



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, December 16, 2015

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-267](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of November 18, 2015.

Attachments: [November 18, 2015 Meeting Minutes](#)

D. Secretary's Report

E. Public Comment

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.

F. Communications

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.

G. Presentations

H. New Business

[16-259](#)

SUBJECT: Historic Renovation of the Commercial Facade of the Meier Auto Building located at 427-433 College Street

DATE: December 16, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) review the 2009 Historical Resource Survey prepared for the Meier Auto Building;
- 2) review proposed elevations for 427 to 433 College street; and
- 3) approve the proposed façade renovation and remodel of the commercial space.

Attachments: [ATT A - Downtown Districts Map Figure 3.3.pdf](#)

[ATT B1 - October 26, 2009 Historic Evaluation for 427-433 College St.pdf](#)

[ATT B2- October 2009 Proposed Elevations for 427-433 College St.pdf](#)

[ATT C - Dec 3, 2015 Proposed Elevations for 427-433 College Street.pdf](#)

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 16-267 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 12/10/2015 **In control:** Historic Preservation Commission
On agenda: 12/16/2015 **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 November 18, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [November 18, 2015 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Historic Preservation Commission Minutes

TO: Members of the Woodland Historic Preservation Commission

DATE: December 16, 2015

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of November 18, 2015.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENTS:

Attachment A - November 18, 2015 Meeting Minutes



City of Woodland

Meeting Minutes - Draft Historic Preservation Commission

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

Wednesday, November 18, 2015

6:00 PM

Council Chambers

A. Call to Order

Meeting was call to order at 6:00pm

Staff Present:

Erika Bumgardner, Senior Planner

B. Roll Call

Present 4:

*Chairman Christine Casey, Vice Chairman Cheryl Brookshear, Commissioner
Tabatha Chavez and Commissioner Robert Folker*

Absent 1:

Commissioner Mark Aulman

C. Approval of Minutes

[16-211](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of October 21, 2015.

Attachments: [A - October 21, 2015 Meeting Minutes](#)

A motion was made by Vice Chairman Brookshear and seconded by Commissioner Chavez to approve the minutes of October 21, 2015. The vote was carried by the following votes:

Ayes: Chairman Casey, Vice Chairman Brookshear and Commissioners Folker and Chavez

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

I. Old Business[16-201](#)

SUBJECT: Historical Resource Study of 1001 and 1017 Main Street, Woodland

DATE: November 18, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission (HPC) review the Historical Resource Study of 1001 and 1017 Main Street. Planning Staff will take questions regarding the study at the November 18th meeting and will review any specific modifications to the study proposed by the Commission with the historic resource consultant to determine if changes to the study are needed.

Attachments: [1 - Historical Resource Analysis Study](#)

Vice Chairman Brookshear provided comments on the Historic Resource Study for consideration.

[16-200](#)

SUBJECT: Appointment of Members to the Historical Preservation Commission Subcommittee

DATE: November 18, 2015

RECOMMENDATION:

Staff recommends that the Chairman of the Historical Preservation Commission (HPC) appoint one to two members of the commission to serve on the HPC Subcommittee created at its last meeting, on October 21, 2015, to develop the HPC 2015/2016 Work Program and Provide Recommendations to the full commission on the potential reallocation of HPC funds.

Attachments: [1 - Sample Work Program](#)

A motion was made by Vice Chairman Brookshear and seconded by Commissioner Folker to nominate and appoint Commissioners Aulman and Chavez to the HPC Subcommittee to develop the 2015/2016 Work Program of the Historic Preservation Commission. The motion was carried by the following vote:

Ayes: Chairman Casey, Vice Chairman Brookshear and Commissioners Folker and Chavez

J. Adjournment



Legislation Details (With Text)

File #: 16-259 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 12/7/2015 In control: Historic Preservation Commission
On agenda: 12/16/2015 Final action:
Title: SUBJECT: Historic Renovation of the Commercial Facade of the Meier Auto Building located at 427-433 College Street

DATE: December 16, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) review the 2009 Historical Resource Survey prepared for the Meier Auto Building;
- 2) review proposed elevations for 427 to 433 College street; and
- 3) approve the proposed façade renovation and remodel of the commercial space.

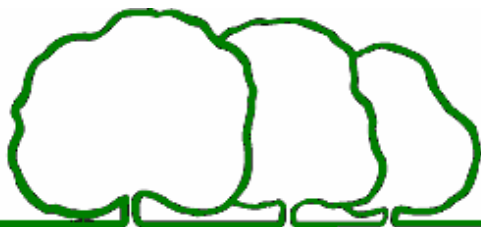
Sponsors:

Indexes:

Code sections:

Attachments: [ATT A - Downtown Districts Map Figure 3.3.pdf](#)
[ATT B1 - October 26, 2009 Historic Evaluation for 427-433 College St.pdf](#)
[ATT B2- October 2009 Proposed Elevations for 427-433 College St.pdf](#)
[ATT C - Dec 3, 2015 Proposed Elevations for 427-433 College Street.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Historic Renovation of the Commercial Facade of the Meier Auto Building located at 427-433 College Street

DATE: December 16, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) review the 2009 Historical Resource Survey prepared for the Meier Auto Building;
- 2) review proposed elevations for 427 to 433 College street; and
- 3) approve the proposed façade renovation and remodel of the commercial space.

PROJECT PROPOSAL:

The purpose of this report is to provide information regarding the proposed façade renovation and remodel of the commercial space within the historic building, known as the Meir Auto Building, located at 427 to 433 College Street, at the north east corner of Bush and College Streets. Originally built in 1921, the 22,000 square foot Meier Auto Dealership building has undergone remodeling from its original plans, and currently has two commercial spaces (3,400 and 4,400 square feet) on College Street and a 14,000 square foot warehouse/garage on Bush Street. This block is located in the A2 District (Downtown Core) of the Downtown Specific Plan. (District Map provided in **Attachment “A”**).

BACKGROUND:

A project application proposing the renovation and remodel of the Meier Auto Dealership Building was originally submitted by Jeff Morgan on May 27, 2010. Work commenced on this proposed remodel, including the preparation of a historic resource survey by Mead & Hunt, Inc. (**Attachment “B”**). However, final review and approval of the project was never completed. The building has been purchased by a new owner, the College and Bush Investors, LLC, who desire to re-initiate the project proposal with modifications to limit the scope of work to include only the commercial spaces which front primarily onto College Street. The project has been submitted as a staff level Design Review with a proposed environmental Categorical Exemption.

The Historic Evaluation of the Meier Automobile Dealership Building Survey indicates that the building was constructed in 1921. In 1998, the Redevelopment Agency had a historic resource survey of Downtown prepared to support the City’s nomination for National Register designation. “The National Register Nomination found the building at 427-433 College Street and 519 Bush Streets to contribute to the historic district by virtue of being one of the first automobile dealerships in the City and as a contributor to the commercial character of the district.” The survey states the following: “The building retains sufficient integrity to convey its significance and has the same appearance that it had in 1998 at the time of designation.” The building is designed in the Moderne style popular in the 1920s and 1930s. Moderne was intended to celebrate mechanization and industrialization, and was frequently employed in the design of car dealerships.

