. **2011 Preservation Award:** The Preservation Award is granted at the discretion of the Historic Preservation Commission. The Historic Preservation Award acknowledges the work of individuals, organizations and businesses to further historic preservation and work on commercial properties. The commission has not given this award in over five years.

This year's Award Winner:

**The Capitol Hotel, 601 Main Street Owned by Lakeview Properties and Managed
by Pilot Properties**

10. **Adjournment:**



6:00 PM, WEDNESDAY, JULY 20, 2011

CITY HALL COUNCIL CHAMBERS

300 FIRST STREET

DRAFT MINUTES

1 Roll Call 6:00 PM

Present: Ford, Brookshear and Aulman

Absent: Orlins

2. Review and approval of the draft minutes from April 20, 2011

Motion: Commissioner Brookshear made a motion to approve the minutes, which was seconded by Commissioner Ford.

3. Secretary's Report

- *Introduction of the new Community Development Director, Nick Ponticello*
- *Staff let the Commission know that the HPC section of the web site would be updated in this next month*

4. Public Comments: This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

5. Commission and Staff Comments: This is an opportunity for Commission Members and Staff to make comments and announcements, to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Commissioner Ford stated that the Commission had received an email notice from Dino Gay regarding comments on the electric garage building and concern with regard to demolition. Staff provided a brief history of studies that have been done with regard to the building and that it has been determined that the building has significance to the downtown. Further, that any future request for demolition or impact as the result of a project would require that further studies and an EIR be prepared. Staff offered to put this item on a future agenda for more in depth discussion. The discussion was set for the next regular meeting on September 21, 2011.

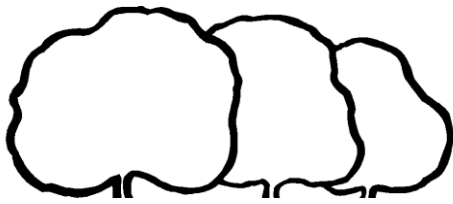
6. Heritage Home Awards

Next Steps

- Plaques ordered and received
- Determination of Award Meeting Date
Possible dates: August 31; September 1 (just before holiday); September 7
Stroll Fashion Follies – September 10
- Final Submittal of Write ups
- Notification of recipients of presentation date
- Presentation Discussion

The Commission determined that the award meeting date will be on September 7, 2011 when the full Commission will be available and this would be just before the Stroll.

7. Adjournment: 6:24 PM



City of Woodland

HISTORICAL PRESERVATION COMMISSION COMMUNICATION

SUBJECT: Proposed Façade changes to an existing
building located at 610 Main Street.

DATE: September 7, 2011

PREPARED BY: Cindy A. Norris, Principal Planner

RECOMMENDED ACTIONS

That the Historic Preservation Commission approve the
proposed façade remodel for 610 Main Street;

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the proposed remodel of the storefront for a building located at 610 Main Street. The applicant is proposing to remodel and restore an existing storefront to better reflect the character of Woodland Historic Downtown. The subject storefront is located on the South side of Main Street between First and Second Streets. This block is located in the A2 District (Downtown Core) of the Downtown Specific Plan. The A2 District is considered to be the heart of the downtown area. The uses along this portion of Main Street primarily consist of one to three story structures housing a mix of retail and office uses. A majority of the structures in this district are zero lot line and directly front onto Main Street. Nearly all parking for these structures is located on the interior blocks accessed through alleys. Additional parking can be found in adjacent public parking lots throughout the downtown area. (District Map provided in **Attachment "A"**).

SITE HISTORY (610 MAIN STREET):

The owner believes the building dates to approximately the 1860's and that it was originally part of four identical facades along Main Street. All of the original facades had been modified over time. The first two storefronts (Tazzina Bistro and Bella!) were incorporated into Cranston's Hardware Store and were most recently renovated about eight (8) years ago.

Based on City surveys, conducted in 1982 and again in 1996, the building was found to be ineligible for any list. The application prepared in 1998 for National Register designation for the downtown, identified the building at 610 Main as being, "too altered to contribute to the historic character of the district". (**Attachment "B"**).

