



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, March 16, 2016

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-406](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of January 20, 2016.

Attachments: [A - January 20, 2016 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

[16-407](#)

SUBJECT: Renovation of the Commercial Facade at 702 Main Street

DATE: March 16, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 702 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 Site Plan, Floor Plans and Elevations](#)

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 16-406 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 3/8/2016 **In control:** Historic Preservation Commission
On agenda: 3/16/2016 **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 January 20, 2016.

Sponsors:

Indexes:

Code sections:

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

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of January 20, 2016.

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

ATTACHMENTS:

Attachment A - January 20, 2016 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, January 20, 2016

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:00 pm

Staff Present:

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 4:

Chairman Christine Casey, Commissioner Mark Aulman, Commissioner Tabatha Chavez and Commissioner Robert Folker

Absent 1:

Vice Chairman Cheryl Brookshear

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](#)

*A motion was made by Commissioner Aulman and seconded by Commissioner Folker to approve the Historic Preservation Commission Meeting minutes of December 16, 2015. The motion carried by the following vote:
Ayes: Chairman Casey and Commissioners Aulman, Chavez and Folker*

D. Secretary's Report

E. Public Comment

F. Communications

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](#)

A motion was made by Commissioner Aulman and seconded by Commissioner Chavez to approve the proposed façade renovation and remodel of the commercial space of the Diggs Building at 514-518 Main Street. The motion was carried by the following vote:

Ayes: Chairman Casey and Commissioners Aulman, Chavez and Folker

[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](#)

Staff gave a brief presentation and informational report. The Historical Preservation Commission may 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.

I. Old Business

J. Adjournment

Meeting was adjourned at 7:18 pm



Legislation Details (With Text)

File #: 16-407 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 3/9/2016 In control: Historic Preservation Commission
On agenda: 3/16/2016 Final action:
Title: SUBJECT: Renovation of the Commercial Facade at 702 Main Street

DATE: March 16, 2016

RECOMMENDATION:
Staff recommends that the Historical Preservation Commission:
1) Review proposed elevations for 702 Main Street; and
2) Approve the proposed façade renovation and remodel of the commercial space.

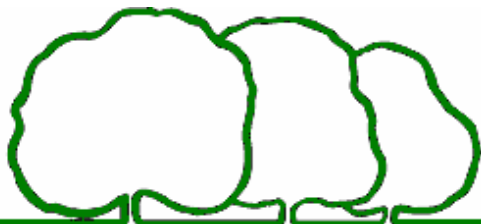
Sponsors:

Indexes:

Code sections:

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

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: Renovation of the Commercial Facade at 702 Main Street

DATE: March 16, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 702 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 702 Main Street (the former “Pearson’s” building). The applicant is proposing to remodel and restore an existing storefront. The subject building is located on the south side of Main Street at the southeast corner of Main and Second Streets.

This project 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, including the proposed project which has zero setback along both Main and Second Streets. Nearly all parking for these structures is located on the interior blocks accessed through alleys. **(District Map provided in Attachment A).**

SITE HISTORY (702 MAIN STREET)

According to the “Redevelopment Area Historic Structures Inventory” completed in 1997, the building at 702 Main Street was estimated to be constructed in 1875. As recorded in the “Explore Historic Woodland,” walking tour guidebook, on this corner originally stood a one story structure used by B.F. Ready’s Horse Shoeing outfit. The building was later enlarged by Richard H. and Rebecca Beamer to its present size in 1882. The two story building is constructed of brick and originally featured an ornate Victorian wooden façade with square bay windows and bracketed cornice. The building was constructed to serve as the Town Hall and Fire Engine House (a precursor to the first City Hall, which was later constructed at First and Court Streets in 1892). After 1892 the building was no longer needed as the Town Hall and the Daily Democrat newspaper began using half of the downstairs space for the printing office.

Today, the building consists of a stucco finish and a flat parapet. The front elevation is nearly symmetrical. The second story has pairs of double-hung windows at each edge and in the center. Single windows appear between them. The storefront has a slightly off-center entrance and flanking display windows. A classical pilaster on the side elevation gives a clue to the building’s original Italianate design. The removal of ornamentation and perhaps the redesign of some of the storefront, the removal of cornice detail and window hoods, may date from a major remodel in 1945. However, the building had two or three separate storefronts until around 1950.

Despite its extensive alteration, the building retains most of its 1947/1948 appearance. The building has been found to be a contributor to the historic downtown district.

PROPOSED REUSE AND REHABILITATION

The proposed rehabilitation of the facility will consist of first floor interior alterations to increase flexibility of commercial/retail leasing options, and the addition of new code compliant accessible restrooms. The project includes storefront renovations to allow for three commercial/retail tenant spaces along Main Street, which will align with the interior structural post and beam support. The storefront will consist of high-quality commercial grade aluminum; clear glass will be used for all windows and exterior doors.

New entries will be added along Second Street. The Main Street stucco wall surface will be extended to Second Street and to the rear elevations with the addition of architectural detailing for a unified appearance.

The second floor will be converted to residential use, including six residential apartment units. Two of the residential units will include decks at the rear of the building. The existing roof over the rear yard will be removed and replaced with a second means of egress for the entire building.

The applicant is proposing to relocate two of the existing windows on the Main Street elevation closer to the existing center located windows due to the prior placement of structural steel columns and support beams directly behind the existing windows, limiting views and functionality. However, the proposed relocation of the windows will maintain the even symmetry of the existing storefront. **(See Attachment C, Site Plan, Floor Plans and Elevations.)**

The project has been submitted as a staff level Design Review with a proposed environmental categorical exemption based on a finding of consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties. **(See Attachment C, Description of Consistency with Secretary of Interior Standards.)**

PROJECT ANALYSIS:

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 702 Main Street has undergone façade alterations and substantial remodeling. Much of the original 1882 ornamentation has been removed and the storefront redesigned. Despite its extensive alterations, the building retains most of its 1947 appearance. The building, originally serving as the first Town Hall and Fire Engine house in Woodland, is located within a National Register District, and is considered a contributor to the National Register Historic District.