At the time the survey was prepared, the project proposal suggested the removal of the 14,000 square foot warehouse/garage at the east end of the building. The survey stated that, “the proposed demolition would remove a substantial portion of the original historic fabric and would significantly alter the appearance of the building and its ability to convey the reasons for which it is significant.” Further, the original proposal included a new defined entry on the College street side which was considered to constitute a significant impact on the authenticity of the historic building. The report further states, “The retention of the rear portion of the building and some modification to the concept design for the College Street façade could bring the project into conformance with the Secretary of Interior’s Standards. If the project met the Secretary of Interior’s Standards the project would not cause a significant impact on the environment.”

PROJECT ANALYSIS:

The revised application submitted by College and Bush Investors, LLC, with architect Ellis Associates, has revised the concept plans for the Meier Auto Building to be consistent with the Secretary of Interior Standards. The revised proposal includes a façade renovation and remodel of the commercial spaces along the College Street frontage.

As stated in the applicant's Statement of Justification, Attachment "C",

The proposal includes keeping and renovating the existing concrete façade structure, as well as restoring key architectural elements of the original building. The goal of this renovation project is to be respectful of the history of this important building in Woodland, and for it to be built of a quality that will allow it to be a beautiful part of the City for another 100+ years. The new façade detailing and remodeled commercial space will encourage business, enhance the pedestrian experience, revitalize the area, and will be an example for other historic building renovations in Woodland.

Key elements of the renovation include the following:

- Replace existing single-pane aluminum windows with new historic steel windows or metal clad wood windows with clear glazing.
- Remove the plaster panels over the existing transom windows.
- Maintain the existing plaster parapet and detailing as much as possible.
- Remove the brick veneer.
- Provide a new cement plaster texture with an imperfect smooth finish.
- Provide cast stone water table base.
- Provide decorative porcelain tile below the windows.
- Provide fabric or steel awnings between the transom windows and storefront windows along College Street, and new horizontal steel canopies at Bush Street.
- Install new exterior wall mounted light-fixtures that are reminiscent of the early 20th century industrial aesthetic.

The proposed project has been submitted as a staff level Design Review. Any comments provided by the Historical Preservation Commission will be incorporated as appropriate to the final conditions of approval for the project application along with review comments from other city divisions including Engineering, Police, Fire and Building.

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 Historical Evaluation prepared by Meade and Hunt in October 2009, identified this building as one of three remaining buildings within the National Register District which recalls an important period in Woodland's commercial history and is identified as a contributor to the District. The building continues to clearly convey its original purpose and commercial function as an auto showroom and garage. The survey indicates that there

is a particularly strong concentration of Moderne buildings on First and Bush Street that includes Meier Automotive.

The building located at 427-433 College Street has undergone façade alterations. The applicant intends to remodel the College Street façade and a short segment of the Bush Street façade to both renovate the existing concrete structure as well as to restore key architectural elements of the building.

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;*

Staff supports the proposed changes to 427-433 College Street on the basis that the façade remodel will restore the building to state which is closer to its original design and will enhance and celebrate the structure. The proposed changes to 427-433 College Street will improve the quality of downtown and have the potential to spur additional improvements to adjacent buildings in the district.

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 architect Sarah Ellis of Ellis Associates to generate the proposed elevations. Careful consideration was taken when designing the proposed elevations to link the building to the city's historic past and to restore the character defining features of the building which had been previously covered up in a prior remodel which likely occurred in the 1950s. The existing roofline and parapet will be retained. The original transoms will be uncovered and either repaired or replaced and the brick veneer removed. The original garage entry on the north side of the façade will be recalled through an entry design that will hold the shape while providing an entry flanked by two windows.

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.

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

The Historic Preservation Commission is requested to review the proposed elevations and assess whether they are in conformance with the adopted standards and guidelines as outlined above. Staff finds that this renovation will result in a significant improvement to this block on College and Bush Streets 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 renovation will enhance the Historic Downtown by restoring the character defining features to a long vacant building. The renovation will both celebrate the use of the building a prior auto showroom, but will allow for expanded possibilities for the commercial spaces. The improvements will be consistent with the Secretary of the Interior's Standards and will enhance the Downtown National Register District.

Environmental Review:

The project as proposed will qualify as a Class 31 Categorical Exemption from the California Quality Environmental Act (CEQA). Section 15331 of the CEQA Guidelines, which relate to Historical Resource Restoration/Rehabilitation provides the following:

Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Conclusion:

The owners of 427-433 College Street (College and Bush Investors, LLC) have submitted elevations for façade renovation and remodel 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 National Register Historic District. Staff finds that the proposed renovations will further contribute to and enhance 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.”

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) review the 2009 Historical Resource Survey for the Meier Auto Building;
- 2) review proposed elevations for 427 to 433 College street; and
- 3) approve the proposed façade renovation and remodel of the commercial space.

