



City of Woodland

Meeting Agenda - Final

Historic Preservation Commission

Historic Preservation
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

Wednesday, November 19, 2014

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-423](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of September 3, 2014.

Attachments: [9_3_14 Meeting Minutes.pdf](#)

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

[14-448](#)

SUBJECT: Street Sign Enhancements for Historic areas

RECOMMENDATION: Staff recommends that the Historic Preservation Commission receive the presentation from Dino Gay regarding street sign enhancements for the historic areas of Woodland. Staff is recommending that the Historic Preservation Commission consider the historic street sign proposal and 1) request further information from Mr. Gay or staff; 2) request staff bring the item back to the Commission for a formal recommendation to the City Council.

Attachments: [HistoricDowntownStreetSigns.pdf](#)

[14-451](#)

SUBJECT: Downtown Streetscape Improvement Project

RECOMMENDATION:

Staff recommends that the Historic Preservation Commission receive

the information on the Downtown Streetscape Improvement Project.

Attachments: [Project Limits for Historic Pres Comm \).pdf](#)

[14-456](#)

SUBJECT: Informational Update Regarding the State Theater

RECOMMENDATION: Staff recommends that the Historical Preservation Commission receive a presentation from staff as an informational update concerning the State Theater Project.

Attachments: [A - EXT. ELEVS.pdf](#)

[B - West EXT ELEVS.pdf](#)

[C - State Theater 3D Graphic Illustration11 12 14.pdf](#)

[D - Floor and Site PLAN11.5.14.pdf](#)

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 14-423 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 10/15/2014 **In control:** Historic Preservation Commission
On agenda: 2/18/2015 **Final action:**
Title: SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of September 3, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [9_3_14 Meeting Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Historic Preservation Commission Minutes

TO: Members of the Woodland Historic Preservation Commission

DATE: February 18 , 2015

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of September 3, 2014.

STAFF CONTACT: Angela Weeks, Administrative Secretary, Community Development Department

Attachments:

1. September 3, 2014 Meeting Minutes



City of Woodland

Meeting Minutes Historic Preservation Commission

Historic Preservation
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

Wednesday, September 3, 2014

6:00 PM

Council Chambers

2014 Heritage Home and Preservation Award Ceremony

A. Call to Order

*Meeting was called to order at 6:00 pm
Staff present:
Paul Hanson, Senior Planner*

B. Roll Call

*Present 5:
Cheryl Bookshear, Robert Orlins, Mark Aulman, BJ Ford and Christine Casey*

C. Approval of Minutes

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

14-354

2014 Heritage Home and Preservation Award Ceremony: This year's awards ceremony will mark the 26th year the City of Woodland has presented the Heritage Home Awards to local homeowners.

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 homes as a special community resource and recognizes those homes that have been well cared for or well restored. The 2014 Heritage Home Award recipients are:

- The Barzo home at 543 Third Street, Date of Construction - 1927
- The Westwood home 310 Cross Street, Date of Construction - 1896
- The Monley home at 421 Pendegast Street, Date of Construction -

1912

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 2014 Preservation Award recipients are:

- Meg and Tom Stallard
- BJ Ford
- Sacramento Valley Historical Railways

Attachments: [Heritage Home Preservation Award 2014 slide show.pdf](#)

J. Adjournment

The meeting was adjourned at 6:45 pm



Legislation Details (With Text)

File #: 14-448 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 10/31/2014 In control: Historic Preservation Commission
On agenda: 2/18/2015 Final action:
Title: SUBJECT: Street Sign Enhancements for Historic areas

RECOMMENDATION: Staff recommends that the Historic Preservation Commission receive the presentation from Dino Gay regarding street sign enhancements for the historic areas of Woodland. Staff is recommending that the Historic Preservation Commission consider the historic street sign proposal and 1) request further information from Mr. Gay or staff; 2) request staff brings the item back to the Commission for a formal recommendation to the City Council.

Sponsors:

Indexes:

Code sections:

Attachments: [Historic Downtown Street Signs](#)

Date	Ver.	Action By	Action	Result
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DATE: February 18, 2015

TO: Members of the Woodland Historic Preservation Commission

FROM: Paul L Hanson, AICP, Senior Planner.

SUBJECT: Street Sign Enhancements for Historic areas

RECOMMENDATION: Staff recommends that the Historic Preservation Commission receive the presentation from Dino Gay regarding street sign enhancements for the historic areas of Woodland. Staff is recommending that the Historic Preservation Commission consider the historic street sign proposal and 1) request further information from Mr. Gay or staff; 2) request staff brings the item back to the Commission for a formal recommendation to the City Council.

BACKGROUND:

At the request of Chairman Aulman, Dino Gay, President of the Native Sons of the Golden West Woodland Parlor 30 (NSGW) has prepared a presentation for the Commission regarding street sign enhancements for the historic areas of Woodland.

Mr. Gay is recommending that there be separate and identifiable black street signs that designate the historic areas of downtown Woodland. He recommends black signs with white lettering. The sign would be composed of standard sign block letters (sans serif), white on black with simple white border and rounded corners.

This would include most areas within the Downtown Specific Plan, including the area within the boundaries defined by the National Register of Historic Places. The recommendation includes a historical reference to the early 1900s. There is a photo of the new Bank of Yolo built in 1903 (see attachment), with an inset showing a

street sign (at the corner of Main and College).

Attachment

Historic Street Sign Proposal



Recommended design of historic downtown street sign above.

Standard sign block letters (sans serif), white on black with simple white border and rounded corners.

Historical reference is to early 1900s. Below is the new Bank of Yolo built in 1903, inset showing street sign.



Below are examples of historic district street signs in other cities.





Legislation Details (With Text)

File #: 14-451 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 11/4/2014 In control: Historic Preservation Commission
On agenda: 2/18/2015 Final action:
Title: SUBJECT: Downtown Streetscape Improvement Project

RECOMMENDATION:
Staff recommends that the Historic Preservation Commission receive the information on the Downtown Streetscape Improvement Project.