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

The subject building is located in the heart of the downtown where numerous architectural styles are present including Italianate, Richardsonian Romanesque, Spanish Colonial, Beaux Arts, Modern and Renaissance Revival.

While the original ornate Victorian wooden façade with square bay windows and bracketed cornice has long been removed; the owners intend to preserve and retain the historic character of the property that remains, including its second story windows and existing brick walls on Second Street. All historically distinctive materials, features and finished will be preserved.

The proposed design reintroduces a decorative cornice and projecting eaves supported by corbels as well as

triangular shaped, pedimented doors and windows drawing upon original 1882 design elements. Decorative pilasters are uniformly located around the front and side elevations, again, drawing upon assumed original design elements, as seen from the last remaining classical pilaster located on the Second Street side of the building. The proposed second floor outdoor balcony includes classical style balustrade. Pedestrian scale light fixtures will be added to exterior of the building around the front, side and rear elevations.

The owner intends to renovate the building with materials and detailing considered by the ownership to be of visual/textural value and compatibility with surrounding buildings. The proposed elevation will complement 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 702 Main Street on the basis that the remodel incorporates elements found on existing historic structures throughout the Downtown area. The proposed changes to 702 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.

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;*

As stated, 702 Main Street is considered a contributor to the National Register Historic Downtown District. The proposed design utilizes similar detailing, forms and materials found throughout the historic district that will contribute positively to the mix of architectural styles found along Main Street. The design offers careful consideration to original classical appearances without replicating any historic character defining features. Additionally, the design enhancements reflect 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 a 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.

Conclusion:

The owners of 702 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. Staff finds that the proposed renovations will further contribute to the National Register District, significantly improving this block of Main Street, and that the proposed design is consistent with the rehabilitation guidelines as established in the Downtown Specific Plan.

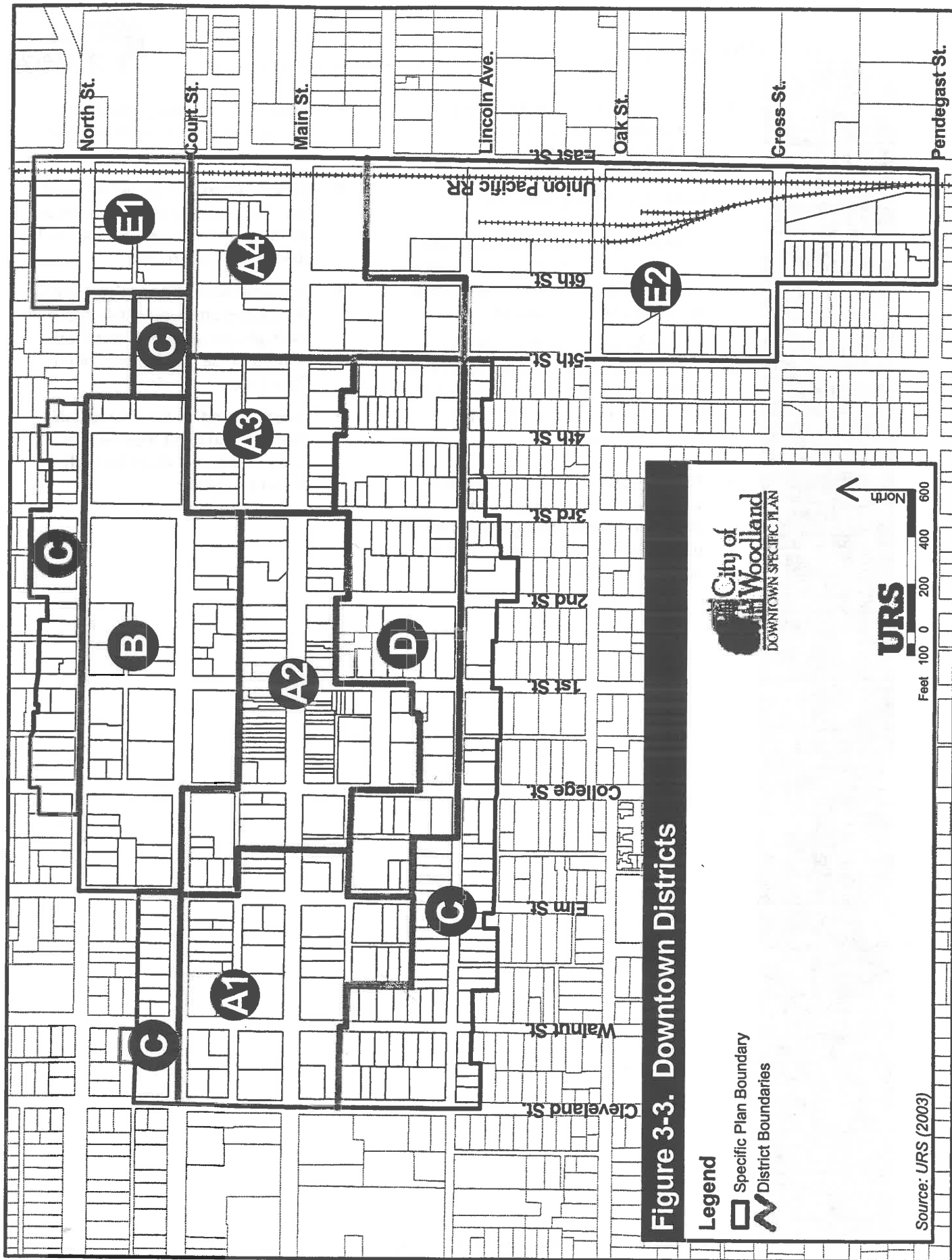
Therefore, it is recommended that the Historic Preservation Commission **approve** the proposed elevations for 702 Main Street.