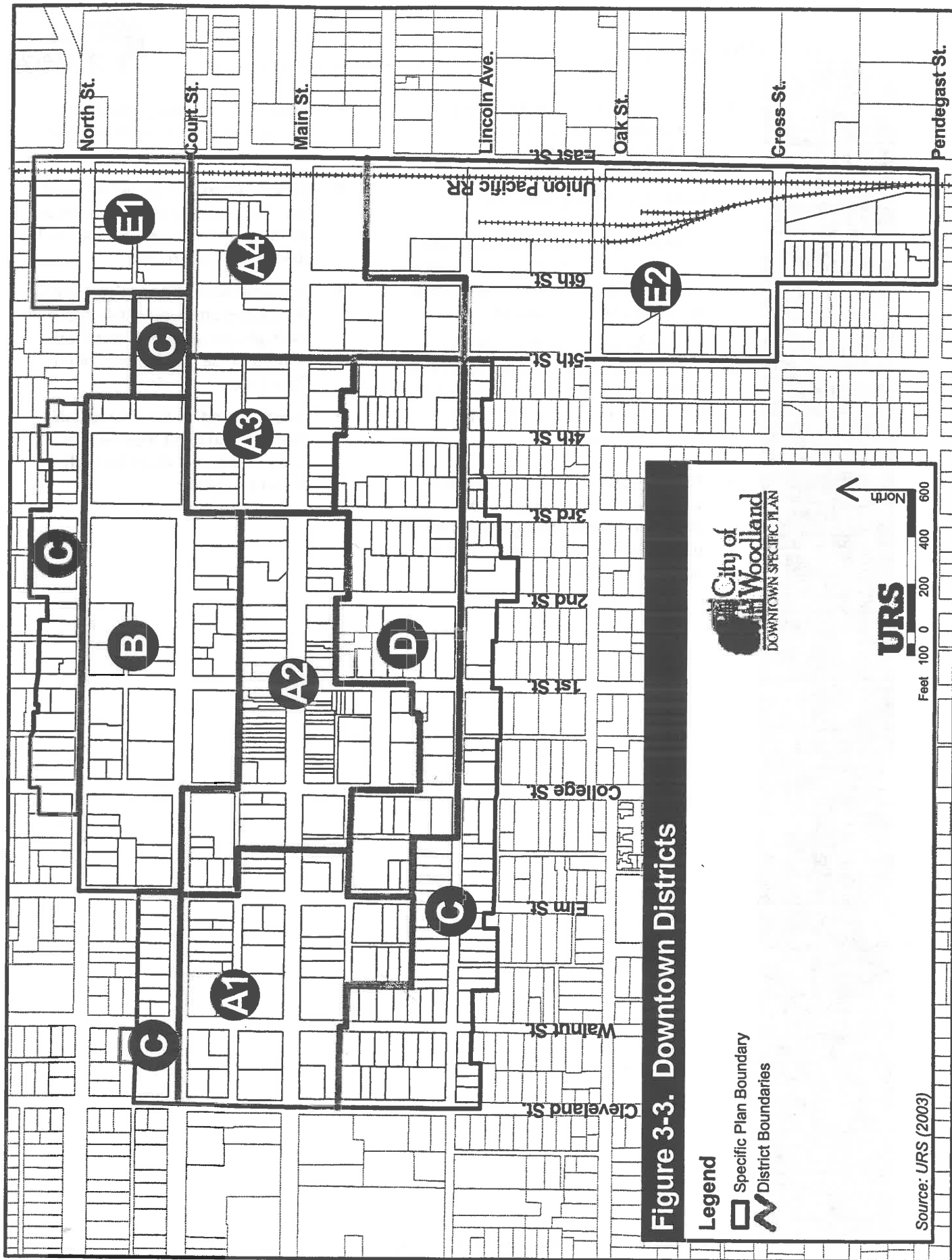
Attachments:

Attachment A - Downtown District Map

Attachment B1 - October 26, 2009 Historical Evaluation for 427-433 College St

Attachment B2 - October 8, 2009 Proposed Elevations for College St renovation

Attachment C - December 3, 2015 - Project Application, Statement of Justification and Elevations for 427-433 College Street





October 26, 2009

Mr. Paul Hanson, Senior Planner
City of Woodland
520 Court Street
Woodland, CA 95695

Subject: Historical Evaluation of the Meier Automobile Dealership Building
427-433 College Street and 519 Bush Street
Downtown Woodland Historic District
Woodland, California

Dear Mr. Hanson:

In September 2009 the City of Woodland (City) requested Mead & Hunt, Inc. (Mead & Hunt) to review the historic resource evaluations of the Meier Automobile Dealership Building located at 427-433 College Street and 519 Bush Street to ascertain if the property continues to contribute to the National Register of Historic Places (National Register)- and California Register of Historic Resources (California Register)- listed Downtown Woodland Historic District. Based on the eligibility conclusions, the City also requested that Mead & Hunt prepare an impact analysis of a proposed project that would renovate portions of the building and demolish the rear warehouse/garage portion of the building along Bush Street. This letter report presents the eligibility conclusions for the building and a preliminary evaluation of the potential impact of the proposed alteration and demolition on the building individually and on the historic district to which it is presently a contributing resource.

Previous Studies

In 1996 the City initiated a historical resources survey of the predominantly commercial buildings in the city's downtown area. Buildings were surveyed and recorded on Department of Parks and Recreation (DPR) 523 forms by Donald Napoli, Historical Consultant. As a result of this survey a National Register District Nomination was prepared in 1998 for historic district consisting of 93 buildings constructed between 1853 and 1948. Sixty buildings were determined to be contributing resources under *Criterion A* for their association with important events that have made a significant contribution in the commercial, political, and social history of Woodland. The district nomination was accepted by the State Historical Resources Commission and was listed in the National Register.

The district was not nominated under *Criterion C* for its architectural qualities; however, the significance statement notes that the varied architectural qualities displayed by the buildings of the district comprise an important element in the character of the district to convey its history and commercial development.

Mead & Hunt Inc. 180 Promenade Circle, Suite 240, Sacramento, California 95834

916.971.3961 fax: 916.971.0578 www.meadhunt.com

The Meier Automobile Dealership located at 427-433 College Street and 519 Bush Street was designated as a contributing resource to the Downtown Woodland Historic District. The district falls within the boundaries of the city's redevelopment area and within the boundaries of the Downtown Specific area.

Methodology

Mead & Hunt reviewed the following sources: DPR survey forms for the property (1996); the National Register District Nomination Form (1998); the City's *Downtown Specific Plan* (2003); the *Historical Downtown Woodland Walking Tour* (1992); the *Walking Tour of Historic Woodland* (1997); *Explore Historic Woodland* (2007); and David Wilkinson's extensive history on Woodland's built environment, *Crafting as Valley Jewel: Architects and Builders of Woodland* (2003).

A visual reconnaissance survey of the historic district and the building at 427-433 College and 519 Bush Streets was conducted on September 26, 2009. One c.1935 historic photograph of the building was located in the historical archive of the Yolo County Library. The building was compared with the historic photograph and the 1996 survey photographs to ascertain if it had been altered or had deteriorated since its designation as a contributor to the district. During the reconnaissance survey, the other Art Deco and Moderne style buildings and the other historic automotive businesses and showrooms within the district were considered in order to evaluate the cumulative impact of the proposed project on particular district property types. The building was photographed again, using high-resolution digital photography, and new DPR 523 forms A and B were prepared as part of this evaluation.

Description

The building is single-story with a rectangular plan measuring roughly 150 by 200 feet. The building is poured concrete construction with stucco cladding on the west and south elevations. The north and south elevations, facing on the alley and rear parking lot, are unfinished concrete with clear evidence of the original concrete forms still evident. The building occupies a large lot that takes up approximately one-quarter of the block between Main and Bush and First and College Streets. It is a corner building with public facades on both College and Bush Streets. It has a flat roof surrounded on the south and west by a parapet that is accentuated by raised pediments with decorative bas relief on both street facades. The corner of the parapet is emphasized by geometric cut-outs.

The front of the building, facing College Street, is occupied by what was originally an automotive showroom. Commercial windows extend across the entire front façade and across a portion of the Bush Street façade. These large windows extend from what appears to have been a transom, and is now a raised concrete strip, to approximately one foot from the sidewalk. The aluminum window and door frames suggest that the window frames were replaced in the 1950s. There are two pedestrian entrances on the front façade. The main entrance is slightly recessed and emphasized by flanking windows. The rear portion of the building was originally occupied by an approximately 14,000 square foot garage. The garage has three large automotive entrances with metal roll-up doors. Two entrances are located on the Bush Street side of the building. The roofline above the entrances has parapets. A ribbon of industrial metal sash windows runs between the two entries. The other auto entrance opens off the alley on the

north side of the building. Molded concrete bollards are at the base of the roll-up doors. A fire gutted the interior of the building circa 1935, but left the original façade largely intact.