610 Main Street is the 4th of a row of facades that were changed dramatically in the 1970s. The parapet was shortened, brick corbels removed and the whole upper masonry façade (and clearstory windows) covered with a flat stucco veneer. Below this, the existing storefront was removed and a modern anodized aluminum storefront system was installed straight across between the two end walls (which were covered in brick).

More recently, the building was purchased by Tom Stallard. As work began on interior renovations it was found that there was asbestos in the stucco finish coat and of greater concern, that the masonry parapet was not properly supported and should be removed as soon as possible for safety reasons. On August 31, 2011, the City's Building Official authorized the removal of the parapet for safety reasons. The owner has acted quickly to provide staff with information to bring to the Historical Preservation Commission for review of a façade renovation. (**Attachment "C"**)

REVIEW OF PROPOSED CHANGES:

Ordinance 12A-4-4 requires the review and approval of any exterior modifications, alterations, additions and proposed demolitions of any designated landmark, or any structure within a designated historical district by the Historical Preservation Commission. Upon Application, there are six criteria that are provided within the ordinance that the Commission shall consider when evaluating the merits of each proposal. Criteria five (5) states that the application shall be reviewed for "*Conformance with guidelines and standards adopted by the Commission*".

The following is an evaluation of those criteria with regard to the proposed project.

Section 12A-4-4 (1): *The historic value and significance, or the architectural value and significance, or both, of the designated landmark, the structure within a designated historical district, or the designated historical resource, and its relation to the historic value of the surrounding area;*

The building located at 610 Main Street has undergone serious façade alterations. Due these changes, this building lacks historical and architectural significance. According to the State of California Resources Agency, the subject building has no historical significance and is therefore not a direct contributor to Woodland Historic Downtown District.

Section 12A-4-4(2): *The relationship of the exterior architecture features of the structure to the rest of the structures itself and to the surrounding area;*

According to the State of California, Department of Parks and Recreation (Resource Agency) who provides written documentation for Woodland's "Historic Structures Inventory", the subject building lacks historical significance due to a number of serious alterations. 610 Main Street does not reflect any one specific architectural style used by the Department of Parks and Recreation when reviewing/evaluating the status of Historic Structures.

The subject building is located adjacent to the storefronts at 612 – 615 Main Street that were recently renovated. The owner intends to renovate this storefront in a similar manner. They intend to bring back the clerestory windows and replace the aluminum storefront system with a new wood framed storefront that angles in a reverse bay layout, similar to the original storefront. The design of the façade will closely match the two adjacent facades with individual colors in the wall paint and tile wainscot and the proprietor’s signs providing identity. This will bring back the original uniformity of these three (3) storefronts.

Staff supports the proposed changes to 610 Main Street on the basis that the remodel incorporates elements found on existing historic structures throughout the Downtown area. The proposed changes to 610 Main Street will improve the quality of downtown and have the potential to spur additional improvements to adjacent buildings that lack distinct architectural details.

Section 12A-4-4(3): *The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant;*

The owner has worked with local architect Duane Thompson to generate the proposed elevations. Mr. Thompson was the architect involved in the renovation of the Cranston Building to the east and the adjacent storefronts. Careful consideration was taken when designing the proposed elevations to link the building to the city’s historic past by utilizing specific design elements found on historic buildings.

Section 12A-4-4(4): *Plans for structures which have little or no historical value or plans for new construction for their compatibility with surrounding structures;*

The proposed design offers careful consideration to original appearances. Key elements that were part of the original building such as the clerestory windows and storefront will be brought back and enhanced. The building will be highly complementary to the Downtown District and remove unattractive design element added in the 1970s. Further, it is recommended that seismic ties and bracing be incorporated which will improve the structural elements of the building as well.