ATTACHMENTS:

Attachment A - Downtown Specific Plan Districts Map

Attachment B - Relevant Historic Survey Information

Attachment C - Applicant Statement and Proposed Site Plan, Floor Plans and Elevations



Primary # _____
HRI # _____
Trinomial _____
National Register Status Code **3D** _____
Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Woodland
HISTORIC RESOURCES INVENTORY

702 Main Street

Resource Name/Address

P2. Location: Unrestricted a. County: Yolo

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

Date: 1952, photorevised 1981

c. Address: 702 Main Street

City: Woodland

ZIP: 95695

e. Other Locational Data: APN — 6-564-01

P3a. Description:

This building has two stories, a stucco finish, and a flat parapet. The front elevation is nearly symmetrical. The second story has pairs of double-hung windows at each edge and in the center. Single windows appear between them. The storefront has a slightly off-center entrance and flanking display windows. A classical pilaster on the side elevation gives a clue to the building's original Italianate design. The removal of ornamentation and perhaps the redesign of some of the storefront may date from a major remodeling in 1945. The property's boundary is 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:

1875 Estimated

P7. Owner and Address:

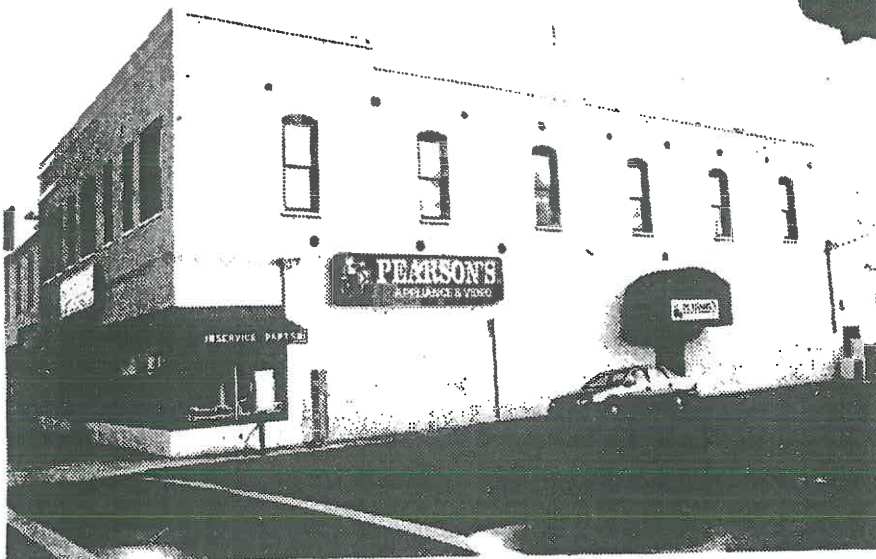
Cordell Karlstad
P. O. Box 1263
Woodland, CA 95776

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:** Beamer's Block
B2. **Common Name:** Pearson's Appliance and Video
B3. **Original Use:** Shop
B4. **Present Use:** Shop

B5. **Architectural Style:** No Style
B6. **Construction History:** Enlarged, 1882; ornament removed; storefront remodeled, ca. 1965

B7. **Moved:** No
B8. **Related Features:** None

B9a. **Architect:** Unknown
b. **Builder:** Unknown

B10. **Significance:** Theme: Urbanization: Downtown Commercial Development
Period of Significance: 1870-1955
Property Type: Small Retail Buildings
Area: Woodland
Applicable Criterion: A
Despite its extensive alterations, this building retains most of its 1947 appearance. The major change to its original Italianate design, the removal of cornice detail and window hoods and the refinishing in stucco, probably dates from a substantial remodeling in 1945. Storefront redesign may have occurred then too, although the building had two or three separate storefronts until around 1950. The building also has some historical interest. It originated around 1875 as a single-story structure used by blacksmith B. F. Ready. It attained its present size in 1882 after an enlargement by Richard H. and Rebecca Beamer. The building served as the town hall and fire engine house until 1892. Then the Woodland Democrat became a tenant. The building contributes to a potential historic district in downtown Woodland.

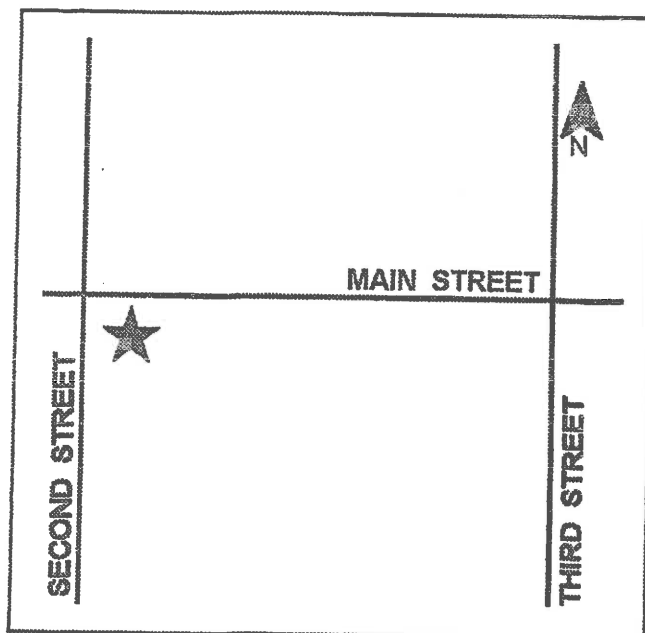
B11. **Additional Resource Attributes:**