Sponsors:

Indexes:

Code sections:

Attachments: [Streetscape Location Map](#)

Date	Ver.	Action By	Action	Result
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DATE: February 18, 2015

TO: Members of the Woodland Historic Preservation Commission

FROM: Paul L Hanson, AICP, Senior Planner.

SUBJECT: Downtown Streetscape Improvement Project

RECOMMENDATION:

Staff recommends that the Historic Preservation Commission receive the information on the Downtown Streetscape Improvement Project.

BACKGROUND:

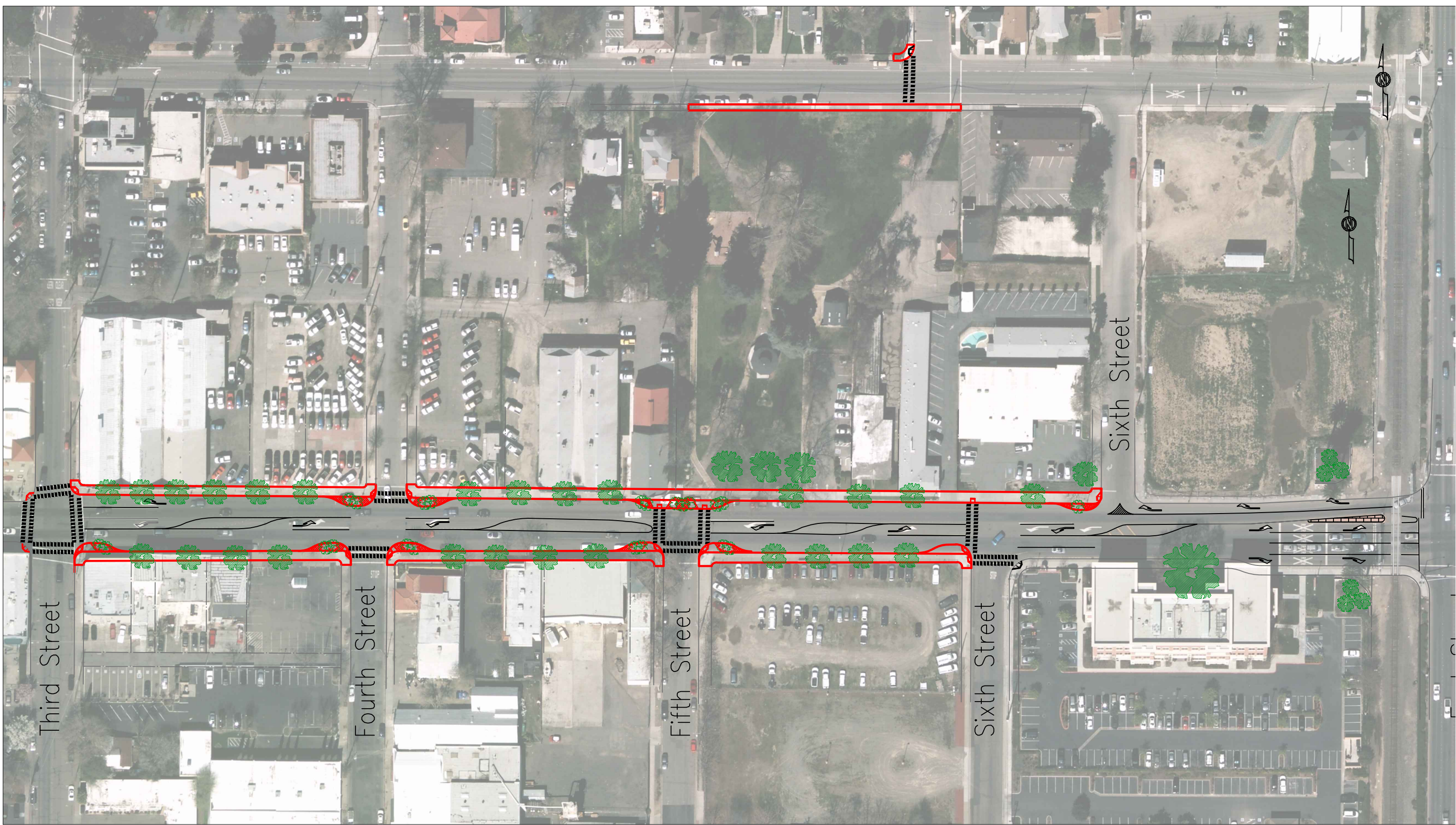
At the request of Chairman Aulman, staff is prepared to provide information regarding the Downtown Streetscape Improvement Project.

In 2009, Community Development Staff applied for, and received, \$915,000 in SACOG Community Design Funding for the construction of the Downtown Streetscape Improvement Project. The proposed project is to improve the Main Street streetscape from Third Street to Sixth Street to make the area more pedestrian and bicycle friendly as well as attract business and promote investment in our downtown.

Staff anticipates being substantially complete with the engineering and environmental phases by Spring 2014 with late July construction to coincide with the Yolo County Courthouse Project construction schedule for their frontage improvements. By coordinating schedules, staff hopes to minimize the impact of both projects to downtown businesses and the traveling public. The improvements are anticipated to be complete by December 2014.

Attachment

Streetscape Location Map



Third Street

Fourth Street

Fifth Street

Sixth Street

Sixth Street



Legislation Details (With Text)

File #: 14-456 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 11/5/2014 In control: Historic Preservation Commission
On agenda: 2/18/2015 Final action:
Title: SUBJECT: Informational Update Regarding the State Theater

RECOMMENDATION: Staff recommends that the Historical Preservation Commission receive a presentation from staff as an informational update concerning the State Theater Project.

Sponsors:

Indexes:

Code sections:

Attachments: [A - EXT. ELEVS North, South & East](#)
[B - EXT ELEVS West](#)
[C - 3D Graphic Illustration of the North Elevation](#)
[D - Floor and Site Plan](#)

Date	Ver.	Action By	Action	Result
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MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission

FROM: Cindy A. Norris, Principal Planner

DATE: February 18, 2015

SUBJECT: Informational Update Regarding the State Theater

RECOMMENDATION: Staff recommends that the Historical Preservation Commission receive a presentation from staff as an informational update concerning the State Theater Project.