The building is designed in the Moderne style popular in the 1920s and 1930s. Moderne was intended to celebrate mechanization and industrialization, and was frequently employed in the design of car dealerships; the automobile embodying the modern and mechanized world of the early 20th century.

Building History

The building was constructed in 1921 on a lot that had previously been occupied by the Hesperian School, a primary through high school academy founded by the Disciples of Christ Church. In 1887 the school moved to a new location and sold the lot to William P. Gibson. In 1895 an Armory building was built on the east portion of the lot and in 1921 Fed Meier developed the large corner Moderne style building to serve as his automotive dealership. Meier, who came to Woodland from Minnesota in 1872, had prospered in the grain business and was turning to the newly emerging auto business in the 1920s. Although Meier retired in 1931, the building continued as a dealership through World War II.

Criteria of Significance

The 1998 National Register District Nomination provides a thorough narrative of the chronological development of the district, delineates its major architectural characteristics and dominant styles, and provides a well-documented case for the importance of the district in the commercial and civic history of the town. The National Register nomination found the building at 427-433 College and 519 Bush Streets to contribute to the historic district by virtue of being one of the first automobile dealerships in the City and as a contributor to the commercial character of the district. The building retains sufficient integrity to convey its significance and has the same appearance that it had in 1998 at the time of designation. It continues to be a historically significant building that contributes to the National and California Register district.

The building is the first Ford and Buick automobile dealership and garage in Woodland and one of the earliest automobile dealerships in the city. The building is associated with Woodland's leadership in automotive retail prior to World War II. Growing from a novelty in the teens to the dominant mode of family transportation in America by the 1930s, the automobile, its sales and servicing, was a continually growing and thriving commercial enterprise. By 1925 Woodland had established itself as a major automobile sales center in Yolo County. In the pre-World War II period the town had eight car dealerships, all located in the downtown. The Meier Automotive dealership is one of only three buildings in the district that recall this important aspect of Woodland's commercial history. The other two automotive dealerships in the district are located at 333 and 325 Main Street. These two buildings have been approved for demolition as a part of another project.

In the late 1920s and 1930s the sleek, minimally decorated Moderne style of architecture became popular throughout the country, particularly for commercial buildings. Although this is a style primarily associated with urban areas, Woodland acquired a small but distinctive group of Moderne buildings, several of which are contributors to the Downtown Historic District. Three of these, the Century Buick Building (333 Main

Street), Main Street Motors (325 Main Street), and the Meier Auto Dealership, were associated with automotive sales and servicing. Three others, Safeway Store (320 Elm), Purity Market (528 Bush Street), and Yolo Grocery (534 Bush Street), are associated with the grocery business. The other two buildings are a frozen food locker and the State Theater. There is a particularly strong concentration of these Moderne buildings on First and Bush Street that includes Meier Automotive.

Historical Integrity

A visual comparison of the building with the photographs from the 1996 survey indicates that little change has occurred since the building was evaluated for inclusion in the historic district. Alterations to the College Street façade were made prior to the historic resource survey and consisted of the blocking of the transom windows, removal of garage entry on the north side of façade, replacement of original windows, removal or covering of the marble veneer below the showroom windows, and the addition of a brick veneer. The building is currently vacant but securely maintained. There is no evidence of vandalism. It continues to clearly convey its original purpose and commercial function as an auto showroom and garage.

Potential Effects of the Proposed Project:

The standard for assessing the effect of a project on historical resources is set forth in Public Resources Code (PRC) § 21084.1: "A 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." A historical resource is defined as a resource listed or eligible for listing in the California Register. As a contributor to the National Register District, the building also is listed in the California Register (PRC § 5024.1). Substantial adverse change is defined as "demolition, destruction, relocation or alteration such that the significance of an historical resource is impaired" (PRC § 5021.1(q)).

The project proposes to make a number of changes to the façade of the building and to demolish the rear garage, which is the largest portion of the building. The proposed alterations to the remaining portion of the building include: replacement of existing single-pane aluminum windows; removal of plaster panels over windows to reveal transoms; maintenance of the plaster parapet to the degree possible; removal of brick veneer; installation of decorative tile or marble below windows; installation of steel canopies or awnings; installation of new lighting; modification of the pattern of openings on College Street; and updating of the building envelope to meet minimum criteria for LEED-EB (Ellis Architects, Project Description, Oct. 8, 2009).

The demolition of a large part of the building, approximately 14,000 square feet out of a total 22,000 square feet, would constitute demolition or destruction of an historical building as defined in PRC § 5021.1(q). The Secretary of Interior's *Standard's for Rehabilitation* (Standards) do permit the removal of alterations or later additions (which are not themselves historically significant) of historic buildings. However, the proposed demolition would remove a substantial portion of original historic fabric and would significantly alter the appearance of the building and its ability to continue to convey the reasons for which it is significant. The rear garage portion of the building is integral to the building's history as an auto dealership that sold and serviced automobiles in the first half of the twentieth century. Demolition would

alter the building's form and massing, and would remove a large portion of its character-defining parapet, original steel frame side windows, and automobile entry doors on the Bush Street facade.

Some of the proposed alterations to the College Street facade, such as opening the now obscured transom, removal of the brick veneer, and replacement of the 1950s window frames with more historically compatible frames, could improve the historic appearance of the building. Based on a review of the original architectural drawings for the building, the proposed transom rehabilitation, removal of the brick veneer, installation of marble below the showroom windows, the proposed window replacements, and use of fabric awnings would be consistent with the original design of the building.

The proposed modification of the building openings to create "balance, hierarchy and structural stability," would result in a partial facade rehabilitation on the south side of the College Street facade. However, the design of the new entry and the north side of the College Street facade would not conform to the historic appearance of the building. The current facade design, in conjunction with the demolition of a large portion of the historic fabric of the building, would constitute a significant impact on the authenticity of the historic building. The retention of the rear portion of the building and some modification of concept design for the College Street facade could bring the project into conformance with the Secretary of the Interior's Standards. If the project meets the Secretary's Standards the project would not cause a significant impact on the environment (PRC § 15331).

While the loss of the building is not large in relation to the overall numbers of buildings in the district, its loss has a disproportionate effect on the district's twentieth century resources. Downtown Woodland, unlike many California rural towns, remained an economically and commercially viable center through World War II. During this period the downtown continued to grow and enjoy considerable prosperity. The inclusion of the properties on Bush, Main, and Elm Streets within the historic district strengthens the representation of this aspect of the city's twentieth century history and development. The removal of one of these twentieth century commercial buildings diminishes the historical record of the city's dominant economic and governmental position within the county and the region.