B12. **References:** Building Permit Lists, 1927-1960, Community Development Department; 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.)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 40

Downtown Woodland Historic District
name of property

Yolo Co., CA
county and State

619-621 Main Street

Contributing Building — 1893

This two-story building is constructed of brick with a rusticated grey-brown sandstone facade designed in the Richardsonian Romanesque style. The facade is capped off with a crenelated parapet and heavy projected cornice supported by a continuous row of dentils. Pilasters divide the second story into four bays, each of which contains a pair of narrow windows. Topping the windows are recessed panels containing a spoked three-quarter circle. Three large first floor bays are formed with segmented arches. The window and door treatment within the arches are not original. The one on the left has structural glass display windows, recessed door, and terra cotta tile kickplate. The others have anodized aluminum door and window bands. The rear of the building (facing Dead Cat Alley) is typical commercial vernacular brick with a series of segmented arched double-hung windows and a wooden porch across the second floor. The building contributes to the historic character of the district. (APN 005-212-34)

626-630 Main Street

Contributing Building — 1986

This Mission Style building has one story and a stucco finish. The main entry, which faces the corner, has a semi-circular arch with curved parapet and quatrefoil medallion above. On the right is a two-story cylindrical tower. On the left is a curved bell tower. Both street elevations have a set of round-arched doors with fanlights and sidelights. Above are tiled mini-parapets. No alterations are apparent. The building, constructed in 1986, replicates the train depot that was built here in 1912. It contributes to the historic character of the district. (APN 006-563-07)

702 Main Street

Contributing Building — ca. 1875

This building has two stories, a stucco finish, and a flat parapet. The front elevation is nearly symmetrical. The second story has pairs of double-hung windows at each edge and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 41

Downtown Woodland Historic District
name of property

Yolo Co., CA
county and State

in the center. Single windows appear between them. The storefront has a slightly off-center entrance and flanking display windows. Segmentally arched windows line the second story of the west elevation. A classical pilaster on that elevation gives a clue to the building's original Italianate design. The removal of ornamentation and perhaps the redesign of some of the storefront may date from a major remodeling in 1945. The building retains most of its 1948 appearance and contributes to the historic character of the district. (APN 006-564-01)

708-712 Main Street

Noncontributing Building — 1892

This two-story brick building has a flat-topped angled parapet that is sided with shingles. On the front elevation the second-story wall is of wide brick and contains four bay windows. Each has narrow panes and a mansard roof that extends from the parapet. Two of the three storefronts below include iron columns and pilasters. The center storefront has been replaced by a grated entrance. The building is too altered to contribute to the historic character of the district. (APN 006-564-21)

711 Main Street

Noncontributing Building — 1990

This wide, single-story has a stucco finish. The front elevation has a diagonal entry on the left with a semi-circular arch atop a doorway sided by windows of glass bricks and surrounded by bricks. To the left are a set of glass brick windows, also with brick surrounds. Above the windows is a stepped parapet. Fabric awnings top the windows. A low brick facing, at the height of a wainscot, connects the windows. The building is too new to contribute to the historic character of the district. (APN 006-224-07)

ENCODING SHEET

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

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

1. Ser. No.: 52
Cntry City Zip Form No. Prop. No.

2. UTM Zone Easting Northing
A _____
B _____
C _____
D _____
Cntr 10 606790 4281490

3. Property Name:
Common Name: Karlstads TV and Appliances
Historic Name: _____

4. Address: Parcel No. _____
702 Main St.
Number Street Name
S/E Corner, 2nd and Main
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: (Est) 1900

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

9. Year of Survey: 1982

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. _____

Peter and Julia Krellenberg's son, Emil, took over the family furniture and funeral parlor business in 1904 after Peter's death. In 1915, when Emil Krellenberg's two nephews, Emil and Julius Kraft assumed ownership, they changed the name of the company to Kraft Bros. (In 1927 Kraft Bros. Funeral Chapel built a Mission Revival style chapel on North Street. See No.80). It is noteworthy that a furniture store has operated at this same location since Peter Krellenberg started his business here in 1869. Woodland Furniture, owned for many years by Dan Henon, operated here until 1989. Woodland attorney, Tom Stallard, began renovating and expanding the building in 1991.



Clark and Beamer Place buildings on left with workers repairing Northern Electric train tracks

**17. Beamer Place
708-712 & 714 Main Street**

1889, 1892

Beamer Place (708-712 Main Street) was developed in 1892 by Richard H. Beamer, son of Richard L. Beamer, pioneer Woodland Farmer. The architect of the building was Thomas J. Welsh of San Francisco, who also designed the original Woodland Opera House and the old County Hall of Records (now demolished). The brick mason for the project was Harrison Ervin of Woodland. R. H. Beamer had a multifaceted career as Yolo County Assessor, Sheriff, State Bank Examiner, president of the Farmers and Merchants Bank, Mayor of Woodland, and prosperous real estate developer.

When constructed in the Victorian era, this two story building was Italianate in design with upper bay windows and a bracketed cornice. However, the original facade was destroyed when the building was remodeled in 1948. At that time the bay windows were removed and the facade was plastered over. Starting in 1983, the building was renovated by Tom Stallard of Woodland under the Federal historical preservation tax credit program. The bay windows were restored and mansard roof was constructed in the spirit of the original. A striking feature of the building is its handsome iron front, including columns. This feature had been boxed in and hidden for years and was only rediscovered during the renovation of the building.