BACKGROUND:

At the request of Chairman Aulman, Staff will provide presentation and update concerning the State Theater Project.

The applicant, Woodland State Theater, LLC, is proposing to renovate the existing State Theater, located at 322

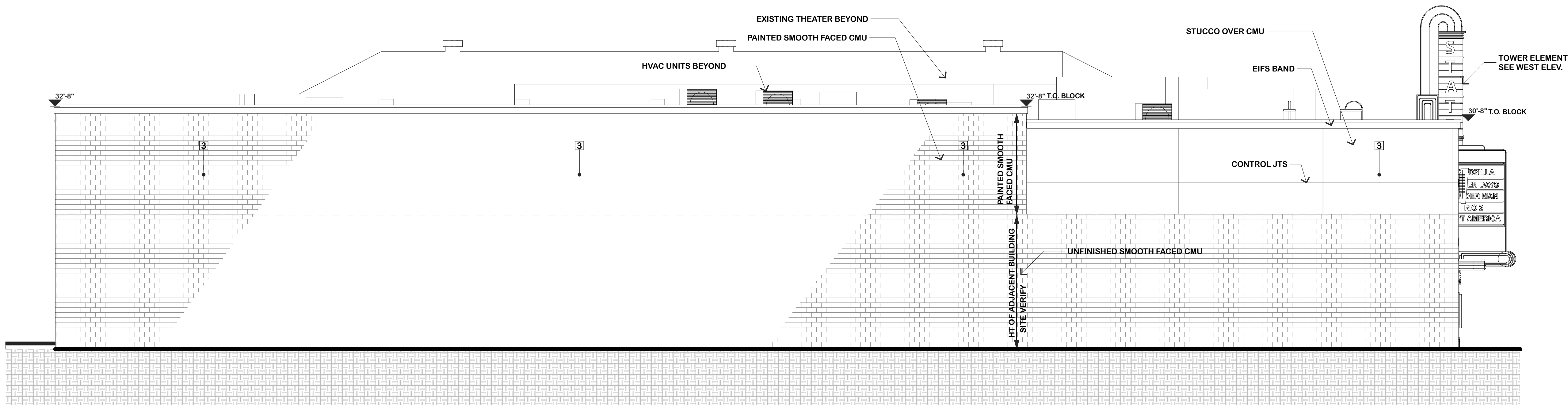
Main Street as well as to expand to the east on adjacent commercial properties. The total project is approximately 32,000 square feet of which the State Theater occupies 11,550 square feet. The expansion is proposed across the adjacent easterly properties, 330 and 334 Main Street which are currently vacant and on 338 Main Street which was originally a retail storefront. The easterly properties are currently utilized by Elm Ford.

The original theater opened in 1937 as a 999 seat grand theater. The proposal provides for a total of 1019 seats, 988 regular and 31 handicap seats. The existing State Theater building will have a renovated 270 seat main auditorium along with a smaller 34 seat second theater, upgraded restrooms and a small café. The expansion to the east would accommodate a new main lobby and concession area with 8 new theaters. The City currently owns the State Theater but has entered into a Disposition and Development Agreement for the sale, renovation, and expansion of the theater.

The applicant submitted an application for Design Review on September 2, 2014 which was approved on November 18, 2014. Staff has worked with the applicant to ensure that the project approval, including the Site Plan and Design Review, as conditioned, complies with the Downtown Specific Plan requirements. The State Theater, which is not a designated historic or contributing structure in the Plan area, will be restored to the greatest extent feasible to match the original appearance and the new addition will be clearly differentiated from the original through height, design, and color.

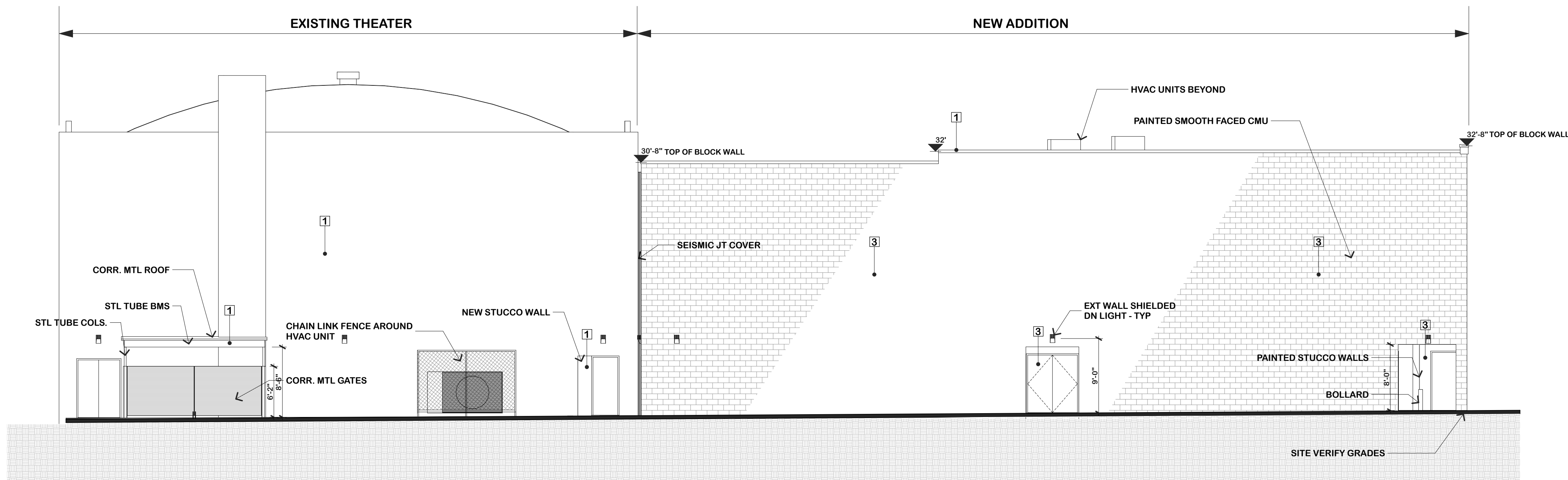
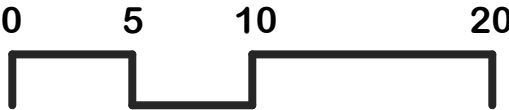
Attachments:

- A - Exterior Elevations (North, South and East)
- B - Exterior Elevations (West)
- C - 3D Graphic Illustration of the North Elevation
- D - Floor and Site Plan



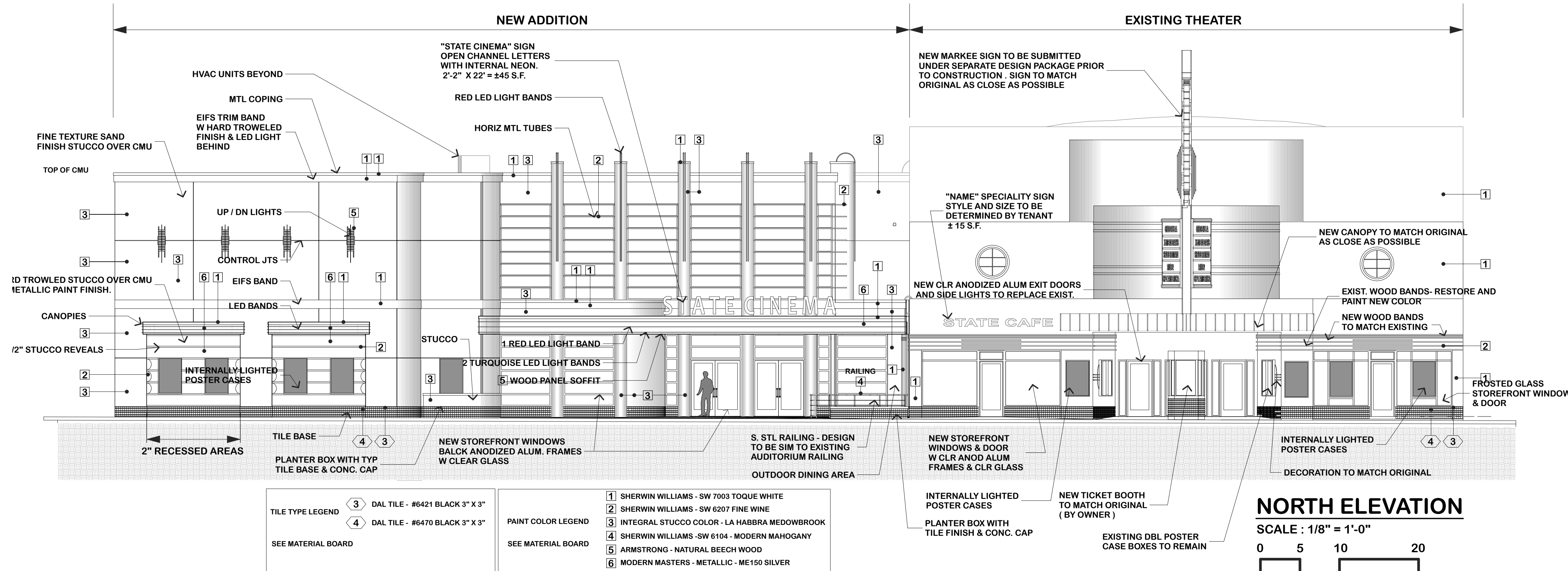
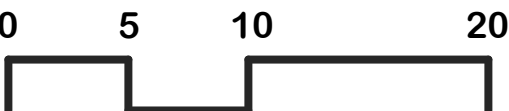
EAST ELEVATION

SCALE : 1/8" = 1'-0"



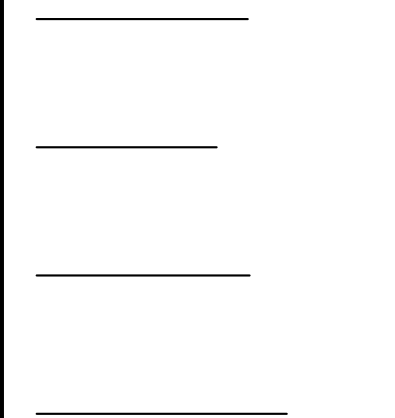
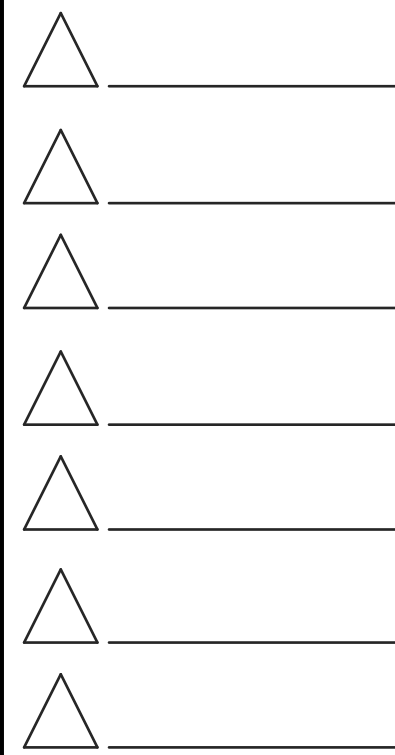
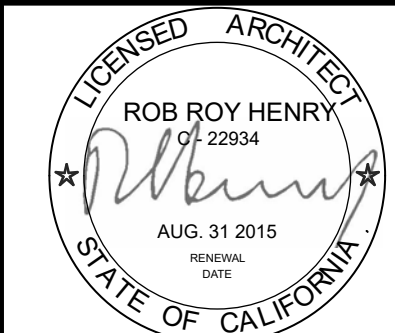
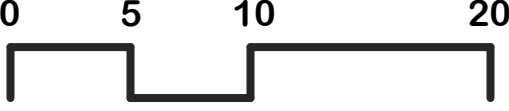
SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