Demolition of the Meier Automotive building would remove all of the buildings in the district that are directly linked to the sales and servicing of automobiles and the introduction of the automobile into the economy and culture to the town and adjacent region. The development of an auto-based transportation system and the mobility that was created in consumer, entertainment, and housing choices for individuals and families, is one of the most profound changes that occurred in 20th century American society. As noted above, Woodland was one of the principal points of distribution for cars in Yolo County, and Woodland demonstrated an early and high percentage of auto ownership.

The partial demolition of the Meier Automotive building also would have a significant effect on Moderne style buildings among Woodland's commercial architectural heritage. As the 1998 National Register Nomination points out, the commercial buildings of the early twentieth century were constructed in several architectural styles. Approximately one-third of the buildings were designed in the Moderne style. Of the 18 contributing buildings from the 1920s, 1930s, and 1940s, seven were designed in the Moderne style:

Mr. Paul Hanson
October 26, 2009
Page 6

the Purity Market (528 Bush), Yolo Grocery (534 Bush), Mulcahay Building (443 First), Meier Car Dealership (Bush/College), Century Buick (333 Main), Main Street Motors (325 Main), and Safeway (320 Elm). The demolition of a large portion of the Meier Automotive Dealership, in conjunction with the previously approved demolition of Century Buick and Main Street Motors, would cause a cumulative impact on an architectural type that is now well represented in the district.

The demolition of a large portion of the Meier Automotive Dealership building would remove the last remaining historic automotive dealership building - a significant property type - within the district. Meier Automotive is the last remaining evidence of this once prominent aspect of the city's commercial activity. In addition, it removes a significant example of Moderne style architecture within the district. In both regards the proposed project has a cumulative effect on the integrity of the district.

Demolition, destruction, or alteration of a historic property such that it can no longer convey its significance is a substantial adverse change to a historic resource and a significant impact on the environment. A substantial adverse change in a significant historical resource is a mandatory finding of significance under CEQA and would require the preparation of an EIR.

Sincerely,

MEAD & HUNT, Inc.



Carol Roland

Attachment

Other Moderne Buildings on or near Bush Street in the Downtown Historic District that form a concentration of this architectural style in the Downtown Woodland Historic District



Yolo Market 543 Bush



Purity Market 524 Bush



Mulcahey Building 443 1st Street

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 1

*Resource Name or #: 427-433 College Street

P1. Other: Meier Automobile Dealership

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Yolo

*b. USGS 7.5' Quad: Woodland Date: 1952, photo revised 1981.

c. Address: 427-433 College Street, California City: Woodland

Zip: 95695

d. UTM: Zone: mE/ mN

e. Other Locational Data: None

***P3a. Description:**

The building is single-story with a rectangular plan measuring roughly 150 by 200 feet. The building is poured concrete construction with applied stucco cladding on the west and south elevations. The north and east elevations, facing on the alley and rear parking lot, are unfinished concrete with clear evidence of the original concrete forms still evident. It has a flat roof surrounded on the south and west by a parapet that is accentuated by raised pediments with decorative bas relief on both street facades. The corner of the parapet is emphasized by geometric cut-outs.

The front of the building consists of the west elevation and faces onto College Street, with the south facade running along Bush Street. It is occupied by what was originally an automotive showroom. Commercial windows extend across the entire front facade and across the front portion of the Bush Street facade. These large showroom windows extend from the covered transom to approximately one foot from the sidewalk. The aluminum window and door frames suggest that the window (See con't sheet)

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: HP 6

*P4. Resources Present: ☒ Building
Structure Object Site District Element
of District Other

P5b. Description of Photo: (view, date):
Front facade, view northeast, 9-27-09

*P6. Date Constructed/Age: 1921

Source: Pinger, Ron and David Wilkinson,
Explore Historic Woodland, Woodland: City of
Woodland, 197.

☒ Historic ☐ Prehistoric

☐ Both

*P7. Owner and Address:

Jeffrey D. Morgan
PO Box 888
Woodland, CA 95776

*P8. Recorded by:

Carol Roland, Ph.D.
Mead & Hunt, Inc.
180 Promenade Circle
Sacramento, CA 95834

*P9. Date Recorded: 9-27-09

* P11. Report Citation: Report: Historical

Evaluation of Meier Automobile Dealership. Prepared for City of Woodland.

P10. Survey Type: ☒ Intensive

☐ Reconnaissance ☐ Other

Attachments:

☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ District Record ☐ Archeological Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list)

Roland Nawi Associates
DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 1D

Page of 1 of 1

*Resource Name or #: 427-433 College Street

B1. **Historic Name:** Meier Automobile Dealership

B2. **Common Name:** None

B3. **Original Use:** Automobile dealership and garage

B4. **Present Use:** Vacant

*B5. **Architectural Style:** Moderne

*B6. **Construction History:** Building was constructed in 1921. Circa 1935 a fire gutted the interior of the building, but left the exterior largely intact. In the 1950s or 1960s alterations were made to the front facade of the building (facing on College Street). These alterations include covering the ribbon of transom windows, replacement of showroom windows and doors, and installation of brick veneer under the showroom windows and at the corners of the building.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:** N/A

*B8. **Related Features:** None

B9a. **Architect:** Unknown

b. **Builder:** Unknown

*B10. **Significance: Theme:** Urbanization: Downtown Commercial Development

Area: Woodland, California **Period of Significance:** 1870-1955

Property Type: Automobile Dealership **Applicable Criteria:** Criterion A

The building was the first Ford and Buick automobile dealership and garage in Woodland and one of the earliest automobile dealerships in the city. It is representative of automotive businesses that had particular currency to the period of the 1920s-1940s. The building is associated with Woodland's leadership in automotive retail prior to World War II. In the early twentieth century automobile travel grew from a novelty in the teens to the dominant mode of family transportation within a period of twenty years.

The building is a contributor to the National Register listed Downtown Historic District, Woodland. It was surveyed in 1996 in conjunction with the National Register nomination. Field inspection of the building, September 29, 2009 indicated that there have been no changes or alterations to the building since it was listed.

B10.. **Additional Resource Attributes:** N/A

*B12. **References:**

City of Woodland. *Downtown Specific Plan*. 2003. Available at City of Woodland Community Planning Department, Woodland California.

City of Woodland. *Historical Downtown Woodland Walking Tour*. n.p. 1992.

City of Woodland. *Walking Tour of Historic Woodland*. n.p. 1997.

Jackson, Kenneth. *Crabgrass Frontier: Suburbanization of the United States*. N.Y.: Oxford University Press, 1985.

"Meier Automobile Dealership, 1935," photograph. Available at Yolo County Archives, Woodland, California.

National Register of Historic Places, "District Nomination, Downtown Woodland Historic District," 1998. Available at City of Woodland, Community Planning Department, Woodland, California.

(This space reserved for official comments.)

Sanborn Company, "Sanborn Map, Woodland California, 1926-1949." Available at San Jose Public Library.