The space at 714 Main Street, which now houses Steve's Place Pizza, was originally a separate property from the two story building developed by R.H. Beamer. This one story brick row building was developed by G.A. Lowe and William Coward in 1889. Reese Clark, a prominent Woodlander who was elected to the state assembly, owned the building from about 1893-1915. For many years this building was the home of the highly regarded Yolo Tamale Parlor. Johnston Bros. Grocery Store operated at 710 Main Street during the early part of the century. D.A. & William Johnston owned Beamer Place and the 714 Main Street Building during this time. McGrew Plumbing and Woodland Florist were also downstairs tenants in the 1930's.

**18. City Stables/City Garage
704 Main (& 411 Second)**

c1875

In the pre-automobile days of Woodland this business served the traveling public relying on horses, carriages, and the stagecoach. The proprietor of City Stables was Charles Johnson. The interior of the building now has concrete floors poured over the original dirt floor, but the high rafters indicate the interior was designed for a hayloft with ample room for stagecoaches. The Second Street section served as a side entrance for the stables. City Stables served the Julian Hotel travelers for many years. (The Julian Hotel, since demolished in 1967, stood directly across the street at Second and Main). The Wells Fargo Express Company also utilized this stable for their horse-drawn operations. In the spirit of "keeping up with the times," the building was converted to "City Garage" by 1912 to service the modern mode of transportation. From 1939 to 1980 the Bee Line automobile service occupied this building.



Left to right: Beamer Place, City Garage and Old Town Hall

**19. Town Hall/Fire Engine House/Daily Democrat
702 Main Street**

c1875, 1882

On this corner originally stood a one story structure used by B.F. Ready's Horse Shoeing outfit (as shown in the 1879 De Pue Illustrated History of Yolo County). In 1882 the building was enlarged to its present size by Richard H. and Rebecca Beamer. The two story building is constructed of brick and originally featured an ornate Victorian wooden facade with square bay windows and bracketed cornice. The brick mason for the project was Levi S. Craft, a local contractor and brick yard owner. The building was constructed to serve as the Town Hall and Fire Engine House (a precursor to the first City Hall building constructed in 1892 at First and Court Streets). After 1892 the building was no longer needed as the Town Hall and the Woodland Democrat newspaper began using half of the downstairs space for their printing office.

(not pictured)

702 Main St.
Woodland
95695



12. BEAMER PLACE 708-712 & 714 Main Street

1889, 1892

Richard H. Beamer, son of Richard L. Beamer, pioneer Woodland farmer, developed Beamer Place (708-712 Main Street) in 1892. The architect of the building was Thomas J. Welsh of San Francisco, who also designed the original Woodland Opera House and the old County Hall of Records (both now demolished). The brick mason for the project was Woodland contractor Harrison Ervin. R. H. Beamer had a multifaceted career as Yolo County Assessor, Sheriff, State Bank Examiner, president of the Farmers and Merchants Bank, Mayor of Woodland, and real estate developer.

When constructed in the Victorian era, this two story building was Italianate in design with upper bay windows and a bracketed cornice. However, the original facade was destroyed



12



13



14

when the building was remodeled in 1948. At that time the bay windows were removed and the facade was plastered over. Starting in 1983, the building was renovated by Tom Stallard of Woodland. Bay windows and a mansard roof were constructed in the spirit of the original architecture. A striking feature of the building is its handsome iron front, including columns. This feature had been boxed in and hidden for years and was only rediscovered during the renovation of the building.

The space at 714 Main Street, which now houses Steve's Place Pizza, was originally a separate property from the two-story building developed by R.H. Beamer. G.A. Lowe and William Coward developed the one-story brick row building in 1889. Reese Clark, a prominent Woodlander who was elected to the state assembly, owned the building from about 1893-1915. For many years this building was the home of the highly regarded Yolo Tamale Parlor. Johnston Bros. Grocery Store operated at 710 Main Street during the early part of the century. D.A. & William Johnston owned Beamer Place and the 714 Main Street Building during this time. McGrew Plumbing and Woodland Florist were also downstairs tenants in the 1930's.

13. CITY STABLES/CITY GARAGE 704 Main (& 411 Second)

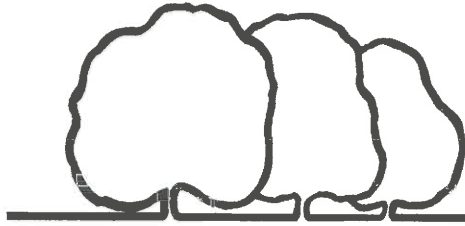
c1875

In the pre-automobile days of Woodland this business served the traveling public relying on horses, carriages, and the stage-coach. The proprietor of City Stables was Charles Johnson. The interior of the building now has concrete floors poured over the original dirt floor, but the high rafters indicate the interior was designed for a hayloft with ample room for stage-coaches. The Second Street section served as a side entrance for the stables. City Stables served the Julian Hotel travelers for many years. The Julian Hotel, demolished in 1967, stood directly across the street at Second and Main. The Wells Fargo Express Company also utilized this stable for their horse-drawn operations. Adapting to changing modes of transportation, the building was converted to "City Garage" by 1912. Bee Line automobile service occupied this building from 1939 to the early 1980s, followed by Ken Fielding's auto service.

14. TOWN HALL/FIRE ENGINE HOUSE/ DAILY DEMOCRAT 702 Main Street

c1875, 1882

On this corner originally stood a one story structure used by B.F. Ready's Horse Shoeing outfit (as shown in the 1879 De Pue Illustrated History of Yolo County). Richard H. and Rebecca Beamer enlarged the building to its present size In 1882. The two story building is constructed of brick and originally featured an ornate Victorian wooden facade with square bay windows and bracketed cornice. The brick mason for the project was Levi S. Craft, a local contractor and brick yard owner. The building was constructed to serve as the Town Hall and Fire Engine House (a precursor to the first City Hall building constructed in 1892 at First and Court streets). After 1892 the building was no longer needed as the Town Hall and the Daily Democrat newspaper began using half of the downstairs space for their printing office.