Section 12A-4-4(5): *Conformance with guidelines and standards adopted by the commission;*

The Historic Preservation Commission is required to make the determination of whether the proposed elevations are in conformance with the adopted standards and guidelines as outlined above. Staff feels that this renovation will result in a significant improvement to this block on Main Street and further, will result in a building that has been structurally improved to allow its continued use for future tenants.

Section 12A-4-4(6): *Conformance with Woodland area General Plan;*

Chapter 6 of the 2002 General Plan is specific to Historic Preservation. Policy 6.A.2 states that “The City shall establish historic areas to provide for the restoration and preservation of those districts, buildings, and sites in Woodland that are of historic, cultural, or architectural significance.” Staff

feels that the proposed façade changes will enhance the Historic Downtown by incorporating elements found on existing historic structures into the redesign of 610 Main Street. Staff also feels that the proposed improvements will spur additional downtown improvements on structures that have little to no historical significance.

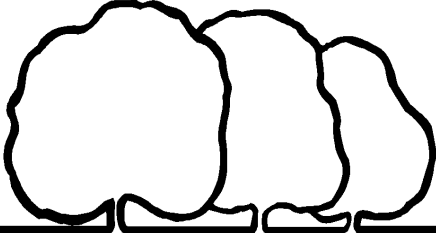
Conclusion:

The owner of 610 Main Street, (Mr. Tom Stallard) has submitted elevations for façade enhancements to an existing structure. Staff has evaluated the proposed elevation for conformance with the six (6) criteria by which the Historic Preservation Commission evaluates structures within the Historic District. Due to numerous, serious façade alterations, 610 Main Street in its current state has no Historical significance other than the fact that it is within the Historic District. Staff feels that the proposed renovations will further contribute to the National Register District. The Downtown Specific Plan states that it is the goal of the City to “revitalize the heart of the City, through preservation of historic structures and rehabilitation of structures within the historic district”.

Therefore, it is recommended that the Historic Preservation Commission approve the proposed elevations for 610 Main Street.

Attachments:

- A Downtown Specific Plan Land Use Map.
- B. Relevant Historic Survey Information.
- C. Applicant Statement and Proposed Elevations.



City of Woodland

HISTORICAL PRESERVATION COMMISSION AGENDA
6:00 PM, WEDNESDAY, SEPTEMBER 7, 2010
CITY HALL COUNCIL CHAMBERS
300 FIRST STREET

1. **Roll Call**
2. **Approval/Revision of the Agenda**
3. **Approval of Minutes**
4. **Secretary's Report**
5. **Public Comments:** This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.
6. **Commission and Staff Comments:** This is an opportunity for Commission Members and Staff to make comments and announcements, to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
7. **Request for Alteration Permit for 610 Main Street.** A proposed façade update to correct a safety situation and to enhance the appearance of the storefront to be consistent with adjacent storefronts for a structure that is non-contributor to the Downtown Woodland Historic District.
8. **2011 Heritage Home Awards:** The Heritage Home Award is a public recognition award recognizing remarkable family homes and commemorates that home's contribution to the aesthetically and historically significant residential architecture of Woodland. The award is honorary and recognizes the home as a special community resource and recognizes those homes that have been well cared for or well restored.

This year's awards ceremony will mark the 23rd year the City of Woodland has presented the Heritage Home Awards to local homeowners. This year's awards will be presented to three homeowners.

This year's Award Winners include:

- | | |
|------------------------------|---|
| 1. 900 First Street– | Owned by Kathy and Dave Henderson |
| 2. 901 First Street - | Owned by Mary Lacky |
| 3. 211 Pendegast - | Owned by Tami Cuccia and Bonnie Cuccia |

9. **2011 Preservation Award:** The Preservation Award is granted at the discretion of the Historic Preservation Commission. The Historic Preservation Award acknowledges the work of individuals, organizations and businesses to further historic preservation and work on commercial properties. The commission has not given this award in over five years.

This year's Award Winner:

The Capitol Hotel, 601 Main Street	Owned by Lakeview Properties and Managed by Pilot Properties
---	---

10. **Adjournment:**