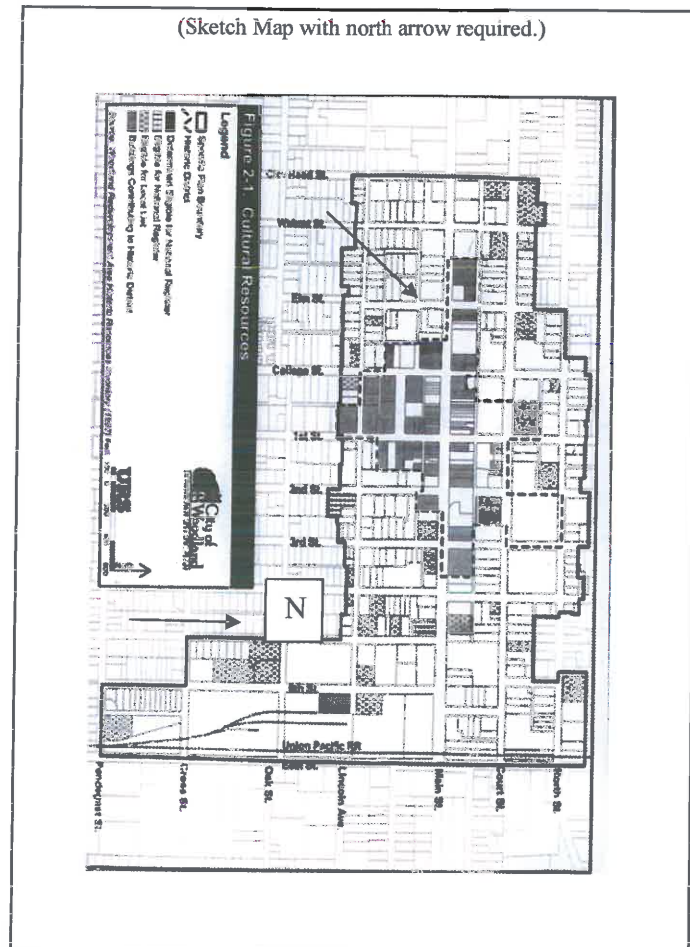
Pringer, Ron and David Wilkinson et al. *Explore Historic Woodland*. Woodland: City of Woodland, 2007.

Wilkinson, David. *Crafting a Valley Jewel: Architects and Builders of Woodland*. Woodland: Yolo County Historical Society, 2003.

B13. Remarks: None

***B14. Evaluator:** Carol Roland, Ph.D.

***B15. Date of Evaluation:** October 5, 2009



State of California ■ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary
HRI #
Trinomial

#

Page 1 of 1

*Resource Name or # 427-433 College Street

*Recorded by: Carol Roland, Ph.D.

*Date 10-05-09

☐ Continuation ☒ Update

P.3.a Description con't:

casements were replaced in the 1950s. There are two pedestrian entrances on the front façade. The main entrance is slightly recessed and emphasized by angled flanking windows. The rear portion of the building was originally occupied by an approximately 14,000 square foot garage. The garage has three large automotive entrances with metal roll-up doors. Two entrances to the garage portion are located on the Bush Street side of the building and topped by parapets. A ribbon of industrial metal sash windows runs between the two entries. One auto entrance opens off the alley on the north side of the building. There are molded concrete bollards at the base of the garage automotive entrance. A fire gutted the interior of the building circa 1935, but left the original façade largely intact.

Page 1 of 1

*Resource Name or # 427-433 College Street

*Recorded by: Carol Roland, Ph.D.

*Date 10-05-09

☐ Continuation ☒ Update

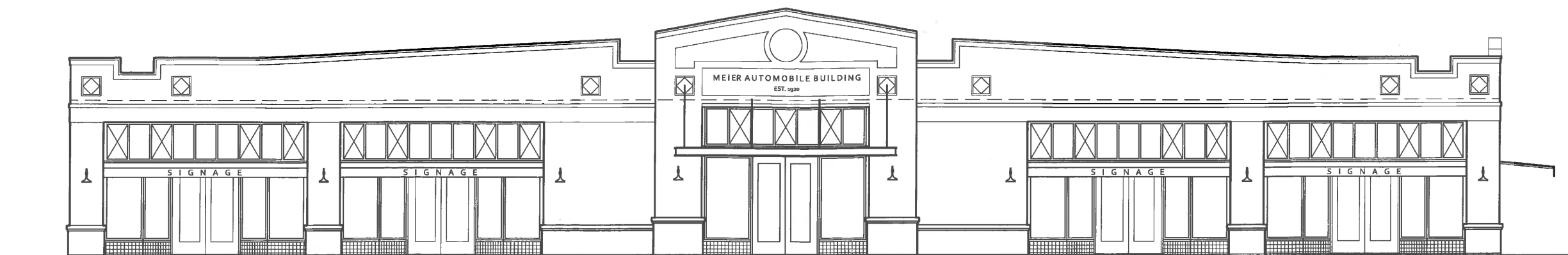
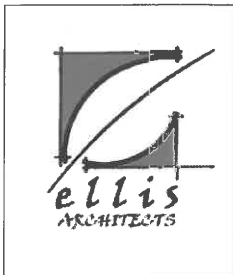
Additional Information:



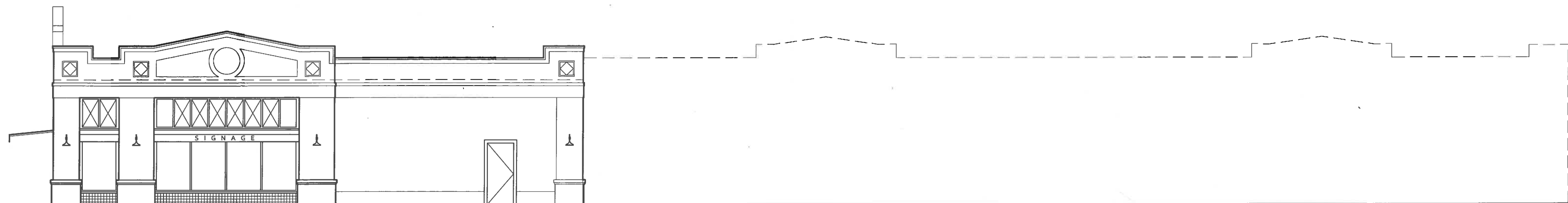
Figure 1 Partial South elevation, view northwest



Figure 2. North Elevation on alley, view east



COLLEGE STREET ELEVATION



BUSH STREET ELEVATION

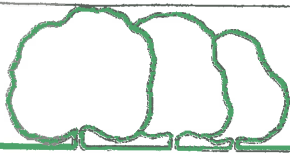
SCHEMATIC ELEVATIONS

COLLEGE AND BUSH BUILDING

WOODLAND, CA

SCALE: 3/32" = 1'-0"

OCTOBER 8, 2009



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

College & Bush Investors, LLC

MAILING ADDRESS:

1207 Cleveland Street

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

(916) 417-7774

E-MAIL ADDRESS:

roncaceres@sbcglobal.net

PROJECT APPLICANT

Sarah Ellis

MAILING ADDRESS:

4132 C Street

CITY STATE ZIP CODE:

Sacramento, CA 95819

PHONE NUMBER:

916-440-6765

E-MAIL ADDRESS:

sarah@ellis-architects.com

2. Application Requested

- | | | |
|--|---|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☒ Design Review <i>#483</i> | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other _____ | |

Is this request part of another application? ☐ Yes ☐ No If so, what? _____

3. Project Description

Project Name:

Remodel/ Facade Improvements of the Meier Auto Dealership Building

Total Acres or Square Feet

0.5

Site address or location:

427 - 433 College Street

Assessor's Parcel Number:

06-561-21

Is Your Project Located in a Flood Zone?