City of Woodland

APPLICATION FOR ALTERATION TO HISTORICAL RESOURCES OR DETERMINATION OF HISTORICAL STATUS

Please complete this application thoroughly and accurately, and consult with staff about the required exhibits for your project and the approval process. A total of 4 sets of plans will be required for the initial staff review, (or as otherwise required as part of a combined entitlement application). A total of 8 sets of plans will be required for submittal for Historic Preservation Commission review.

Note: The Historical Preservation Commission meets once a month on the second Wednesday of the month.

Project Description – (Add separate sheet if necessary). Provide a description of the proposed building/site and indicate full extent of work proposed including exterior changes to materials, windows, building design, alterations, demolition, etc...
- 1st floor interior alterations to increase flexibility of leasing options, addition of new code-compliant accessible restrooms
- 2nd floor interior conversion to residential use with (6) apartment units - (2) units with decks at the rear of the building
- New store front for (3) tenant spaces at Main St. to align with (c) interior structural post & beam support, new entries at 2nd St.
- Extend (c) Main St. stucco wall surface to 2nd St. and rear elevations with added architectural detailing for unified appearance
- High-quality commercial grade aluminum store front, exterior doors and windows with clear glass throughout
- Roof over rear yard to be removed, to be replaced with 2nd means of egress for entire building, (2) decks at the 2nd floor

Location of Project (address) 702 Main Street

Assessors Parcel # 006-564-001

Existing sq.ft. <u>11,470</u>	Proposed sq.ft. <u>10,300</u>	Existing height <u>34'-10"</u>	Proposed height <u>34'-10"</u>
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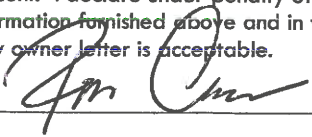
Applicant/Contact. Ron Cacares / John Anagnostou

Address 1207 Cleveland St., Woodland, CA 95695

Phone/email Ron@carealtyinc.com / John@carealtyinc.com

Property Owner PRIME CORNER, LLC

Property Owner consent. I declare under penalty of perjury that I am the owner of the property involved in this application. I certify that the information furnished above and in the attached exhibits is true and correct to the best of my knowledge and belief. Property owner letter is acceptable.

Owners signature  Date 3/8/2016

Alteration means any exterior change or modification through public or private action, of any designated historical resource which involves exterior changes to or modification of a structure, its surface texture, or its architectural details; new construction; relocation of structures onto, off of, or within a designated property or site; or other changes to the property or site affecting the significant historical or architectural features of the designated resource.

Historical Resources may include a designated landmark, a structure in a designated historical district, or the proposed demolition of a designated or potential historical resource.

The proposed work will be consistent with the Secretary of Interior Standards.

The building at 702 Main Street was originally constructed in 1875–1882. On this corner originally stood a one-story structure used by B.F. Ready's Horse Shoeing outfit. Richard H and Rebecca Beamer enlarged the building to its present size in 1882. The two-story building is constructed of brick and originally featured an ornate Victorian wooden façade with square bay windows.

The present building has been significantly altered and remodeled multiple times since it was constructed. The building has suffered from previous fires and smoke fires. All the ornate Victorian details have been gone for many years. The rear portion of the building has been unseen for 30+ years, along with the second floor being used solely as storage for the past 30+ years.

The buildings ground floor has been completely altered and all of the brick façade has been completely removed and is now framed in wood. Structural Steel Columns & Beams have been added throughout the building and unfortunately placed directly in front of the previous storefront windows.

The property will be used as it was historically used as retail and office on the ground floor and its new use on the second floor will require minimal change to spatial relationships and historical window placement.

The historic character of the property will be retained and preserved, (its second story windows and existing brick walls on second street.)

No changes to the property have acquired historical significance in their own rights. Any distinctive materials, features & finishes will be preserved.

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 intended use will encourage creativity, capital investment and activate a significant corner of downtown Woodland.

To summarize, this project has minimal impact on the historic qualities of the existing building and actually enhances the buildings overall architectural character by removing non-historic materials along the Main Street elevation.

