



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, January 20, 2016

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-303](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of December 16, 2015.

Attachments: [A - December 16, 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

[16-297](#)

SUBJECT: Historic Renovation of the Commercial Facade of the Diggs Building located at 514-518 Main Street

DATE: January 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 514-518 Main Street; and
- 2) Approve the proposed façade renovation and remodel of the commercial space.

Attachments: [A - Downtown Specific Plan Districts Map](#)

[B - Relevant Historic Survey Information](#)

[C - Applicant Statement and Proposed Elevations/Plan Set](#)

[16-298](#)

SUBJECT: Review and Comment by the Historic Preservation Commission concerning Historic Preservation Goals and Policies in the 2002 General Plan

DATE: January 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review the goals and policies contained in the 2002 General Plan regarding Historic Preservation and provide comments for consideration in the 2035 General Plan Update.

Attachments: [A - Table of Goals and Policies from the 2002 GP Re: Historic Preservation](#)

[B - Chapter 6 from the 2002 GP](#)

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 16-303 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 1/12/2016 **In control:** Historic Preservation Commission
On agenda: 1/20/2016 **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 December 16, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [A - December 16, 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: January 20, 2016

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of December 16, 2015.

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

ATTACHMENTS:

Attachment A - December 16, 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, December 16, 2015

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:05 pm

Staff Present:

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 4:

Chairman Christine Casey, Vice Chairman Cheryl Brookshear, Commissioner Mark Aulman and Commissioner Robert Folker

Absent 1:

Commissioner Tabatha Chavez

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](#)

A motion was made by Vice Chairman Brookshear and seconded by Commissioner Folker to approve the minutes of November 18, 2015. The motion was carried by the following votes:

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

D. Secretary's Report

Senior Planner, Erika Bumgardner provided comments and Principal Planner, Cindy Norris provided an update of the 2035 General Plan progress.

E. Public Comment

F. Communications

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](#)

A motion was made by Vice Chairman Brookshear and seconded by Commissioner Folker to approve the following recommendations: 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 for the Historic Renovation of the Commercial Facade of the Meier Auto Building located at 427-433 College St. The motion was carried by the following votes:

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

I. Old Business

J. Adjournment

Meeting was adjourned at 6:38 pm



Legislation Details (With Text)

File #: 16-297 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 1/8/2016 In control: Historic Preservation Commission
On agenda: 1/20/2016 Final action:
Title: SUBJECT: Historic Renovation of the Commercial Facade of the Diggs Building located at 514-518 Main Street

DATE: January 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 514-518 Main Street; and
- 2) Approve the proposed façade renovation and remodel of the commercial space.

Sponsors:

Indexes:

Code sections:

Attachments: [A - Downtown Specific Plan Districts Map](#)
[B - Relevant Historic Survey Information](#)
[C - Applicant Statement and Proposed Elevations/Plan Set](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission

FROM: Erika Bumgardner, Senior Planner

SUBJECT: Historic Renovation of the Commercial Facade of the Diggs Building located at 514-518 Main Street

DATE: January 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 514-518 Main Street; and

- 2) 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 remodel of the storefront for a building located at 514-518 Main Street. The applicant is proposing to remodel and restore an existing storefront. The subject building is located on the South side of Main Street between College and First 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. (District Map provided in Attachment A).

SITE HISTORY (514-518 MAIN STREET):

Survey information indicates that the building dates to approximately 1873. The building may originally have been part of the Freeman Block, constructed in 1873 by Woodland founder, Frank Freeman. Around 1885 Marshall Diggs bought two sections of the block and a few years later hired local contractor Harrison Ervin to either remodel them or construct a new building. The result was a two story building with a “dramatic” stepped parapet and arched windows. Diggs used the building to expand the hardware business originally founded by Freeman. When he left Woodland for Sacramento a few years later, the hardware business continued in this location. It was followed by a buggy and harness shop and a grocery store. In a photo from 1981, the building was occupied by Foy's Toys with large mural on the upper, altered façade.

Most recently, in 2012, seismic upgrades to the exterior façade of the building provided an update to the building reminiscent of its original design, removing the second story wall and four pairs of six over six windows and replacing it with two center arches with two rectangular window shapes. Transom windows were revealed above the storefronts and colored tile was added on the lower level at the base of the store front.

The building has recently been purchased by a new owner, the Diggs Block, LLC, who desires to remove the most recent cosmetic façade facing Main Street and replace it with a neoclassical architectural design. The front façade will keep its stucco wall finish, adorned with stuccoed detailing. As described by the project architect, the proposed large window and door areas will consist of high-quality painted metal frames with non-tinted glass. A proposed balcony will receive a highly detailed wrought-iron railing. The parapet wall will be reshaped with a curved form with a decorative crown molding on the top of the wall. Decorative light fixtures will be located on the first and second levels and a marquee with light box will be added to the front façade over the primary entrance to the building. The entirety of the building will be seismically retro-fitted, fully sprinklered and fully accessible, in compliance with all current building code requirements.

The proposed re-use of the facility will consist of a music/event venue with an estimated capacity for about 800 people. The larger first floor area at 516-518 Main Street will include a “food court” with space for up to five food/beverage vendors and a commissary providing cooking facilities to provide food for the music/event venue and the second floor above. The smaller first floor area at 514 Main Street will be used as the main entry to the music/event venue. The second floor will be used as a music/event venue including a main auditorium with an open floor area and an elevated stage. A more detailed description of the proposed use has been provided by the project architect, Michael Froehlich, and is included as Attachment C for the Commission's review.

The project has been submitted as a staff level Design Review with a proposed environmental Categorical Exemption. A Conditional Use Permit will likely be required for the music/event venue which would be reviewed by the City's Planning Commission at a future date. The City has not yet received a formal

application regarding the proposed use. The subject of this report requests the consideration of the exterior façade renovation only; however, the Commission is welcomed to provide feedback or suggestions regarding the proposed use of the building.

PROJECT ANALYSIS:

The building is within the National Register District Boundaries, although not identified as a contributor (see Attachment B). 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 514-518 Main as being, “too altered to contribute to the historic character of the district.” However, in accordance with Ordinance 12A, “Historical Landmarks, Districts and Resources,” façade alterations of any buildings in the district are to be reviewed by the Historical Preservation Commission for their impact to the overall district. Improvements to buildings that will improve the overall appearance are strongly encouraged.

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 514-518 Main Street has undergone serious façade alterations. None of the original exterior detailing has been preserved in the process of past remodels. The original façade was demolished and the building slabbed over during the urban renewal period, before a more recent cosmetic remodel. Due these changes, this building lacks historic architectural significance. According to the State of California Resources Agency, the subject building is listed as ineligible for National Register, California Register or Local designation. The building is located within a National Register District; however, prior to district designation, the building was already considered a “noncontributing” resource due to the degree to which it had been altered.

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 serious alterations. 514-518 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 owner intends to renovate the building with materials and detailing considered by the ownership to be of much greater visual/textural value and compatibility with surrounding buildings. The proposed elevation will add to the existing mix of architectural styles, symmetry, materials and forms in the downtown. The scale, pattern and height are in harmony with the existing buildings and streetscape.

Staff supports the proposed changes to 514-518 Main Street on the basis that the remodel incorporates elements found on existing historic structures throughout the Downtown area. The proposed changes to 514-518 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 architect Michael Froehlich, to generate the proposed elevations. Careful consideration was taken with the proposed design to “enhance the historic downtown and restore elegance and grandeur to this large midblock building so the historic Diggs Block will once again become an architectural focal point.”

As stated above, the front façade will keep its stucco wall finish, adorned with stuccoed detailing. The proposed large window and door areas will consist of high-quality painted metal frames with non-tinted glass. A proposed balcony will receive a highly detailed wrought-iron railing. The roofline will be reshaped with a curved form with crown molding on the top of the parapet wall and a decorative applique element will be centered on the face. Decorative light fixtures will be located on the first and second levels and a marquee with light box will be added to the front façade over the primary entrance to the building.

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 utilizes similar detailing, forms and materials found throughout the historic district, providing an ornate neoclassical design that will contribute positively to the mix of architectural styles found along Main Street. The design, though a departure from the original building design of the late 1800’s, still reflects the scale, pattern and height of existing buildings along the streetscape and will create a visually appealing addition and focal point on the block. Seismic and accessibility upgrades will improve the overall structural integrity of the building.

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 finds 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 finds that the proposed façade changes will enhance the Historic Downtown by incorporating elements found on existing historic structures, through adherence to existing patterns, scale and height of existing facades, and through reinvestment into the entire structure to allow for meaningful reuse of this significantly sized and prominently located building in the heart of downtown. The proposed improvements will likely spur additional downtown structural and façade improvements on other surrounding buildings and encourage additional economic activity on Main Street.

Environmental Review:

The project as proposed will qualify as a Class 1, “Existing Facilities,” Categorical Exemption from the California Quality Environmental Act (CEQA). Section 15301 of the CEQA Guidelines provides for minor

alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Conclusion:

The owners of 514-518 Main Street have 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, 514-518 Main Street in its current state has no Historical significance other than the fact that it is within the Historic District. Staff finds that the proposed renovations will further contribute to the National Register District, significantly improving this block of Main Street. 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 514-518 Main Street.

ATTACHMENTS:

Attachment A - Downtown Specific Plan Districts Map

Attachment B - Relevant Historic Survey Information

Attachment C - Applicant Statement and Proposed Elevations/Plan Set

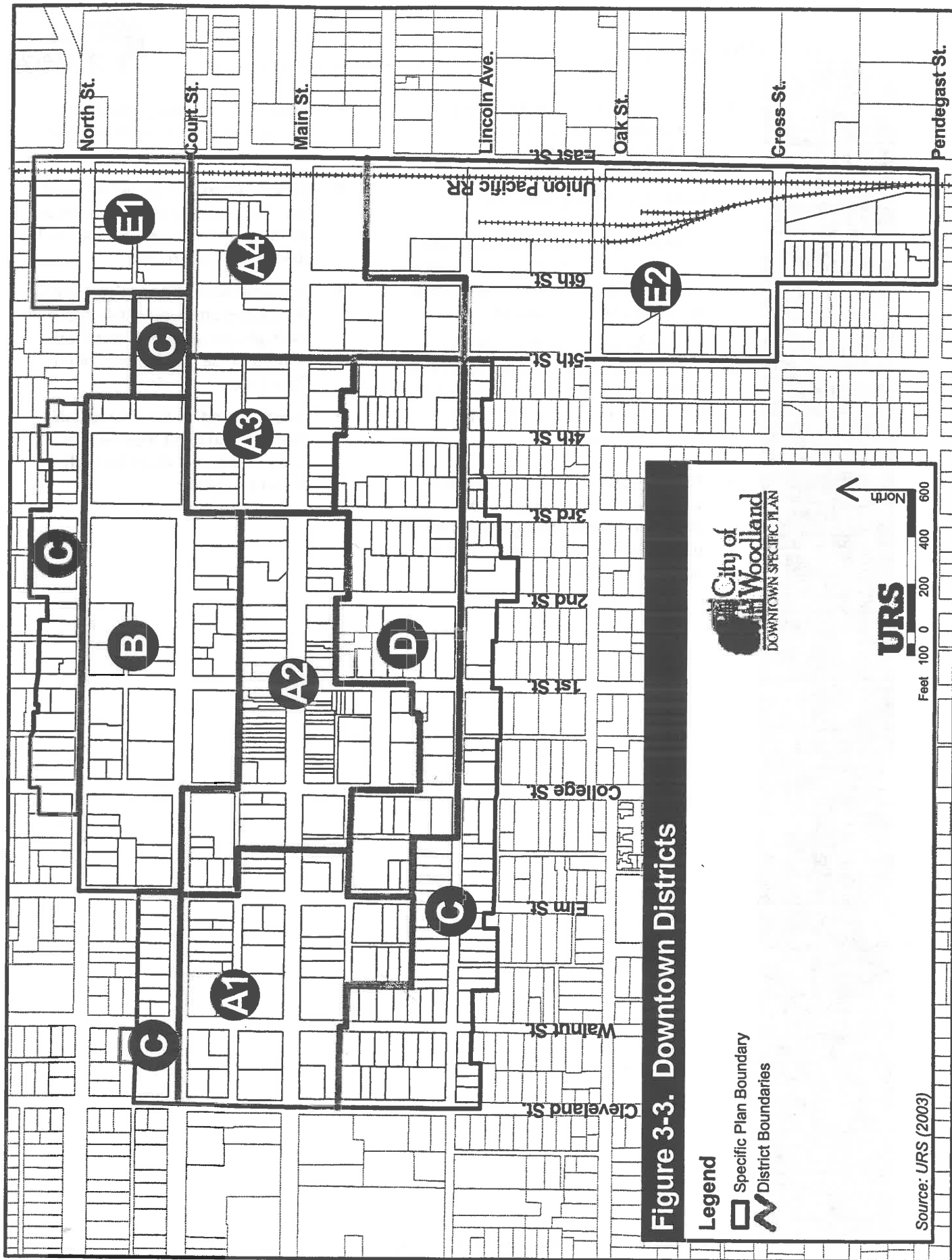


Figure 2-1. Cultural Resources

- Legend**
- Specific Plan Boundary
 - Historic District
 - Determined Eligible for National Register
 - Eligible for National Register
 - Eligible for Local List
 - Buildings Contributing to Historic District