☐ Yes

☐ No

Does this request include signage?

☐ Yes

☒ No

4. Justification for Request



On a separate sheet, explain in detail your request and why you believe your request is justified.

PLNG-15-00088 \$483.00
owing
+ cat & y

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
_____	_____	_____	_____

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
_____	_____	_____	_____

7. Residential Development

No. of residential units are being requested? _____		No. of lots will be created by this project? _____	
Single Family _____	Half-plex _____	Do you intend to market the units for <u>sale</u> ? ☐ YES ☐ No	
Duplex _____	Apartments _____	Do you intend to market the units for <u>rent</u> ? ☐ YES ☐ No	
Condominiums _____	Other _____		
Townhomes _____	Total Units _____		

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Retail/Office _____

Indicate the gross and leasable square footage for each type of development:

~12,225 s.f. _____

9. Authority to File Application

Check one:

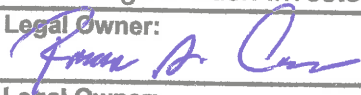
☐ Property Ownership	☐ Power of Attorney*
☐ Contract to Purchase*	☒ Other

Specify Architect _____

* Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

	12/3/2015
Applicant:	Date
for College & Bush Investors, LLC	
Legal Owner:	Date
	12/3/15
Legal Owner:	Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

December 3, 2015

Statement of Justification

This project involves the façade renovation and remodel of the commercial space within the historic building at the Northeast corner of College and Bush Streets in downtown Woodland. Originally built in 1921, the 22,000 s.f. Meier Auto Dealership building has undergone remodeling from its original plans, and currently has two commercial spaces (3,400 s.f. and 4,400 s.f.) on College Street and a 14,000 s.f. warehouse/garage along Bush Street.

This proposal includes keeping and renovating the existing concrete façade structure, as well as restoring key architectural elements of the original building. Below is a list of what is being proposed for the façade renovation:

- Replace existing single-pane aluminum windows with new historical steel windows or metal clad wood windows with clear glazing
- Remove the plaster panels over the existing transom windows
- Maintain the existing plaster parapet and detailing as much as possible
- Remove the brick veneer
- Provide a new cement plaster texture with an imperfect smooth finish
- Provide cast stone water table base
- Provide decorative porcelain tile below the windows
- Provide fabric or steel awnings between transom windows and storefront windows along College Street, and new horizontal steel canopies at Bush Street
- Install new exterior wall-mounted light fixtures that are reminiscent of the early 20th century industrial aesthetic

The goal of this renovation project is to be respectful of the history of this important building in Woodland, and for it to be built of a quality that will allow it to be a beautiful part of the City for another 100+ years. The new façade detailing and remodeled commercial space will encourage business, enhance the pedestrian experience, revitalize the area, and will be an example for other historic building renovations in Woodland.

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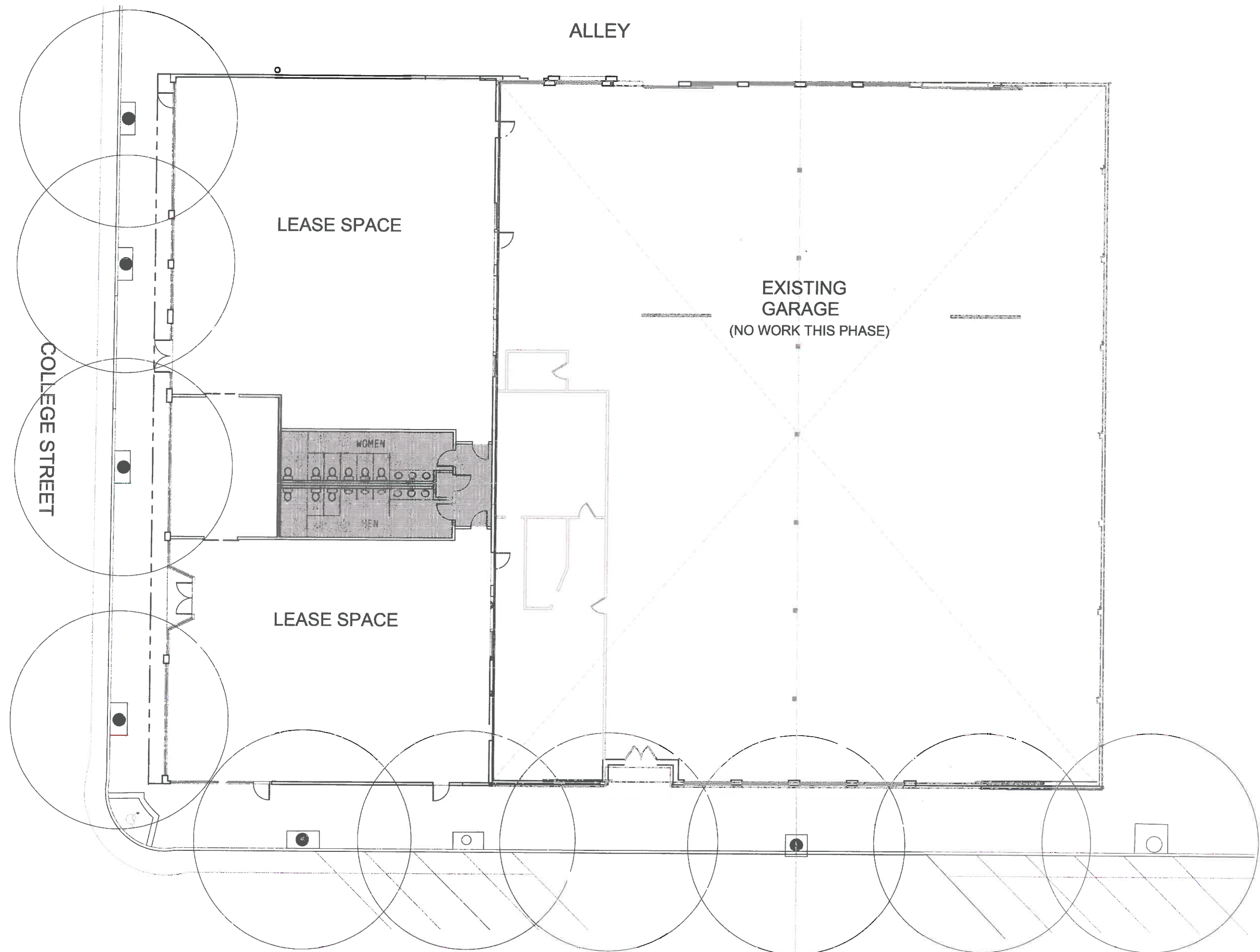
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PERSPECTIVE - CORNER OF COLLEGE ST. & BUSH ST.