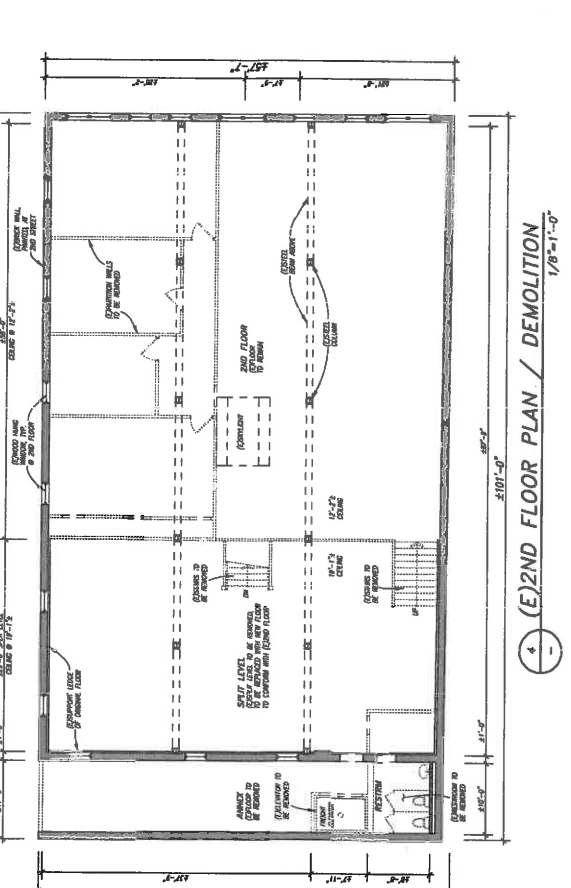
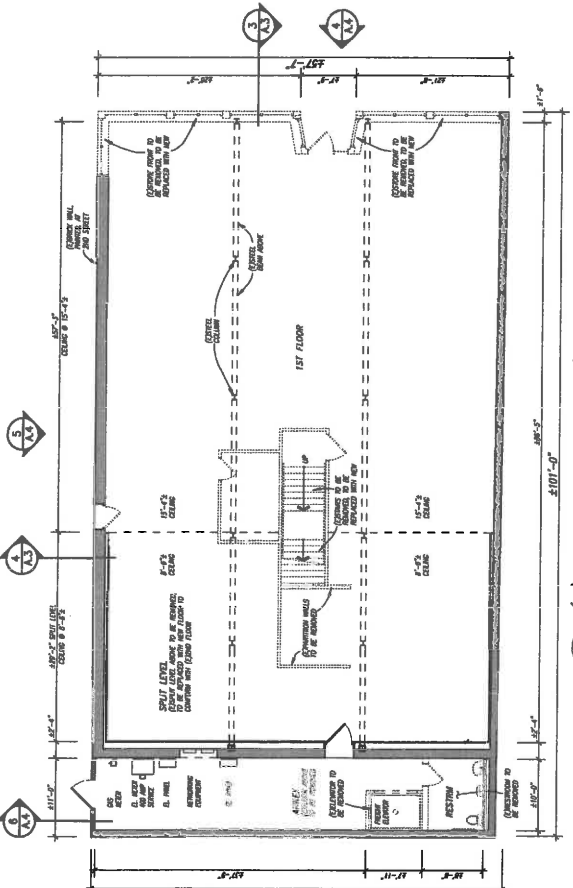
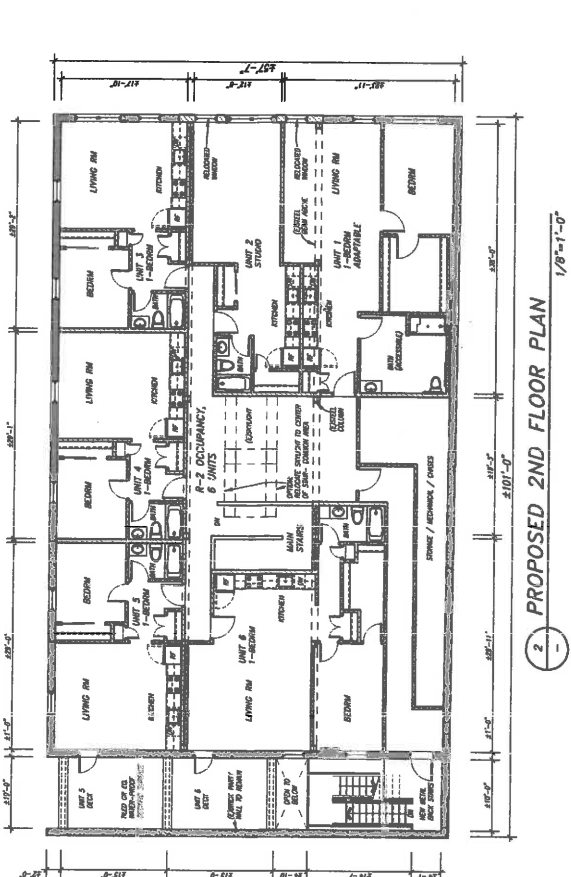
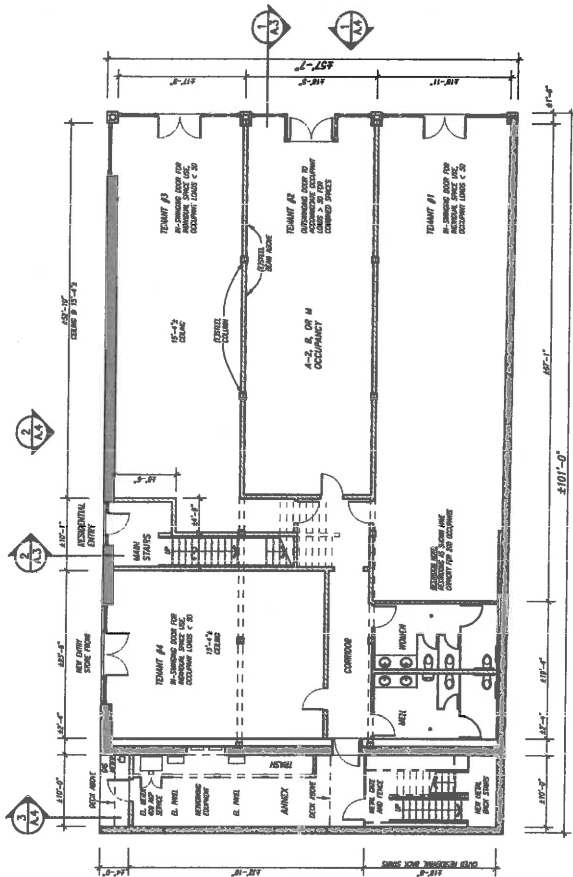
Michael Proeblich Architect
 242 KIRKHAM STREET
 SAN FRANCISCO, CA 94102
 TEL: 415.398.1100
 FAX: 415.681.5542
 email: info@proeblich.net