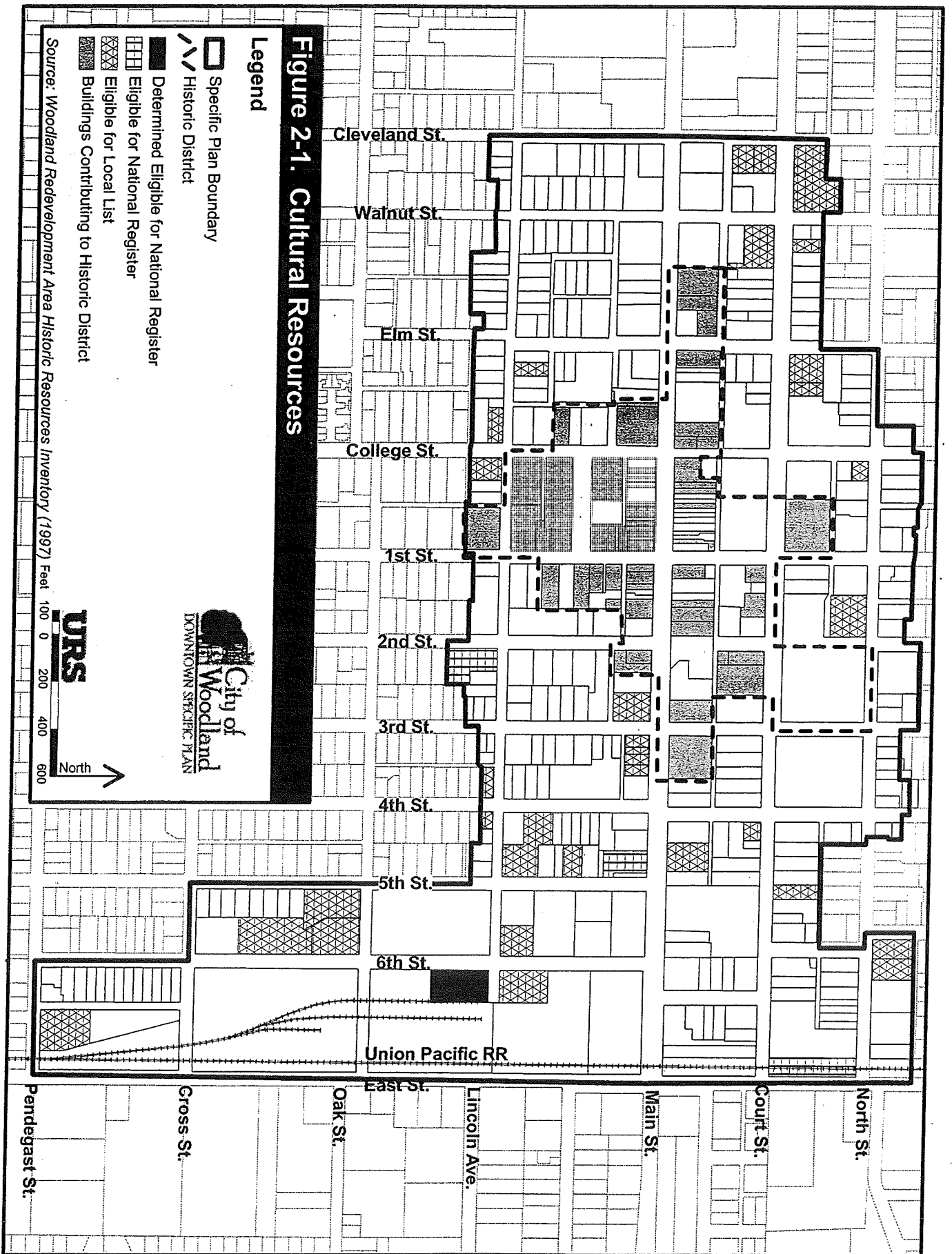
Source: Woodland Redevelopment Area Historic Resources Inventory (1997)

URS

North

0 100 200 400 600 Feet

City of Woodland
DOWNTOWN SPECIFIC PLAN



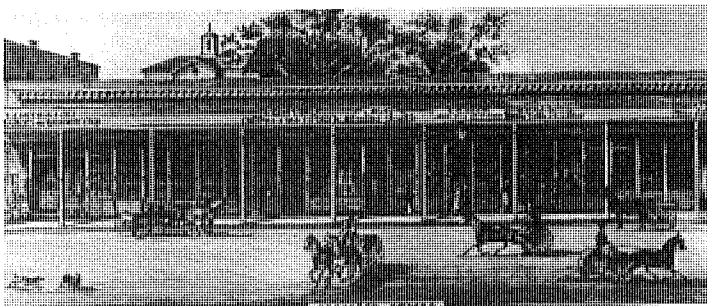


The Diggs Building is the tall building in the center

44. Diggs Block
514, 516 Main Street

1873, 1890

About 1885 Marshall Diggs purchased two row buildings of the Freeman Block (See No. 45) and developed a successful hardware trade originally begun by Freeman. About 1890 the property was enlarged to the existing two story structure by local contractor, Harrison Ervin. With its original grand brick facade it became a focal point of this business block. On the 1895 Sanborn Map the building is noted as the "Diggs Block". This large facade was slabbed over during the "Urban Renewal" period; many Woodlanders remember the colorful mural painted on the facade when the building was Foy's Toys. Marshall Diggs moved to Sacramento in the late 1890s and became president of Thompson-Diggs Hardware Company. Mr. Diggs was elected state senator in 1902 and ran unsuccessfully for governor in 1906. Purity Market started up at 516 Main Street in 1928 and later built a new store on Bush Street (see No. 62).



Freeman Block, c.1879

45. Freeman Block
506-508-510 Main Street

1873

These brick row buildings form the remaining part of the original "Freeman Block", developed by Woodland founder, Frank Freeman. In 1872, Freeman purchased from Hesperian College (see No. 60) most of the south side of Main Street between College and First Streets; this new commercial sub-division was known as the College Addition.

The "Freeman Block", constructed in 1873, was originally comprised of nine one-story brick row buildings (as illustrated in De Pue). These three row buildings are what remain of the original Block. In its early years, the building at 506 Main was a dress shop owned by Mrs. W.W. Porter. A saloon has occupied the building since about 1900. The building at 508 Main was originally a jewelry and stationery store owned by G.W. Green; Emil's Shoes (and its predecessor, Karl's Shoes) have occupied this store since the 1950s. A tailor by the name of A. Butz did business at 510 Main Street in the Victorian era, but by 1904 the National Saloon, operated by Hocke & Heinzer, had moved in.

ENCODING SHEET

State of California — The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

1. Ser. No.: 57-5695 - 20
Cntry City Zip Form No. Prop. No.

2. UTM Zone Easting Northing
A _____
B _____
C _____
D _____
Cntr 10 606723 4281465

3. Property Name:
Common Name: Fox's Toys and Hair Handlers
Historic Name: _____

4. Address: _____ Parcel No. _____
514 Main St.
Number Street Name
Nearest Cross Street Woodland
City/Town 95695
Zip code _____ Vicinity of City/Town (✓)

5. Type of Ownership:
____ 1) unknown ☒ 4) private
____ 2) federal ____ 5) county
____ 3) state ____ 6) city
____ 7) special district

6. Present Use:
☒ 1) unknown ____ 4) private non-comm.
☒ 2) commercial ____ 5) public
____ 3) residential ____ 6) none

7. Year of Initial Construction: _____

8. Architect(s): _____
Builder(s): _____

9. Year of Survey: 1981

10. Registration Status:
____ 1) listed ____ 5) eligible local listing
____ 2) determined eligible ____ 6) ineligible
____ 3) appears eligible ____ 7) undetermined
____ 4) may become eligible

11. Check One:
☒ 1) part of district
☒ 2) individual property

12. NR Class Category:
____ 1) district
____ 2) site
☒ 3) building
____ 4) structure
____ 5) object

13. Other Registration:
____ 1) HABS ____ 6) CHL
____ 2) HAER ____ 7) CPHI
____ 3) NHL ____ 8) Local Listing
____ 4) SHP ____ 9) County/Regional Park
____ 5) SCP ____ 10) other

14. Property Attributes:
____ 1) unknown ____ 20) canal/aqueduct
____ 2) sing. family prop. ____ 21) dam
____ 3) mult. family prop. ____ 22) lake/river/reservoir
____ 4) ancillary blgs. ____ 23) ship
____ 5) hotel/motel ____ 24) lighthouse
☒ 6) comm. blgs., 1-3 st. ____ 25) amusement park
____ 7) comm. blgs., over 3 st. ____ 26) monument/mural
____ 8) industrial blgs. ____ 27) folk art
____ 9) public utility blgs. ____ 28) street furniture
____ 10) theatre ____ 29) landscape archit.
____ 11) engineering struct. ____ 30) trees/vegetation
____ 12) civic auditorium ____ 31) urban open space
____ 13) cmnty cntr/soc. hall ____ 32) rural open space
____ 14) government blg. ____ 33) farm/ranch
____ 15) educational blg. ____ 34) military property
____ 16) religious blg. ____ 35) CCC/WPA structure
____ 17) R/R depot ____ 36) ethnic minority property
____ 18) train ____ 37) highway/trail
____ 19) bridge ____ 38) women's minority property
____ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

514-516 MAIN ST

Historic Preservation Commission Recommendation:

NON-CONTRIBUTOR

Consultant: 6Z (National Register Status Code)

NOTE:

Prim # _____
HRI # _____
Trinomial _____
National Register Status Code **6Z** _____
Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Woodland
HISTORIC RESOURCES INVENTORY

514-516 Main Street

Resource Name/Address

P2. Location: Unrestricted a. County: Yolo

b. USGS 7.5' Quad: Woodland, Calif.,

Date: 1952, photorevised 1981

c. Address: 514-516 Main Street

City: Woodland

ZIP: 95695

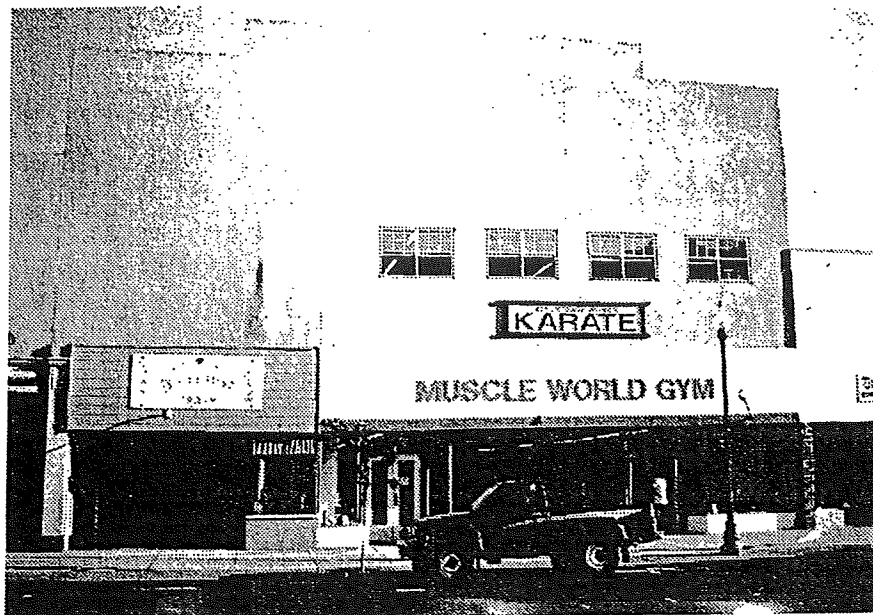
e. Other Locational Data: APN — 5-561-06

P3a. Description:

This brick building has two stories and a stepped concrete parapet that becomes a plain wall. Four pairs of six-over-six windows puncture the wall. Below them are two signboards, the lower of which stretches across the entire storefront. The storefront has large display windows and two recessed entrances, both with double-swinging doors. The parapet and wall extend across the building on the left. The doors might be remnants of the 1920s, but the rest of the facade appears to date from around 1970. The property's boundary is the western two-thirds of its current parcel.