COLLEGE & BUSH
THE MEIER AUTO BUILDING
WOODLAND, CA
DECEMBER 3, 2015



SITE PLAN / FLOOR PLAN

COLLEGE & BUSH - THE MEIER AUTO BUILDING
WOODLAND, CA

BUSH STREET

SCALE: 0 10' 20' 40'

DECEMBER 3, 2015



VIEW EAST - DOWN ALLEY



WDC BUILDING - NORTH OF PROJECT SITE



VIEW WEST - ALLEY FACADE



MOJO'S/KITCHEN - EAST OF PROJECT SITE



CORNER PERSPECTIVE - COLLEGE ST. & BUSH ST.



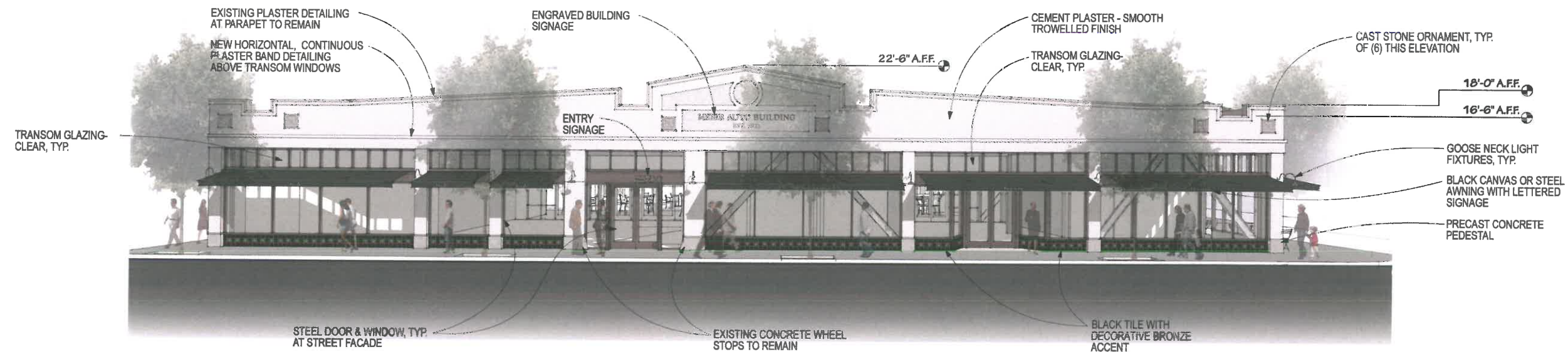
WEST ELEVATION - COLLEGE STREET



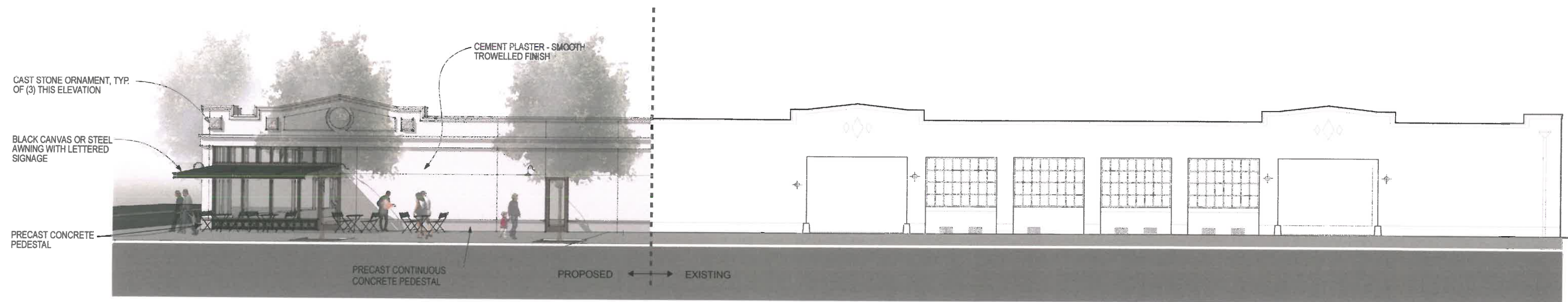
SOUTH ELEVATION - BUSH STREET

SITE PHOTOS

COLLEGE & BUSH - THE MEIER AUTO BUILDING WOODLAND, CA



WEST ELEVATION - COLLEGE STREET



SOUTH ELEVATION - BUSH STREET

EXTERIOR ELEVATIONS

COLLEGE & BUSH - THE MEIER AUTO BUILDING

WOODLAND, CA

SCALE: 0 8' 16' 32'

DECEMBER 3, 2015



CAST STONE ORNAMENT
COLOR ALLUVIAL SAND



GOOSE NECK LIGHT FIXTURE
COLOR MEDIUM BRONZE



CORNER PERSPECTIVE - COLLEGE & BUSH



CEMENT PLASTER - SMOOTH HARD-TROWELLED FINISH
PAINT COLOR TO MATCH OMEGA FLEX 'PUEBLO'



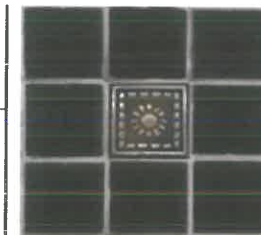
CEMENT PLASTER - SMOOTH HARD-TROWELLED FINISH
PAINT COLOR TO MATCH OMEGA FLEX 'QUAKE'



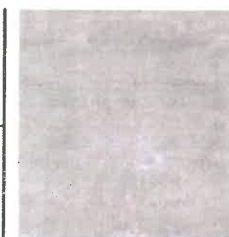
CANVAS OR STEEL AWNING - BLACK



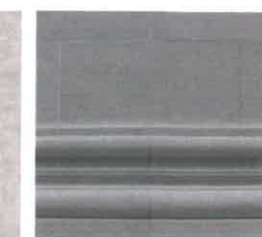
HOPE'S STEEL DOOR & WINDOW - COLOR MEDIUM BRONZE



BLACK TILE WITH DECORATIVE BRONZE ACCENT



PRE-CAST CONCRETE PEDASTAL



MATERIALS - EXTERIOR

COLLEGE & BUSH - THE MEIER AUTO BUILDING WOODLAND, CA