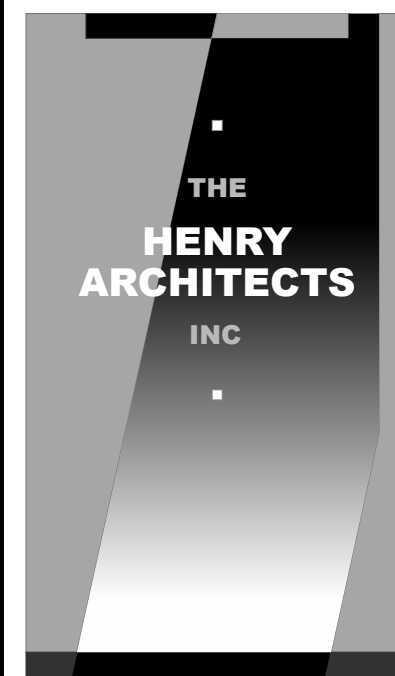


NORTH ELEVATION

SCALE : 1/8" = 1'-0"



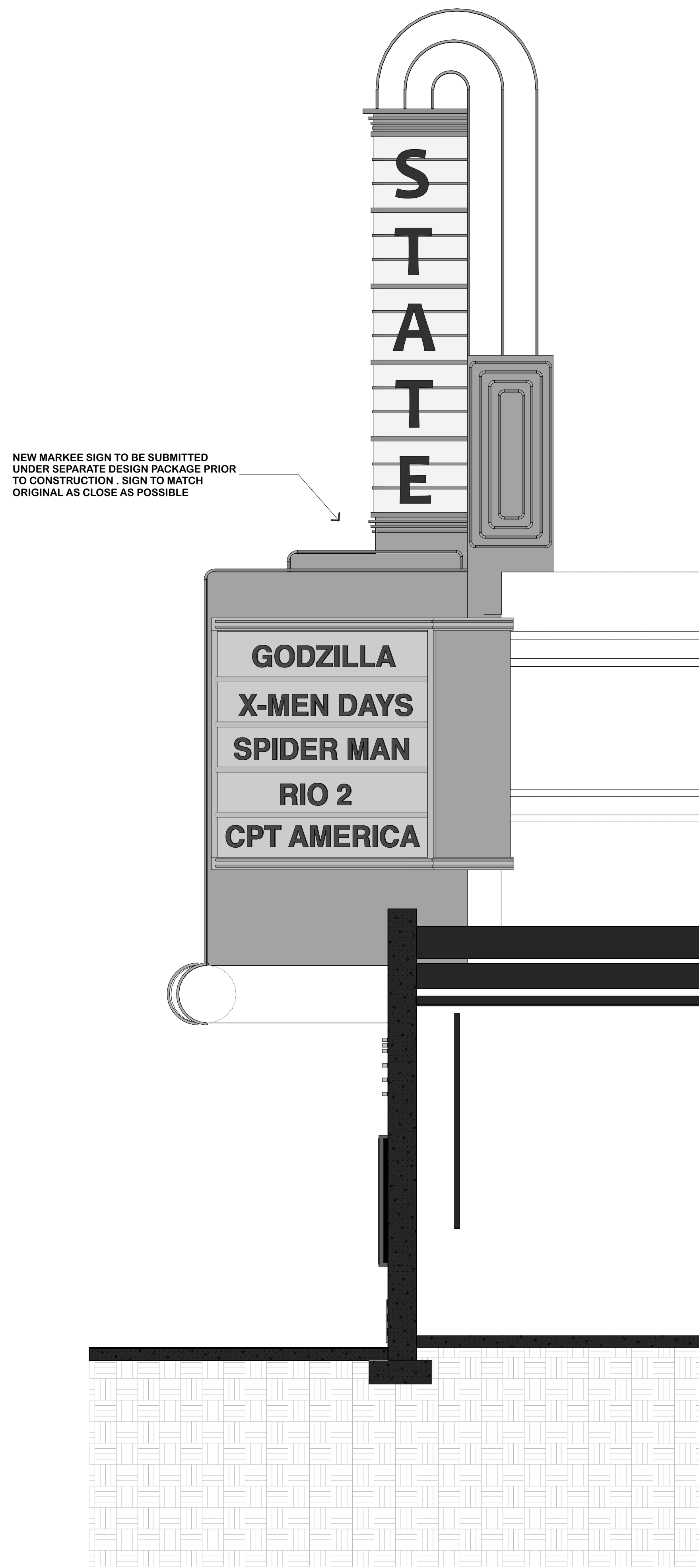
FIRST SUBMITTAL 2.15.13



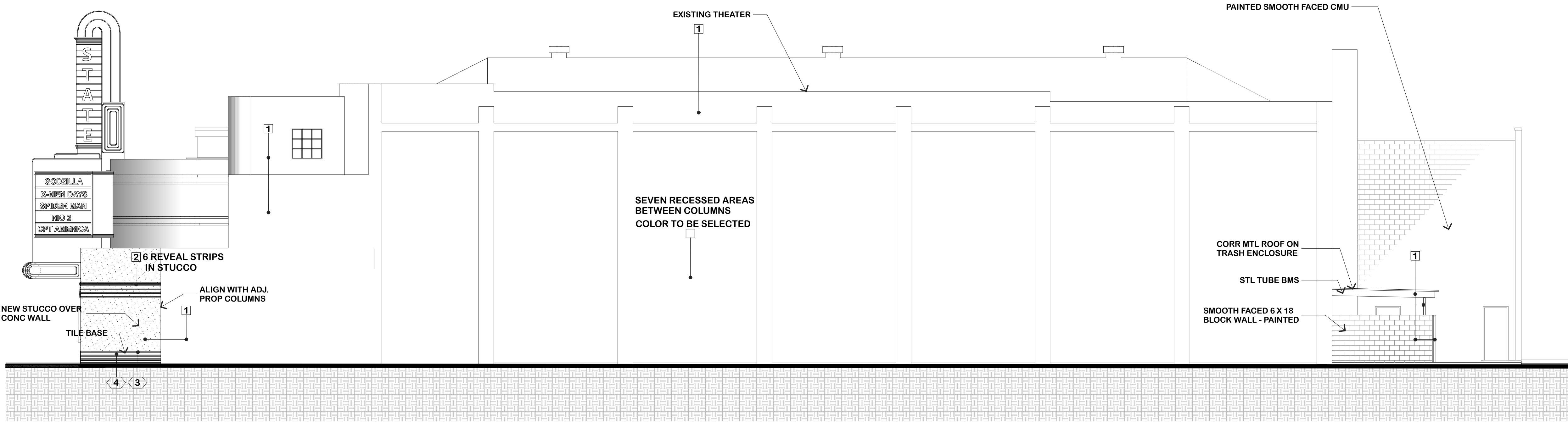
STATE THEATER ADDITION
AND REMODEL
320 - 338 MAIN STREET
WOODLAND, CALIFORNIA

EXTERIOR ELEV.

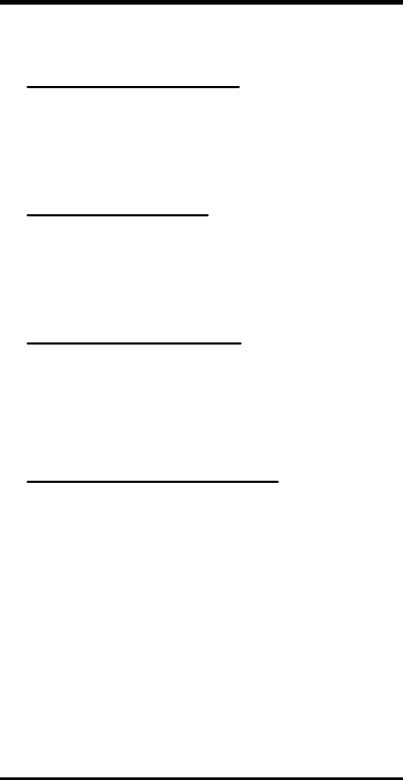