P3b. Resource Attributes: HP6—Shop

P4. Resources Present: Building



P5b. Description of Photo:
Front Elevation / 12/92-6/93
Roll & Frame —

P6. Date Constructed:
1873 Estimated

P7. Owner and Address:
Albert Bahneman
P. O. Box 568
Lower Lake, CA 95457

P8. Recorded by:
Donald S. Napoli
Community Development Dept.
City of Woodland
300 First Street
Woodland, CA 95695

P9. Date Recorded: 12/20/96

P10. Type of Survey: Intensive

B1. **Historic Name:** Diggs Block

B2. **Common Name:** Muscle World

B3. **Original Use:** Shops

B4. **Present Use:** Shops

B5. **Architectural Style:** No Style

B6. **Construction History:** Slab front, ca. 1970

B7. **Moved:** No

B8. **Related Features:** Attached building on east

B9a. **Architect:** Unknown

b. **Builder:** Unknown

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

Area: Woodland

Period of Significance: 1870-1955

Property Type: Small Retail Buildings

Applicable Criterion: A

Because of extensive alterations, this building retains little historical interest. The building may originally been part of the Freeman Block, constructed in 1873 by Woodland founder Frank Freeman. Around 1885 Marshall Diggs bought two sections of the block and a few years later had local contractor Harrison Ervin either remodel them or erect a new building. In either case the result was a two-story building with a dramatic stepped parapet and arched windows. Diggs used the building to expand the hardware business originally founded by Freeman. When he left Woodland for Sacramento a few years later, the hardware business continued at this location. It was followed by a buggy and harness shop and a grocery store. The present appearance provides no link to the building's past. This building does not contribute to a potential historic district in downtown Woodland.

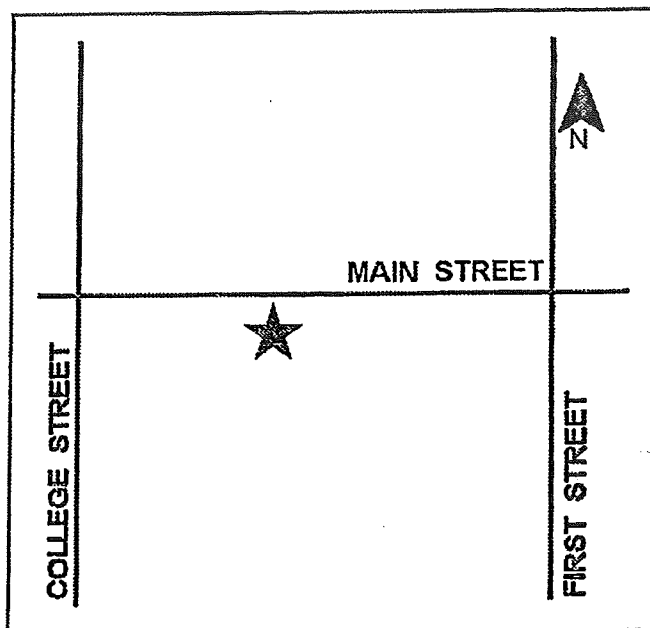
B11. Additional Resource Attributes:

B12. **References:** Wilkinson, *et al.*, *Historical Downtown Woodland*, 1992; Sanborn Fire Insurance Maps, 1886-1949

B13. Remarks:

B14. **Evaluator:** Donald S. Napoli
Date of Evaluation: 12/17/96

(This space reserved for official comments.)





January 8, 2016

Community Development Department
300 First Street
Woodland, CA 95695

Re: 'The Tree House', renovations and improvements to 514-518 Main Street, Woodland, California

Description of Proposed Renovation

The proposed renovation consists of removing the most recent cosmetic façade facing Main Street and replacing it with a more pleasing and compatible façade (see "Context with Woodland's Historic Main Street" below). At the rear elevation the decayed exterior stairs down from the 2nd floor to the alley way will be replaced with two new exit stairs as required for the new proposed use of the building (see "Anticipated Use of Space" below). The building will be seismically retro-fitted, fully sprinklered and fully accessible to comply with all current building code requirements

Original Design Elements

The original brick walls along the side, the original floor and roof framing as well as the original interior support beam and columns at the 1st floor level will be retained.

None of the original exterior detailing has been preserved in the process of past remodels, and none of their replacements is deemed worth preserving and will therefore be replaced with materials and detailing considered by the ownership of much greater visual/textural value and compatibility with surrounding buildings.

Materials Selection

The front façade will keep its stucco wall finish, adorned with stuccoed detailing. The proposed large window and door areas will consist of high-quality painted metal frames with non-tinted glass. The proposed balcony will receive a highly detailed wrought-iron railing. See plans provided with this application for further details.

Anticipated Use of Space

It is proposed to use the larger 1st floor area at 516-518 Main Street as a food court and to also house the commissary for the 2nd floor music/event venue in the back. The food court will offer space for up to 5 food/beverage vendors. The commissary will include cooking facilities to provide food for the music/event venue at the 2nd floor above.

The smaller area at 514 Main Street will be used as the main entry to the music/event venue at the 2nd floor. It will contain the main stairs and an accessible elevator to the floor above as well as accessible restrooms utilized primarily by the food court, but also as extra restrooms for the music/event venue above.

Doors exiting to the rear alley serve as required 2nd means of egress as well as entry for supplies and equipment. The 2nd floor will be used as a music/event venue with an estimated capacity of about 800 people. It consists of the main auditorium with an open floor area for the audience that can be populated with removable chairs if/as needed, and an elevated stage. Located behind the stage is a private area for performers with direct access onto the stage. The remainder of the 2nd floor consists of access to and from the street level by means of the main stairs and the accessible elevator, as well as two additional stairs at the rear required for emergency egress. Accessible restrooms are located next to the elevator.

Context with Woodland's Historic Main Street

The subject property, 514-518 Main Street Woodland, Ca has been significantly altered and remodeled multiple times since it was constructed of brick and stone as the "Diggs Block" in 1891. The original façade was demolished and the building slabbed over during the urban renewal period, before a more recent cosmetic remodel. The building has been vacant for approximately the last 10 years and has not encouraged activity or contributed towards a good impression for Historic Downtown Woodland.

The proposed substantial Neoclassical architectural renovations/elevations will enhance the historic downtown, and restore elegance and grandeur to this large midblock building so the historic Diggs Block will once again become an architectural focal point. The proposed elevation will add to the existing mix of architectural styles, symmetry, materials and forms which have helped to make downtown Woodland a unique place. The scale, pattern, and height are in harmony with the existing buildings and streetscape. The proposed elevation will dramatically add to the visual interest of the building/street and reflect a high quality of design, construction, diversity and improve impressions of the downtown area. The intended use (live entertainment) will encourage creativity, capital investment, cultural participation, and we believe the project will become the primary economic engine towards the rebirth of Historic Downtown Woodland.

Project/Renovation Time Line

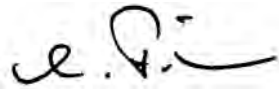
The projected time line is to proceed with this project as expediently as it can be done.

Many aspects of the renovation have already been set in motion, from creating the architectural plans, assessment of the building by the structural engineering firm, to already discussing any proposed plans from the initial stages on with Interwest Consulting Group to facilitate obtaining required permits.

Additional Information

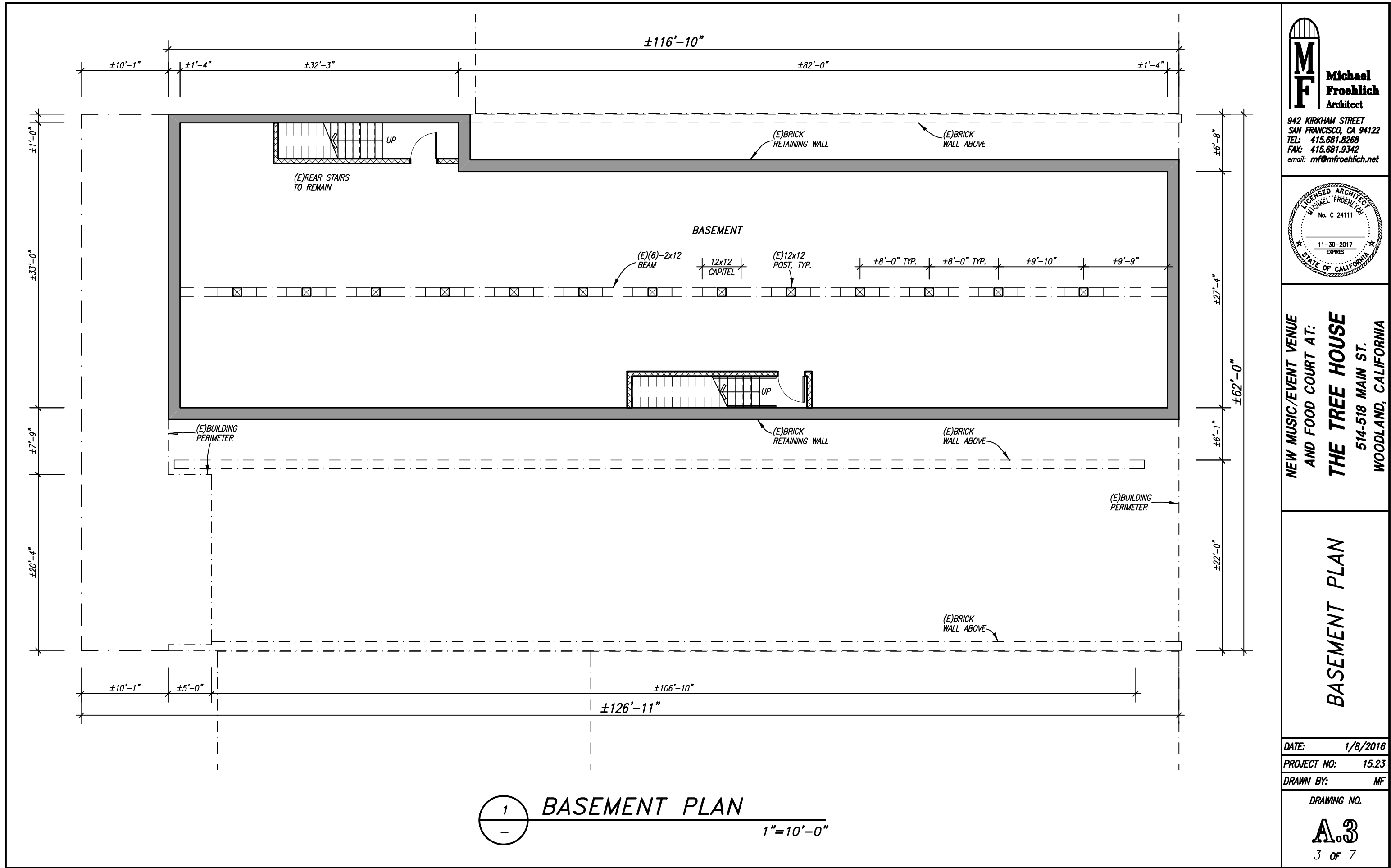
The owner-operators will obtain a use permit which will include details of the operation. Customer queuing on Main Street will be managed by Tree House staff with removable stanchions and crowd management. Except in case of an emergency exiting event attendees will always be directed onto Main Street, with its wide sidewalk being ideally suited for safe crowd dispersement.

We hope you share our excitement for the concept of The Tree House and we are looking forward to your review and suggestions to help make this project a great asset to the City of Woodland.



.....
Michael Froehlich, Architect

PLAN INDEX				PROJECT DATA									
A.1	TITLE SHEET	NEW MUSIC/EVENT VENUE AND FOOD COURT AT: THE TREE HOUSE 514-518 MAIN ST. WOODLAND, CALIFORNIA 		<u>OWNER:</u> DIGGS BLOCK, LLC 1207 CLEVELAND STREET WOODLAND, CA 95695 <u>APPLICABLE CODES:</u> WOODLAND PLANNING DIVISION <u>ZONING:</u> CBD, DOWNTOWN SPECIFIC PLAN AREA – DISTRICT A <u>CONSTRUCTION:</u> TYPE III–B FULLY SPRINKLERED <u>LOT AREA:</u> 7,866 SQ.FT. <u>FLOOR AREAS (UNCHANGED):</u> <table><tr><td>BASEMENT</td><td>3,302 SQ.FT.</td></tr><tr><td>1ST FLOOR</td><td>7,154 SQ.FT.</td></tr><tr><td>2ND FLOOR</td><td>7,154 SQ.FT.</td></tr><tr><td>BUILDING AREA</td><td>17,610 SQ.FT.</td></tr></table>		BASEMENT	3,302 SQ.FT.	1ST FLOOR	7,154 SQ.FT.	2ND FLOOR	7,154 SQ.FT.	BUILDING AREA	17,610 SQ.FT.
BASEMENT	3,302 SQ.FT.												
1ST FLOOR	7,154 SQ.FT.												
2ND FLOOR	7,154 SQ.FT.												
BUILDING AREA	17,610 SQ.FT.												
A.2	SITE PLAN												
A.3	BASEMENT PLAN												
A.4	1ST FLOOR PLAN												
A.5	2ND FLOOR PLAN												
A.6	CROSS SECTION												
A.7	FRONT ELEVATION												
	REAR ELEVATION												
ID–4	FRONT ELEVATION												
	MATERIAL DETAILS BY ROBERT KENG												
ID–5	FRONT ELEVATION												
	PAINT COLORS BY ROBERT KENG												
				NEW MUSIC/EVENT VENUE AND FOOD COURT AT: THE TREE HOUSE 514-518 MAIN ST. WOODLAND, CALIFORNIA									
				TITLE SHEET PROJECT DATA									
				DATE: 1/8/2016 PROJECT NO: 15.23 DRAWN BY: MF DRAWING NO. A.1 1 OF 7									



MF
Michael Froehlich
Architect

942 KIRKHAM STREET
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FAX: 415.681.9342
email: mf@mfroehlich.net



NEW MUSIC/EVENT VENUE
AND FOOD COURT AT:
THE TREE HOUSE
514-518 MAIN ST.
WOODLAND, CALIFORNIA

BASEMENT PLAN

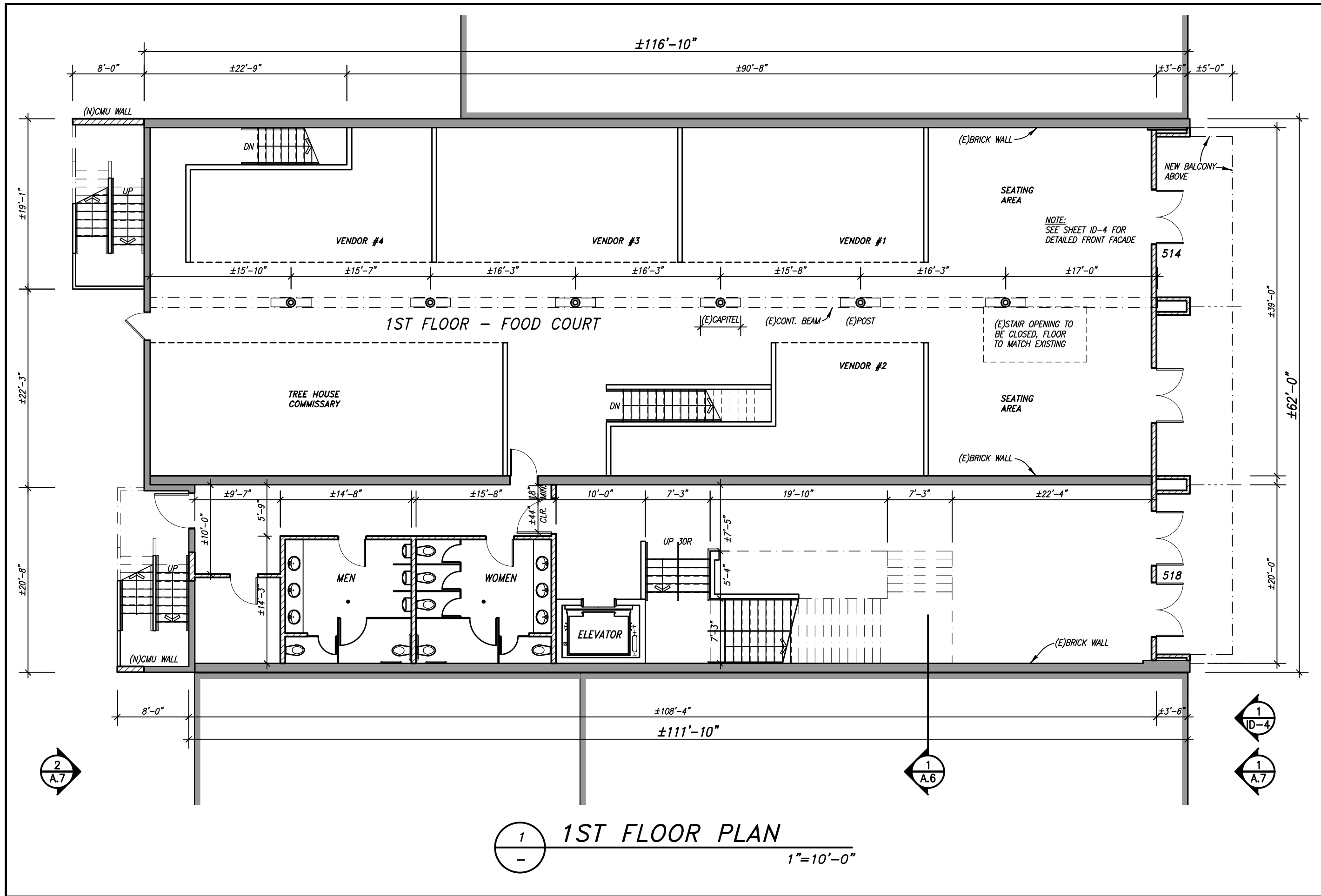
DATE: 1/8/2016

PROJECT NO: 15.23

DRAWN BY: MF

DRAWING NO.

A.3
3 OF 7





**Michael
Froehlich**
Architect

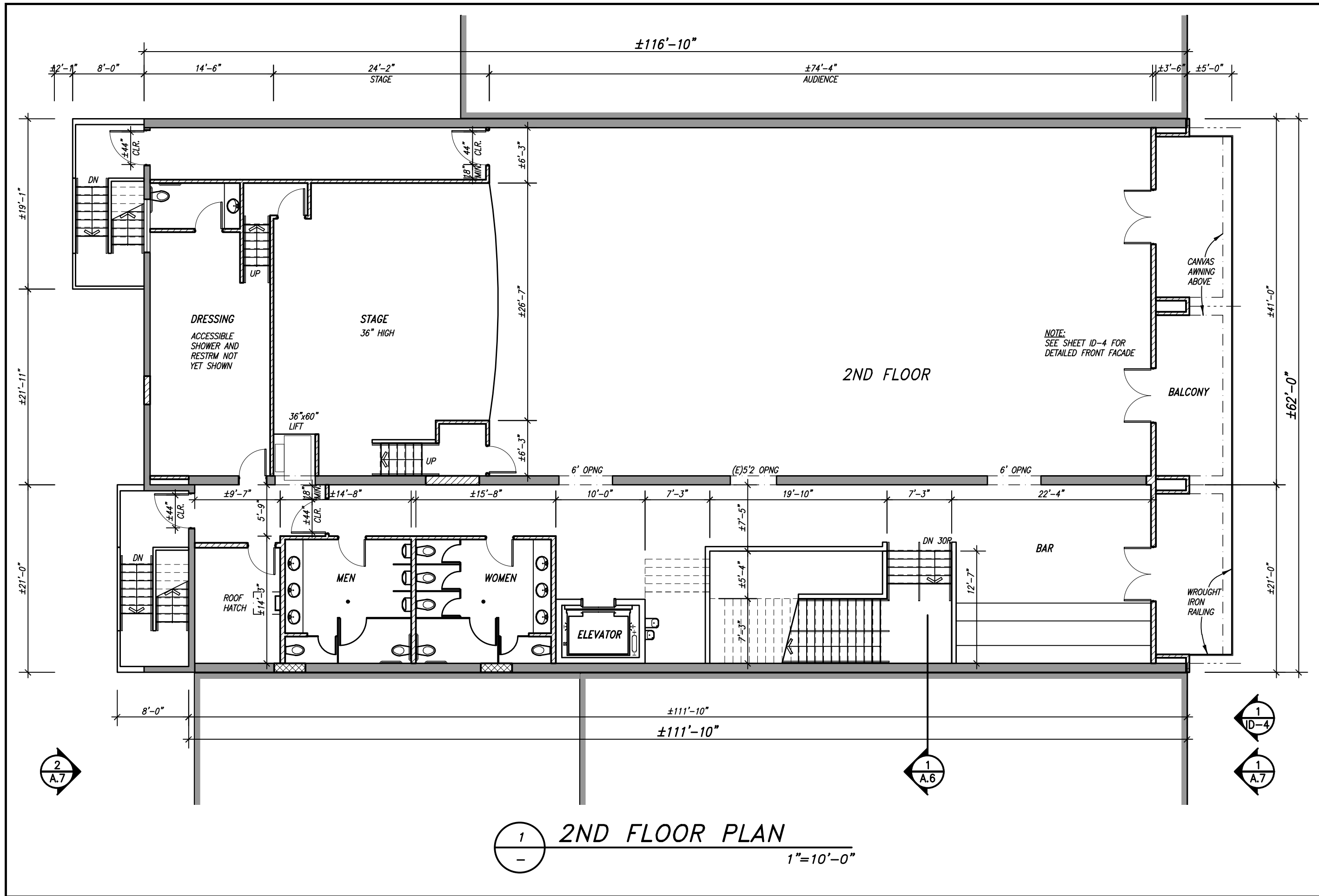
942 KIRKHAM STREET
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NEW MUSIC/EVENT VENUE
AND FOOD COURT AT:
THE TREE HOUSE
514-518 MAIN ST.
WOODLAND, CALIFORNIA