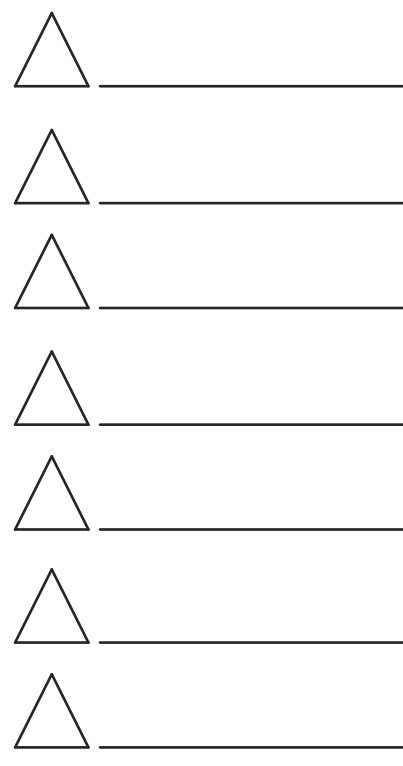
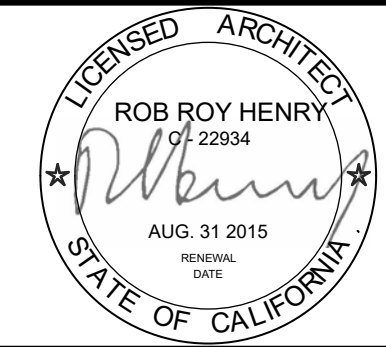
DR 2



SIGN - WEST ELEV.
SCALE : 3/8" = 1'-0"



WEST ELEVATION
SCALE : 1/8" = 1'-0"
0 5 10 20



**STATE THEATER ADDITION
AND REMODEL**
320 - 338 MAIN STREET
WOODLAND, CALIFORNIA

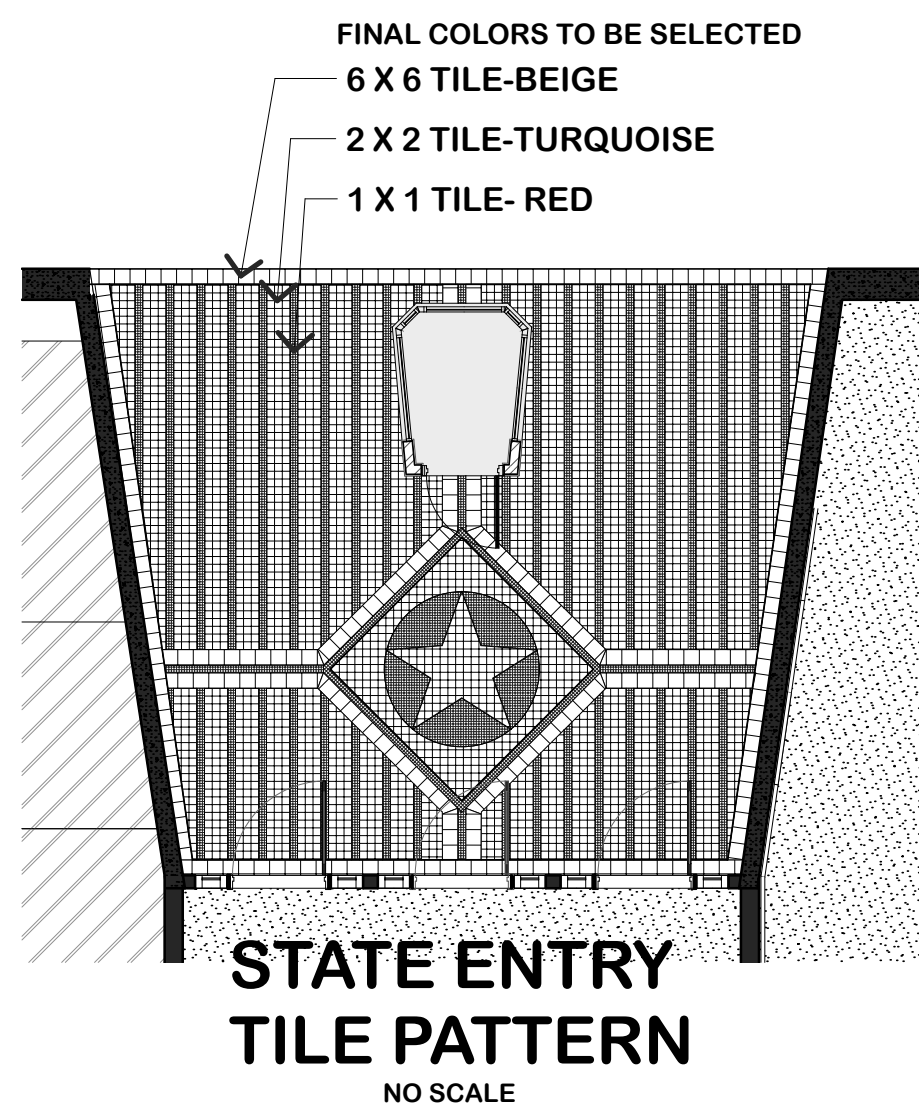
EXTERIOR ELEV.