1ST FLOOR PLAN

DATE:	1/8/2016
PROJECT NO:	15.23
DRAWN BY:	MF
DRAWING NO.	A.4 4 OF 7



Michael Froehlich Architect

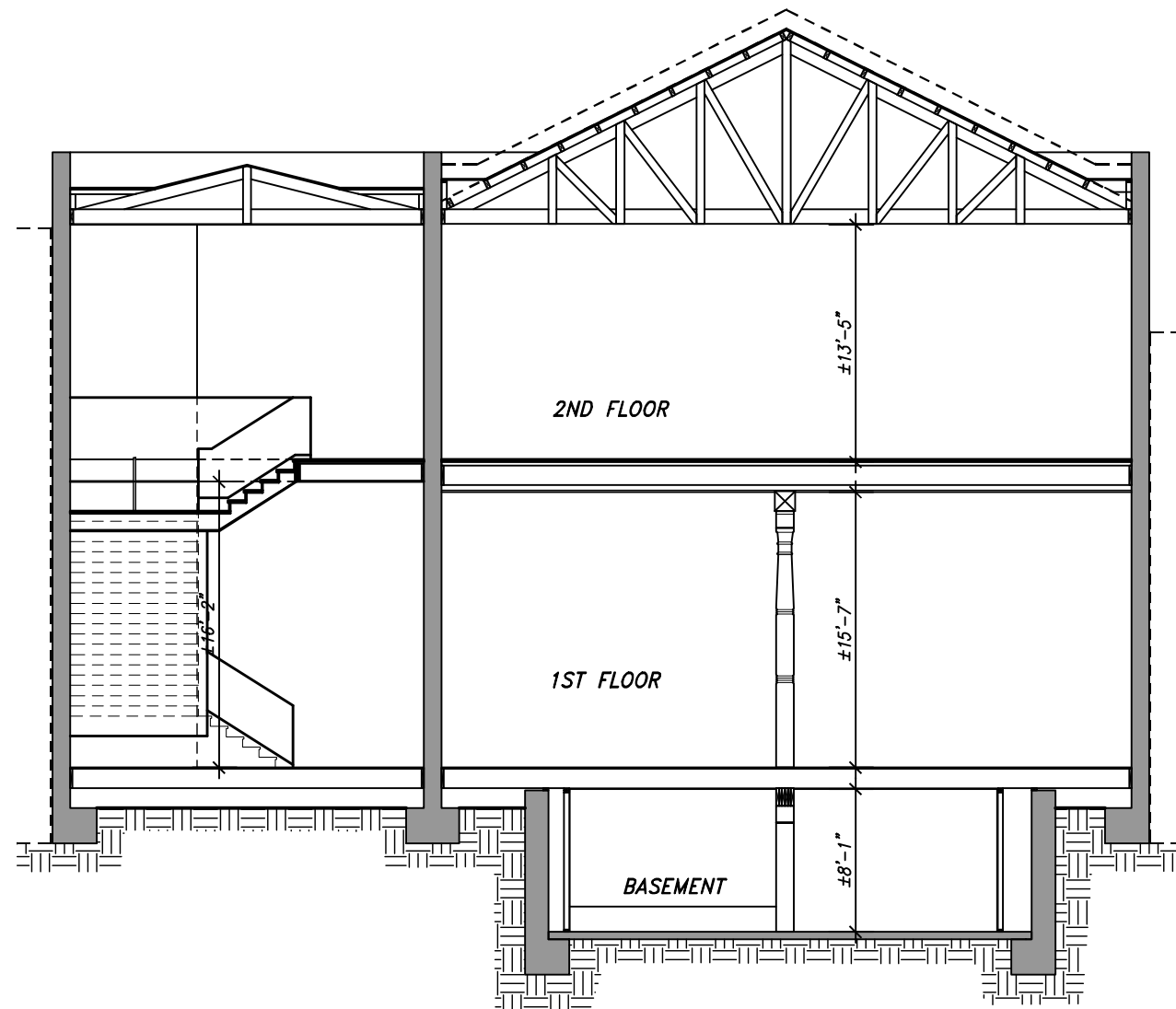
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NEW MUSIC/EVENT VENUE
AND FOOD COURT AT:
THE TREE HOUSE
514-518 MAIN ST.
WOODLAND, CALIFORNIA

2ND FLOOR PLAN

DATE: 1/8/2016
PROJECT NO: 15.23
DRAWN BY: MF

DRAWING NO.
A.5
5 OF 7



1
-
CROSS SECTION
1"=10'-0"



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Froehlich**
Architect

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NEW MUSIC/EVENT VENUE
AND FOOD COURT AT:
THE TREE HOUSE
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WOODLAND, CALIFORNIA

CROSS SECTION

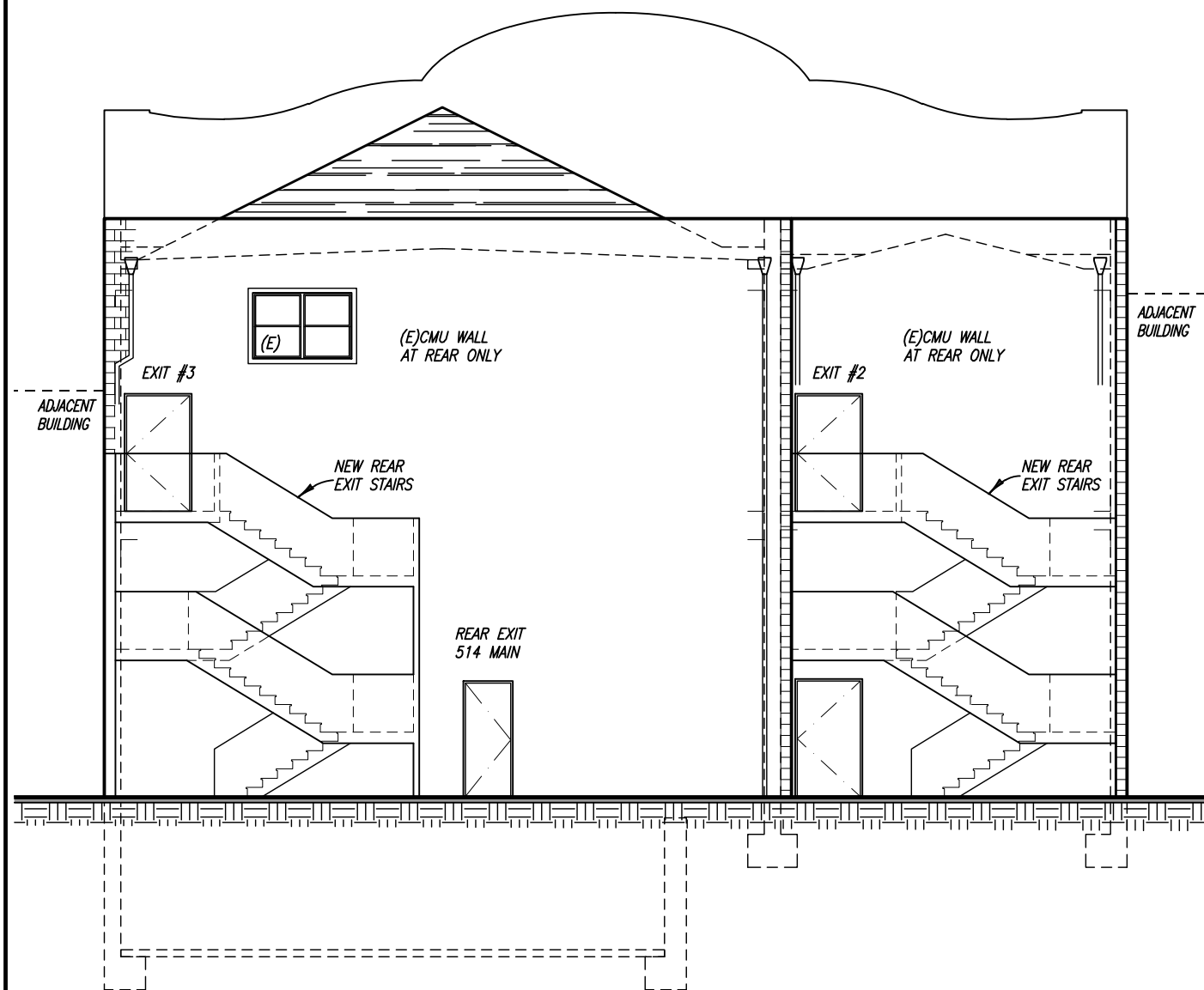
DATE: 1/8/2016

PROJECT NO: 15.23

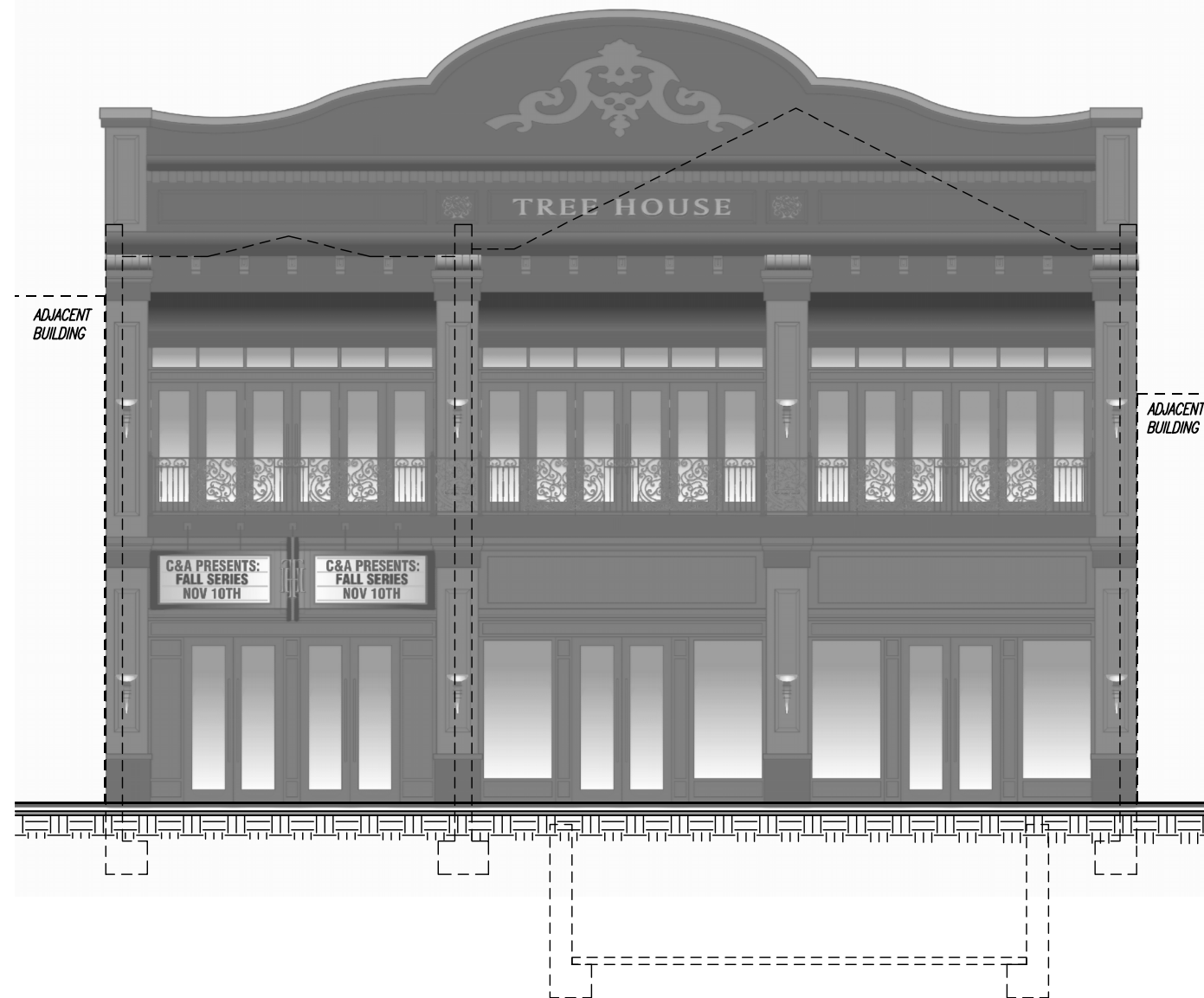
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DRAWING NO.

A.6
6 OF 7



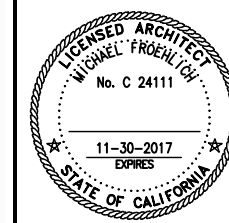
2 REAR ELEVATION
1"=10'-0"



1 FRONT ELEVATION
1"=10'-0"

SEE SHEET ID-4 FOR MATERIAL DETAILS
SEE SHEET ID-5 FOR PAINT COLORS

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NEW MUSIC/EVENT VENUE
AND FOOD COURT AT:
THE TREE HOUSE
514-518 MAIN ST.
WOODLAND, CALIFORNIA

ELEVATIONS

DATE: 1/8/2016
PROJECT NO: 15.23
DRAWN BY: MF

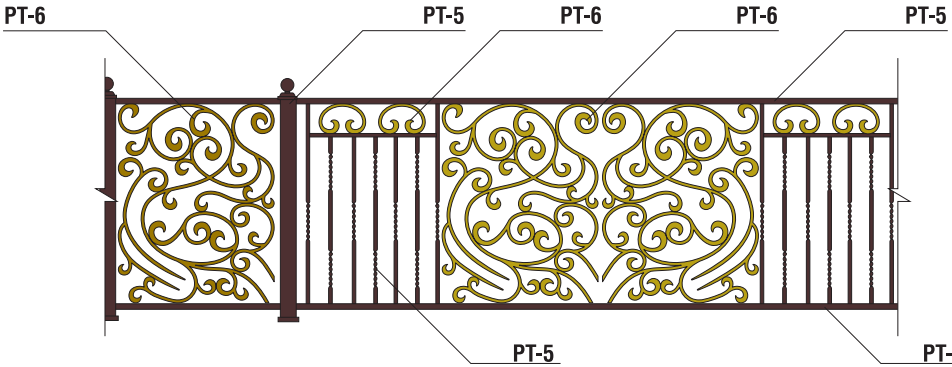
DRAWING NO.
A.7
7 OF 7



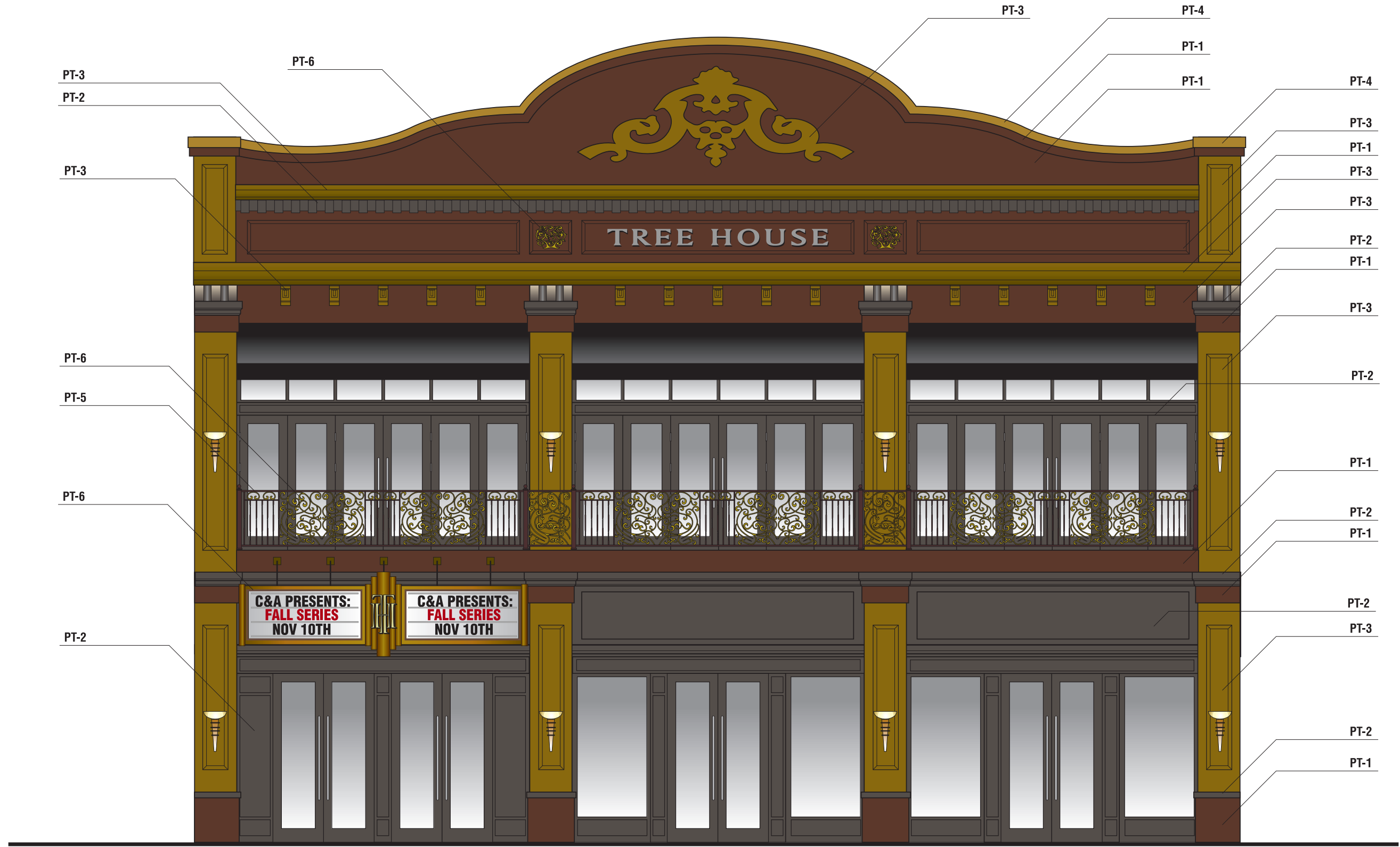
Commercial Grade Exterior Aluminum
Frame & Clear Glass Display Window

1
ID-4

FRONT ELEVATION



Wrought Iron Railing Paint Detail



1
ID-5

FRONT ELEVATION

PAINT COLOR

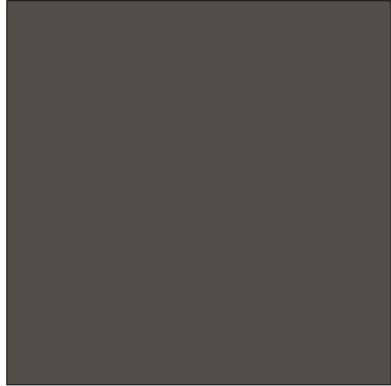
Benjamin Moore Paint
Finish: Low-Lustre

PT-1



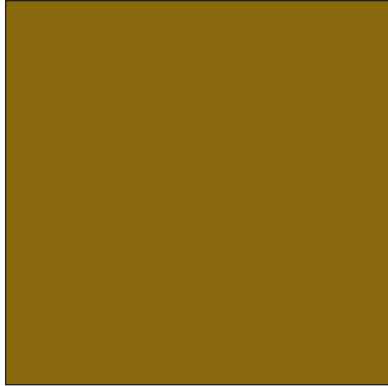
HC-64, Townsend Harbor Brown

PT-2



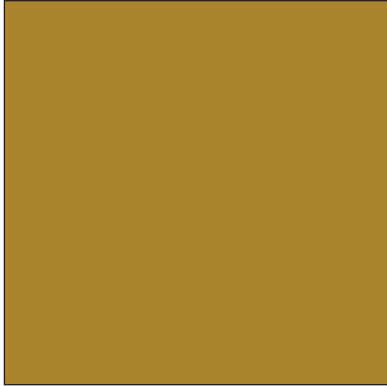
2125-20, Deep Space

PT-3



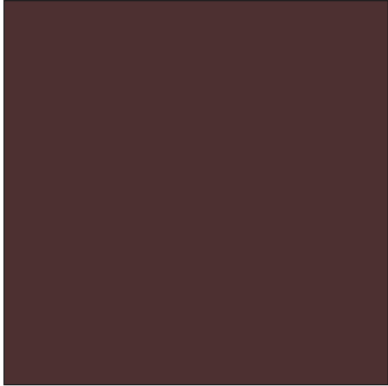
HC-74, Valley Forge Brown

PT-4



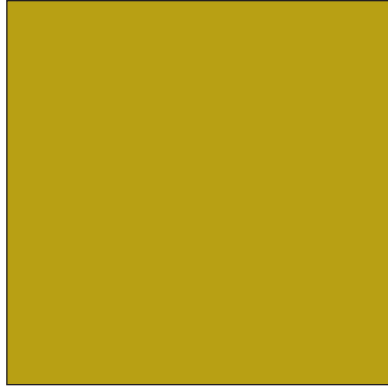
2161-30, Dark Mustard

PT-5



2130-20, Deep Caviar

PT-6



Metallics, Gold 10

K KENG'S DESIGNS

One Jo-Lin Court
El Sobrante, California 94803
Tel: 510 223-8077
Fax: 510 222-8978
www.kengsdesigns.com

CLIENT

C&A REALTY, INC.

SHEET TITLE

NEW
STOREFRONT
PAINT SCHEDULE

PROJECT

514-518 MAIN STREET,
WOODLAND, CA

LOCATION

514-518 MAIN STREET,
WOODLAND, CA

SIZE

JOB NUMBER
KD-35023

DATE
JANUARY 07, 2016

DRAWINGS BY
ROBERT KENG

CHECKED BY
RK

SHEET

ID-5



Legislation Details (With Text)

File #: 16-298 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 1/12/2016 In control: Historic Preservation Commission
On agenda: 1/20/2016 Final action:
Title: SUBJECT: Review and Comment by the Historic Preservation Commission concerning Historic Preservation Goals and Policies in the 2002 General Plan

DATE: January 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review the goals and policies contained in the 2002 General Plan regarding Historic Preservation and provide comments for consideration in the 2035 General Plan Update.

Sponsors:

Indexes:

Code sections:

Attachments: [A - Table of Goals and Policies from the 2002 GP Re: Historic Preservation](#)
[B - Chapter 6 from the 2002 GP](#)

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: Review and Comment by the Historic Preservation Commission concerning Historic Preservation Goals and Policies in the 2002 General Plan

DATE: January 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review the goals and policies contained in the 2002 General Plan regarding Historic Preservation and provide comments for consideration in the 2035 General Plan Update.

BACKGROUND:

The State mandates that each planning agency, city or county, prepare a comprehensive, long-term general plan for the physical development of that agency, and for any land outside its boundaries; but within its sphere of interest. The General Plan shall contain seven mandated elements but may also include optional elements or address other subjects which relate to the physical development of the agency. The seven mandated elements include; land use, circulation, housing, conservation, open space, noise and safety. Historic preservation was included in the 1996 General Plan and the 2002 update as an optional element.

PROJECT ANALYSIS:

On November 3, 2015 the City Council directed the General Plan team to commence writing the Draft General Plan with the goal to have the document complete and adopted by November 2016. The first step in that effort is to provide a review of the existing goals and policies in the current General Plan. Updating the document will require that we both review past policies to evaluate what works and what does not, as well as to provide input and updates regarding new information, best practices and policies that should be included in the updated General Plan. After input has been provided the document will be drafted. It is anticipated that a public review draft and public meetings will be held in May of 2016. However, early review and assessment by the Historic Preservation Commission will be valuable in preparing the review draft. A table of goals and policies contained in the current General Plan has been included in Attachment A. An excerpt of Chapter 6: Historic Preservation has been included as Attachment B.

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review the goals and policies contained in the 2002 General Plan regarding Historic Preservation and provide comments for consideration in the 2035 General Plan Update.