DR 3

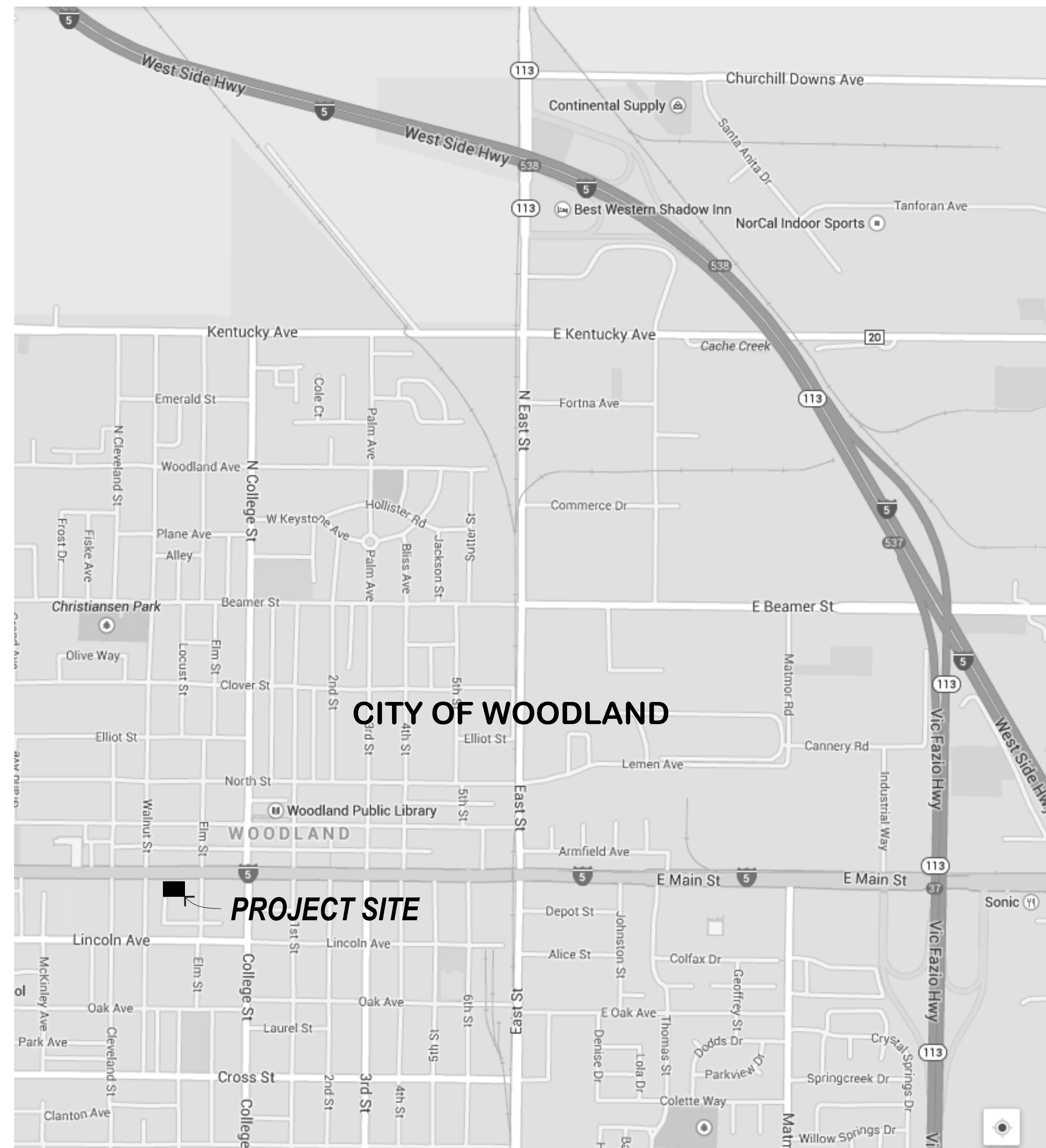
State Theater 3D Graphic Illustration



3 D Graphic Illustration is for model purposes only to give an idea of how the building will appear. Colors are representative only. Please see the color sample board for a closer approximation. 11.5.14