ATTACHMENTS:

Attachment A - Table of Goals and Policies from the 2002 General Plan re: Historic Preservation
Attachment B - Chapter 6 from the 2002 General Plan

Chapter 6: Historic Preservation Goals and Policies – 2002 General Plan

CHAPTER 6: HISTORIC PRESERVATION			
Historic Preservation General			
Goal			
6.A	To preserve and maintain sites, structures, and landscapes that serve as significant, visible reminders of the city's social, architectural, and agricultural history.		
Policies			
6.A.1	The City shall update and expand the City's Historic Resources Inventory on a regular basis to include all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.		
6.A.2	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.		Not sure what this means
6.A.3	The City shall seek to develop incentives for owners of historically-significant income-producing buildings to have their buildings designated a City Historic Landmark or included in a City Historic District.		This could probably be moved down into section 6B
6.A.4	The City shall require that environmental review be conducted on demolition permit applications for buildings designated as, or potentially eligible for designation as, historic structures. The City shall follow the guidelines of the California Environmental Quality Act (CEQA) in reviewing demolition requests for such structures and shall prohibit demolition without a structural and architectural analysis of the structure's ability to be rehabilitated and/or relocated.		
6.A.5	The City shall give highest restoration priority to those buildings and open space areas identified as having historic, cultural, or architectural significance that are in imminent danger of decay or demolition.		Highest priority in... what? Funding? Approval?
6.A.6	The City shall encourage the incorporation of natural resources such as land and water into historic sites and structures when they are important to the understanding and appreciation of the history of the site.		
6.A.7	The City shall consult with property owners early in the process of designating properties or buildings as historically and/or architecturally significant.		
Economic Incentives for Historic Preservation			
Goal			
6.B	To combine historic preservation and economic development so as to encourage owners of historic properties to upgrade and preserve their properties in a manner that will conserve the integrity of such properties in the best possible condition.		
Policies			
6.B.1	The City shall encourage the preservation, maintenance, and adaptive reuse of existing historic buildings in the Redevelopment Area and other commercial areas of the city in order to prevent demolition and disrepair.		Update – no more redevelopment
6.B.2	The City shall promote reuse of underutilized historic buildings consistent with the <i>Downtown Specific Plan</i> .		
6.B.3	The City shall encourage relocation of reusable historic buildings from or into the Redevelopment Area as a means of historic preservation.		Update – no more redevelopment

Chapter 6: Historic Preservation Goals and Policies – 2002 General Plan

6.B.4	The City shall consider waiving building permit fees and/or providing other appropriate incentives for owners of small properties with historic significance who are unable to benefit from other government programs for historic preservation and for historic preservation projects that provide low-income housing or essential city services.		Allow use of the State Historic Building Code
6.B.5	The City shall seek the assistance of the Redevelopment Agency and/or local lending institutions to provide below-market rate financing to private property owners for the rehabilitation and restoration of historically-significant structures, and to encourage home ownership in Downtown neighborhoods.		Update – no more redevelopment
6.B.6	The City shall aggressively pursue federal and state grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate.		
6.B.7	The City shall conduct design competitions when commissioning significant new public buildings within the Redevelopment Area to ensure that new structures are constructed that are compatible with and enhance the surrounding historic built environment.		Update – no more redevelopment. Has this been done in the past? NO
6.B.8	The City shall implement the design guidelines in the <i>Downtown Specific Plan</i> to ensure that new construction, renovations, and additions are compatible with existing adjacent structures, especially those that are on the National Register, or are eligible or potentially eligible for listing on the National Register.		
6.B.9	The City shall seek to fully implement the Main Street Program, designed by the National Trust for Historic Preservation, which emphasizes historic preservation and economic development.		??
6.B.10	The City shall support and recognize the annual " <i>Stroll Through History</i> " event as a City tourism program consistent with the <i>Economic Development Strategic Plan</i> . The City shall provide support for the Stroll through expanded advertising and will encourage volunteer staff support to ensure that the Stroll continues to flourish as a largely volunteer event.		
6.B.11	The City shall encourage the involvement of the Woodland Joint Unified School District, private schools, adult education classes, Woodland Community College, local non-profit groups, and the Yolo County Historical Museum in historic preservation and education efforts in Woodland.		??
6.B.12	The City shall encourage the Chamber of Commerce and Redevelopment Agency to promote the city's historic resources in visitor and tourist-oriented brochures.		Update – no more redevelopment
6.B.13	The City Redevelopment Agency shall seek to provide technical assistance to private property owners as an incentive to rehabilitate historic buildings. Such technical assistance could include grants or deferred loans to develop conceptual designs and cost estimates for rehabilitating historic properties currently underutilized or in disrepair.		Update – no more redevelopment.
Historic Residential Neighborhoods			
<i>Goal</i>			
6.C	To preserve the character and livability of Woodland's neighborhoods and strengthen civic pride through neighborhood conservation.		

Chapter 6: Historic Preservation Goals and Policies – 2002 General Plan

<i>Policies</i>			
6.C.1	The City shall promote the formation and maintenance of neighborhood organizations to foster neighborhood conservation programs, giving special attention to transitional areas.		
6.C.2	The City shall carefully review proposals for increased densities in historic neighborhoods, especially in deep lots in the Neighborhood Preservation designation to ensure that such proposals do not have negative effects on the historic and residential character of the neighborhood.		Update – no more Neighborhood Preservation designation in GP (though could still have a zoning overlay) WILL THIS BE AN ISSUE?
6.C.3	The City shall encourage historic neighborhoods to establish historic streetscape districts for historic street lamps and landscaping, including reconversion of parkway hardscape to landscape strips with trees.		Have any done this?
6.C.4	The City shall encourage the formation of neighborhood conservation districts to promote neighborhood pride and awareness of historic resources.		Repeat of 6.C.1
6.C.5	The City shall continue to make available housing rehabilitation loans to low-income residents in historic neighborhoods through the use of grants and outside funding.		Have we ever done this specifically?
6.C.6	The City shall upgrade City parks in historic neighborhoods as deemed necessary.		Is this different from Park policies?
6.C.7	The City shall encourage property owners to retain historic sidewalks or make repairs to deteriorated sidewalks with materials that replicate the appearance of historic sidewalks		
6.C.8	The City shall adopt and implement design guidelines and/or design standards for historic neighborhoods to help assure that new residential construction, additions, repairs, and remodels preserve the historic nature of the structure and neighborhood and prevent the intrusion of inappropriate architectural design. In addition, the City shall develop programs, such as the development of a Voluntary Historic Register of Homes, which would serve to further protect our historic neighborhoods.		Status? NOT DONE. Support? Not so far...
Coordination or Historic Preservation efforts			
<i>Goal</i>			
6.D	To integrate historic preservation more fully into Woodland's comprehensive planning process		
<i>Policies</i>			
6.D.1	The City shall coordinate the activities of various City departments and agencies (including the Redevelopment Agency , Public Works Department, and Community Development Department) non-profit organizations, and other associations concerning historic preservation to ensure a unified approach to encourage the preservation, protection, and restoration of historic sites, properties, and public works.		
6.D.2	The City shall fully implement the <i>California Historical Building Code</i> and train local building officials to use the code as a tool to foster appropriate and efficient rehabilitation of historic buildings.		
Historic Education and Awareness			
<i>Goal</i>			
6.E	To promote community awareness and appreciation of Woodland's history and architecture.		

Chapter 6: Historic Preservation Goals and Policies – 2002 General Plan

<i>Policies</i>			
6.E.1	The City shall continue to formally recognize private and public quality rehabilitation and restoration work through awareness ceremonies (e.g., Heritage Home awards and Certificates of Appreciation for commercial and public building rehabilitation work).		ON GOING
6.E.2	The City shall continue to recognize and promote Historic Preservation Week through City proclamation and by networking with other history groups to develop a calendar of activities during Historic Preservation Week.		On going
6.E.3	The City shall participate in booths at "Stroll Through History" and the Yolo County Fair to promote historic preservation activities and sell Walking Tour booklets.		
6.E.4	The City shall encourage Woodland schools to integrate local architectural history into their curriculum.		Also covered in 6.B.11
6.E.5	The City shall network with other agencies and organizations, including the Yolo County Historical Society, Yolo County Archives, Yolo County Historical Museum, and other local history groups. The City will also continue its liaison with the Woodland Downtown Improvement Association and Neighbors for Historic Preservation ("Stroll Through History Committee") to promote historic preservation		
6.E.6	Where inappropriate alterations have been made to historic structures, the City shall endeavor to explain to the property owner how such alterations detract from the property, how they may be removed, and the economic and cultural benefits of restoration.		???
6.E.7	The City shall continue to promote the Woodland Historic Landmarks program and develop a model for historic markers and signs for historic sites and buildings.		
6.E.8	The City shall, in coordination with the Woodland Public Library, hold regularly scheduled public workshops, lectures, and slide shows on historic preservation and restoration.		Last one in 2006 put on by SHPO in the Council Chambers
6.E.9	The City shall communicate with owners of historically-designated properties informing them of the benefits of such a designation.		??
Archaeological Resources			
<i>Goal</i>			
6.F	To protect Woodland's Native American heritage.		
<i>Policies</i>			
6.F.	The City shall refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory, Northwest Information Center, at Sonoma State University.		
6.F.	The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the Archaeological Inventory, Northwest Information Center, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist. City implementation of this policy shall be guided by Appendix K of the <i>CEQA Guidelines</i> .		

CHAPTER 6

HISTORIC PRESERVATION

Woodland has a rich historic heritage, and many significant historic buildings, districts, events, and artifacts reflect its past. These are symbols of Woodland's unique heritage and identity. Demolition of several old landmarks has stimulated local interest in a preservation program to restore the city's older districts.

Downtown Woodland in particular includes many historically-significant buildings. The Woodland Opera House and Yolo County Courthouse are designated as City historic districts and are included on the National Register of Historic Places. Six other buildings Downtown are included on the National Register, including the I.O.O.F. Building, Porter Building, Woodland Public Library, R.H. Beamer House, Jackson Apartments, and Hotel Woodland. Outside Downtown, the Gibson Mansion Historical Museum is also a City historic building and listed on the National Register.

The General Plan sets the framework for a comprehensive program to foster historic preservation efforts in Woodland through a systematic program, community education, and coordination within the City and with historic preservation groups.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies, and implementation programs that establish the framework for the preservation of Woodland's historic resources. The goals and policies of this chapter are organized topically according to the following categories.

- Historic Preservation - General
- Economic Incentives for Historic Preservation
- Historic Residential Neighborhoods
- Coordination of Historic Preservation Efforts
- Historic Preservation and Awareness
- Archaeological Resources

HISTORIC PRESERVATION- GENERAL

Preservation of Woodland's significant buildings has largely relied on individual initiative. While Woodland has extensive historic preservation activities, the policies in this section seek to develop a more systematic and comprehensive historic preservation program to ensure that Woodland's historically- and architecturally-significant resources are preserved.

GOAL 6.A

To preserve and maintain sites, structures, and landscapes that serve as significant, visible reminders of the city's social, architectural, and agricultural history.

POLICIES

- 6.A.1. The City shall update and expand the City's Historic Resources Inventory on a regular basis to include all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.
- 6.A.2. 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.
- 6.A.3. The City shall seek to develop incentives for owners of historically-significant income-producing buildings to have their buildings designated a City Historic Landmark or included in a City Historic District.
- 6.A.4. The City shall require that environmental review be conducted on demolition permit applications for buildings designated as, or potentially eligible for designation as, historic structures. The City shall follow the guidelines of the California Environmental Quality Act (CEQA) in reviewing demolition requests for such structures and shall prohibit demolition without a structural and architectural analysis of the structure's ability to be rehabilitated and/or relocated.
- 6.A.5. The City shall give highest restoration priority to those buildings and open space areas identified as having historic, cultural, or architectural significance that are in imminent danger of decay or demolition.
- 6.A.6. The City shall encourage the incorporation of natural resources such as land and water into historic sites and structures when they are important to the understanding and appreciation of the history of the site.
- 6.A.7. The City shall consult with property owners early in the process of designating properties or buildings as historically and/or architecturally significant.

IMPLEMENTATION PROGRAMS

- 6.1 The City shall update the *Historic Preservation Ordinance* to conform to state and federal guidelines for establishing a preservation ordinance.

Responsibility: Historic Preservation Commission
Community Development Department
City Council

Time Frame: FY 02- 03

- 6.2 The City shall apply for Certified Local Government status so as to enter into agreement with the State Historic Preservation Office (SHPO) in order to have local authority to designate local historic districts, structures, and sites and become more competitive for SHPO grants.