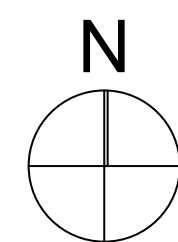


STATE ENTRY
TILE PATTERN
NO SCALE



CITY OF WOODLAND

PROJECT SITE



VICINITY MAP

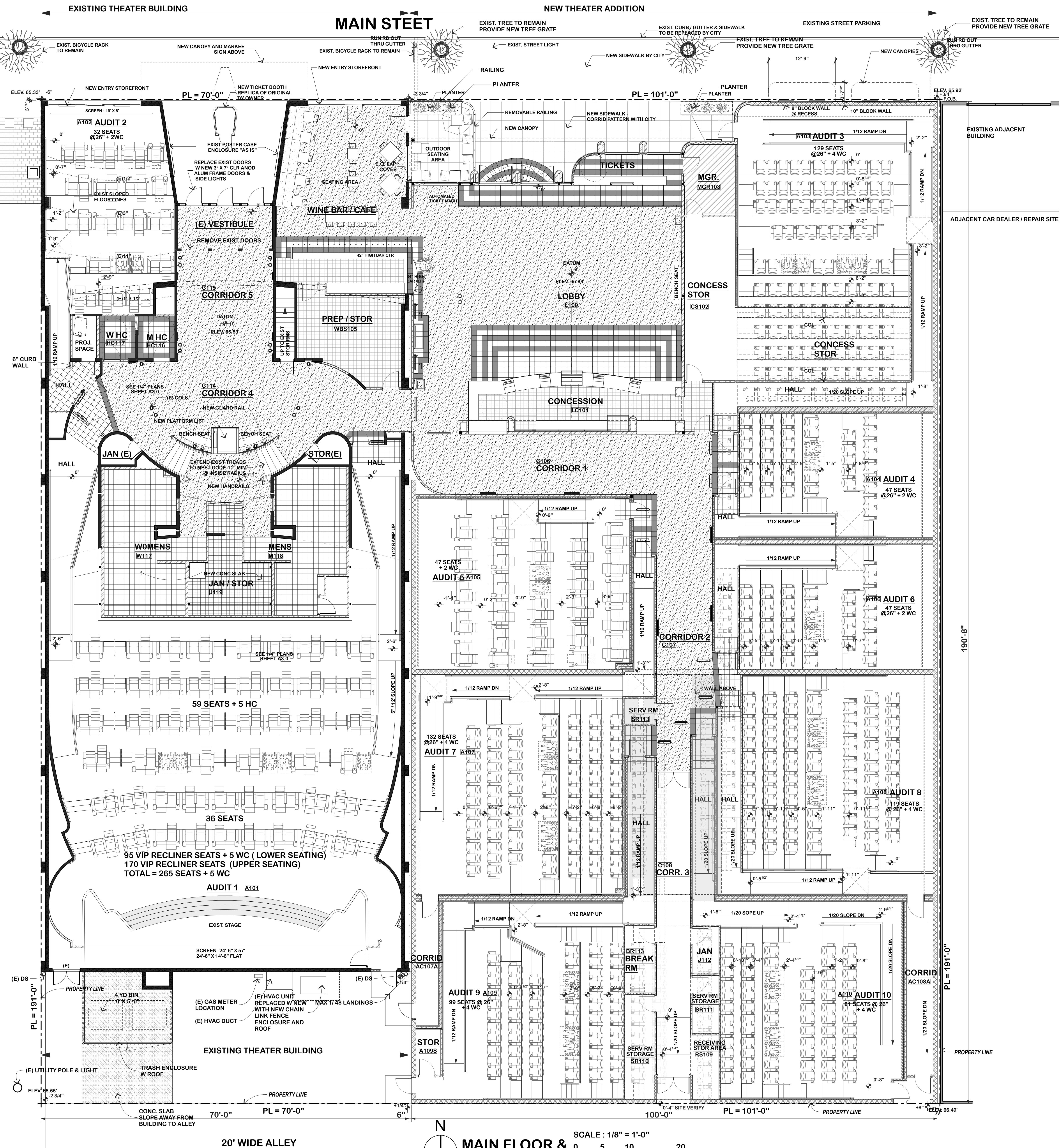
DATA:

OWNER: CINEMA WEST
Dave Corkill
P.O. BOX 750595
Petaluma, CA 94954
707-762-0990

ARCHITECT: THE HENRY ARCHITECTS INC
Rob Henry
6203 Dayton Ave. N.
Seattle, WA 98103

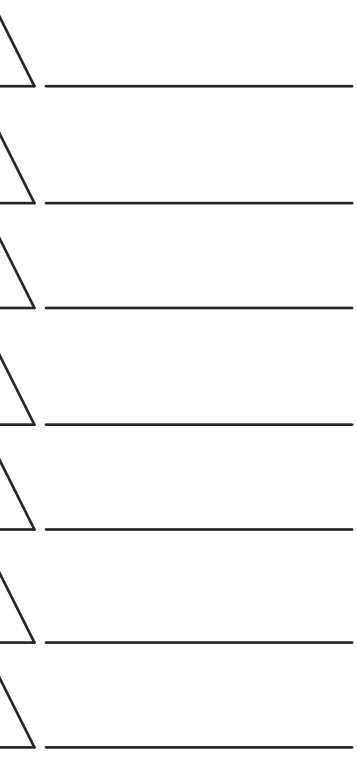
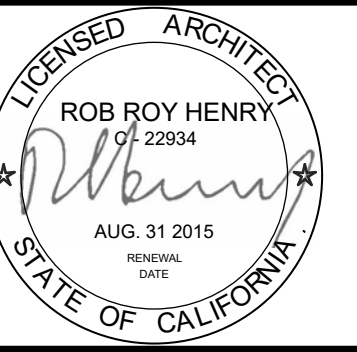
SITE: Size = 32,661 s.f. = .74979 acres
Lot Coverage = 30,008 s.f. ± = 92%

SEATING



MAIN FLOOR &
SITE PLAN

SCALE: 1/8" = 1'-0"



FIRST SUBMITTAL 2.15.13



STATE THEATER ADDITION
AND REMODEL
320 - 338 MAIN STREET
WOODLAND, CALIFORNIA

FLOOR & SITE PLAN
VICINITY PLAN

DR 1