Responsibility: Historic Preservation Commission
City Council

Time Frame: FY 03-04

- 6.3 The City shall complete the Historic Resources Inventory for all historically and architecturally significant buildings within the redevelopment area.

Responsibility: Historic Preservation Commission
Redevelopment Agency

Time Frame: Completed January 1998

ECONOMIC INCENTIVES FOR HISTORIC PRESERVATION

The most effective way of preserving a historic structure is by making it economically viable. Policies in this section promote economic assistance for historic preservation. This can be accomplished through incentives, assistance, grants, and by promoting Woodland's historic resources as unique attractions for shoppers and tourists.

GOAL 6.B

To combine historic preservation and economic development so as to encourage owners of historic properties to upgrade and preserve their properties in a manner that will conserve the integrity of such properties in the best possible condition.

POLICIES

- 6.B.1. The City shall encourage the preservation, maintenance, and adaptive reuse of existing historic buildings in the Redevelopment Area and other commercial areas of the city in order to prevent demolition and disrepair.
- 6.B.2. The City shall promote reuse of underutilized historic buildings consistent with the *Downtown Specific Plan*.
- 6.B.3. The City shall encourage relocation of reusable historic buildings from or into the Redevelopment Area as a means of historic preservation.
- 6.B.4. The City shall consider waiving building permit fees and/or providing other appropriate incentives for owners of small properties with historic significance who are unable to benefit from other government programs for historic preservation and for historic preservation projects that provide low-income housing or essential city services.
- 6.B.5. The City shall seek the assistance of the Redevelopment Agency and/or local lending institutions to provide below-market rate financing to private property owners for the rehabilitation and restoration of historically-significant structures, and to encourage home ownership in Downtown neighborhoods .
- 6.B.6. The City shall aggressively pursue federal and state grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate.
- 6.B.7. The City shall conduct design competitions when commissioning significant new public buildings within the Redevelopment Area to ensure that new structures are constructed that are compatible with and enhance the surrounding historic built environment.
- 6.B.8. The City shall implement the design guidelines in the *Downtown Specific Plan* to ensure that new construction, renovations, and additions are compatible with existing adjacent structures, especially those that are on the National Register, or are eligible or potentially eligible for listing on the National Register.

- 6.B.9. The City shall seek to fully implement the Main Street Program, designed by the National Trust for Historic Preservation, which emphasizes historic preservation and economic development.
- 6.B.10. The City shall support and recognize the annual “Stroll Through History” event as a City tourism program consistent with the *Economic Development Strategic Plan*. The City shall provide support for the Stroll through expanded advertising and will encourage volunteer staff support to ensure that the Stroll continues to flourish as a largely volunteer event.
- 6.B.11. The City shall encourage the involvement of the Woodland Joint Unified School District, private schools, adult education classes, Woodland Community College, local non-profit groups, and the Yolo County Historical Museum in historic preservation and education efforts in Woodland.
- 6.B.12. The City shall encourage the Chamber of Commerce and Redevelopment Agency to promote the city’s historic resources in visitor and tourist-oriented brochures.
- 6.B.13. The City Redevelopment Agency shall seek to provide technical assistance to private property owners as an incentive to rehabilitate historic buildings. Such technical assistance could include grants or deferred loans to develop conceptual designs and cost estimates for rehabilitating historic properties currently underutilized or in disrepair.

IMPLEMENTATION PROGRAMS

- 6.4 The City shall establish a Downtown Historic Preservation District and nominate the District for listing on the National Register of Historic Places. The Secretary of the Interior’s *Standards for Historic Rehabilitation* will serve as the governing design guidelines for preservation projects within the District. The City shall encourage property owners to rehabilitate historic buildings within the District and capture the special tax incentives through the federal Historic Preservation Tax Credit Program.

Responsibility: Community Development Department
Historic Preservation Commission
City Council

Time Frame: Completed 1999

- 6.5 The City shall pursue development of a revolving loan fund to assist private commercial property owners with the seismic upgrade of unreinforced masonry (URM) buildings.

Responsibility: Community Development Department
Historic Preservation Commission
Redevelopment Agency

Time Frame: Ongoing

- 6.6 The Redevelopment Agency shall develop funding sources to assist in the provision of technical assistance for the rehabilitation of historic properties in the Redevelopment District.

Responsibility: Community Development Department
Redevelopment Agency

Time Frame: Ongoing

- 6.7 The City shall establish and maintain a roster of local architects and design professionals who have an interest in historic preservation and would be willing to provide technical assistance to the community as a public service.

Responsibility: Historic Preservation Commission
Community Development Department

Time Frame: Ongoing

HISTORIC RESIDENTIAL NEIGHBORHOODS

Woodland's historic neighborhoods offer a variety of historically and architecturally significant structures. Policies in this section seek to conserve Woodland's historic neighborhoods, to protect the unique physical features of the older neighborhoods, and to foster revitalization of the older residential areas. Policies in the "Neighborhood Conservation and Enhancement" section in Chapter 1 also apply to historic neighborhoods.

GOAL 6.C

To preserve the character and livability of Woodland's neighborhoods and strengthen civic pride through neighborhood conservation.

POLICIES

- 6.C.1. The City shall promote the formation and maintenance of neighborhood organizations to foster neighborhood conservation programs, giving special attention to transitional areas.

- 6.C.2. The City shall carefully review proposals for increased densities in historic neighborhoods, especially in deep lots in the Neighborhood Preservation designation to ensure that such proposals do not have negative effects on the historic and residential character of the neighborhood.
- 6.C.3. The City shall encourage historic neighborhoods to establish historic streetscape districts for historic street lamps and landscaping, including reconversion of parkway hardscape to landscape strips with trees.
- 6.C.4. The City shall encourage the formation of neighborhood conservation districts to promote neighborhood pride and awareness of historic resources.
- 6.C.5. The City shall continue to make available housing rehabilitation loans to low-income residents in historic neighborhoods through the use of grants and outside funding.
- 6.C.6. The City shall upgrade City parks in historic neighborhoods as deemed necessary.
- 6.C.7. The City shall encourage property owners to retain historic sidewalks or make repairs to deteriorated sidewalks with materials that replicate the appearance of historic sidewalks.
- 6.C.8. The City shall adopt and implement design guidelines and/or design standards for historic neighborhoods to help assure that new residential construction, additions, repairs, and remodels preserve the historic nature of the structure and neighborhood and prevent the intrusion of inappropriate architectural design. In addition, the City shall develop programs, such as the development of a Voluntary Historic Register of Homes, which would serve to further protect our historic neighborhoods.

IMPLEMENTATION PROGRAMS

- 6.8 The City shall review the *Zoning Ordinance* text and map to consider the relationship of zoning districts to the boundaries of historic neighborhoods. As necessary, the City will revise R-1 and NP zone boundaries for protection of historic neighborhoods. If warranted, the City will downzone in certain residential and transitional areas to protect historic resources.

Responsibility: Community Development Department
Historic Preservation Commission

Planning Commission
City Council

Time Frame: FY 02-03

CCOORDINATION
OF HISTORIC
PRESERVATION
EFFORTS

Regulations and efforts affecting historic structures are undertaken by a variety of agencies and organizations, often with varying objectives. Policies in this section seek to establish and implement processes and procedures that will assure a more coordinated approach to preserving and protecting the City's unique architectural and cultural resources.

GOAL 6.D

To integrate historic preservation more fully into Woodland's comprehensive planning process.

POLICIES

- 6.D.1. The City shall coordinate the activities of various City departments and agencies (including the Redevelopment Agency, Public Works Department, and Community Development Department) non-profit organizations, and other associations concerning historic preservation to ensure a unified approach to encourage the preservation, protection, and restoration of historic sites, properties, and public works.
- 6.D.2. The City shall fully implement the California *Historical Building Code* and train local building officials to use the code as a tool to foster appropriate and efficient rehabilitation of historic buildings.

IMPLEMENTATION PROGRAMS

- 6.9 The City shall designate a Historic Preservation Officer within the Community Development Department who shall coordinate the review of city preservation projects, as necessary, at the local, state, and federal level, and act as staff to the Historic Preservation Commission.

Responsibility: Community Development Department
Historic Preservation Commission
City Council

HISTORIC

EDUCATION AND AWARENESS

Time Frame: Ongoing

- 6.10. The Historic Preservation Commission shall meet at least once annually with the City Council at a study session to discuss historic preservation progress and goals.

Responsibility: Historic Preservation Commission
City Council

Time Frame: Annually

Awareness and appreciation of Woodland's historic resources will foster a greater enjoyment of the city and greater support for historic preservation efforts. Policies in this section seek to develop innovative community education programs to promote historic preservation.

GOAL 6.E

To promote community awareness and appreciation of Woodland's history and architecture.

POLICIES

- 6.E.1. The City shall continue to formally recognize private and public quality rehabilitation and restoration work through awareness ceremonies (e.g., Heritage Home awards and Certificates of Appreciation for commercial and public building rehabilitation work).
- 6.E.2. The City shall continue to recognize and promote Historic Preservation Week through City proclamation and by networking with other history groups to develop a calendar of activities during Historic Preservation Week.
- 6.E.3. The City shall participate in booths at "Stroll Through History" and the Yolo County Fair to promote historic preservation activities and sell *Walking Tour* booklets.
- 6.E.4. The City shall encourage Woodland schools to integrate local architectural history into their curriculum.
- 6.E.5. The City shall network with other agencies and organizations, including the Yolo County Historical Society, Yolo County Archives, Yolo County Historical Museum, and other local history groups. The City will also continue its liaison with the Woodland Downtown Improvement Association and Neighbors for Historic Preservation ("Stroll Through History Committee")

to promote historic preservation.

- 6.E.6. Where inappropriate alterations have been made to historic structures, the City shall endeavor to explain to the property owner how such alterations detract from the property, how they may be removed, and the economic and cultural benefits of restoration.
- 6.E.7. The City shall continue to promote the Woodland Historic Landmarks program and develop a model for historic markers and signs for historic sites and buildings.
- 6.E.8. The City shall, in coordination with the Woodland Public Library, hold regularly scheduled public workshops, lectures, and slide shows on historic preservation and restoration.
- 6.E.9. The City shall communicate with owners of historically-designated properties informing them of the benefits of such a designation.

IMPLEMENTATION PROGRAMS

- 6.11 The City shall expand and update the *Walking Tour* booklet of historic neighborhoods for publication as a community educational resource.

Responsibility: Historic Preservation Commission
Community Development Department
Time Frame: Completed; update 02-03

- 6.12 The City shall establish and maintain an archive of historical and architectural works and documents relevant to preservation in Woodland.

Responsibility: Historic Preservation Commission
Community Development Department

Time Frame: Partially completed; ongoing

- 6.13 The City shall continue to update the "Historic Preservation Scrapbook" at the Woodland Public Library.

Responsibility: Historic Preservation Commission

Time Frame: Ongoing

- 6.14. The City shall actively participate with other local volunteers in

ARCHAEOLOGICAL RESOURCES

the annual Woodland “Stroll Through History.”

Responsibility: Historic Preservation Commission

Time Frame: Annually

- 6.15. The City shall prepare an annual newsletter regarding historic preservation efforts and activities and benefits to be sent to owners of historically-designated properties and others with an interest in historic preservation.

Responsibility: Historic Preservation Commission

Time Frame: Annually

Far less is known about the Woodland area prior to European settlement, and evidence of early native peoples who occupied the area is scarce. Any artifacts or information is therefore valuable. Policies in this section seek to identify and preserve any archaeological resources that might be disturbed by development activity.

GOAL 6.F

To protect Woodland’s Native American heritage.

POLICIES

- 6.F.1. The City shall refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory, Northwest Information Center, at Sonoma State University.
- 6.F.2. The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the Archaeological Inventory, Northwest Information Center, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist. City implementation of this policy shall be guided by Appendix K of the *CEQA Guidelines*.