Professional Seal
 No. 0 28111
 11-28-2011
 State of California

**EXISTING AND PROPOSED
 1ST FLOOR PLANS
 2ND FLOOR PLANS**

**IMPROVEMENTS TO:
 702 MAIN STREET
 WOODLAND, CALIFORNIA**

PROJECT NO.	15.24
DRAWN BY:	
CHECKED BY:	
DATE:	03/10/2016
DRAWING NO.	A-2
2 OF 4	



**Michael
Franklich
Architect**

942 VERNAM STREET
SAN FRANCISCO, CA 94122
TEL: 415.691.8342
FAX: 415.691.8342
email: mfranklich@aol.com

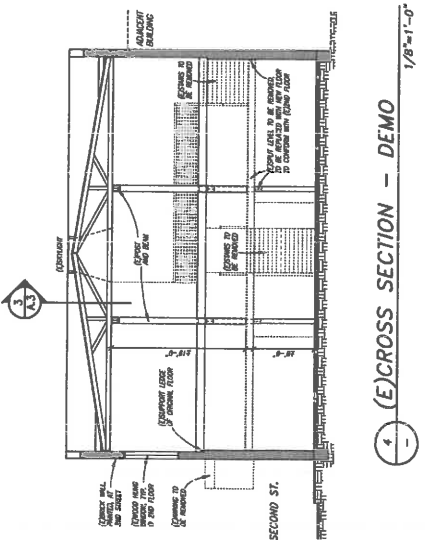
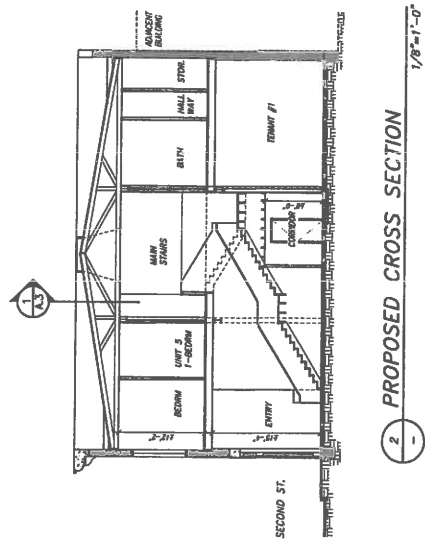
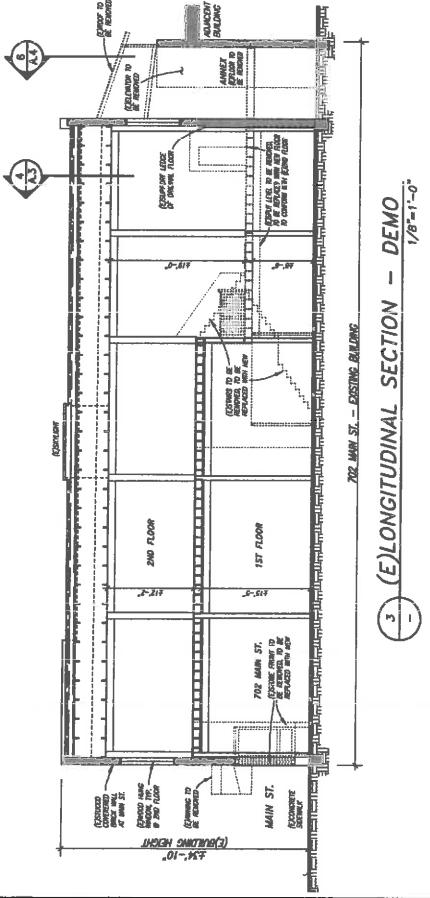
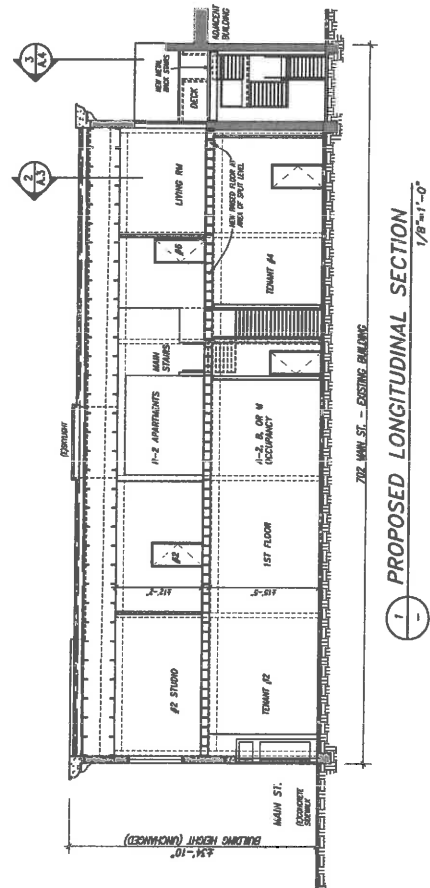


**EXISTING AND PROPOSED
SECTIONS**

**IMPROVEMENTS TO:
702 MAIN STREET
WOODLAND, CALIFORNIA**

PROCESS PRINTS	
NO.	REVISIONS
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100	100

DATE: 03/07/2018
PROJECT NO: 15.24
DRAWING NO: MF
DRAWING NO: A3
3 OF 4



1 (E) LONGITUDINAL SECTION - DEMO
1/8"=1'-0"

2 (E) CROSS SECTION - DEMO
1/8"=1'-0"



Michael Freeblich Architect
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 SAN FRANCISCO, CA 94122
 TEL: 415.811.4342
 FAX: 415.811.4342
 email: mfa@freeblich.net



EXISTING AND PROPOSED

EXTERIOR ELEVATIONS

IMPROVEMENTS TO:

702 MAIN STREET

WOODLAND, CALIFORNIA

PROGRESS PRINTS		REVISIONS:		DATE: 03/07/2016	
NO.	DESCRIPTION	DATE		PROJECT NO. 15.24	MF
△				PROGRAM BY	DRAWING NO.
△				A.4 4 GF 4	
△					
△					
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1
ID-2
FRONT ELEVATION [MAIN STREET]
1/4" = 1'-0"



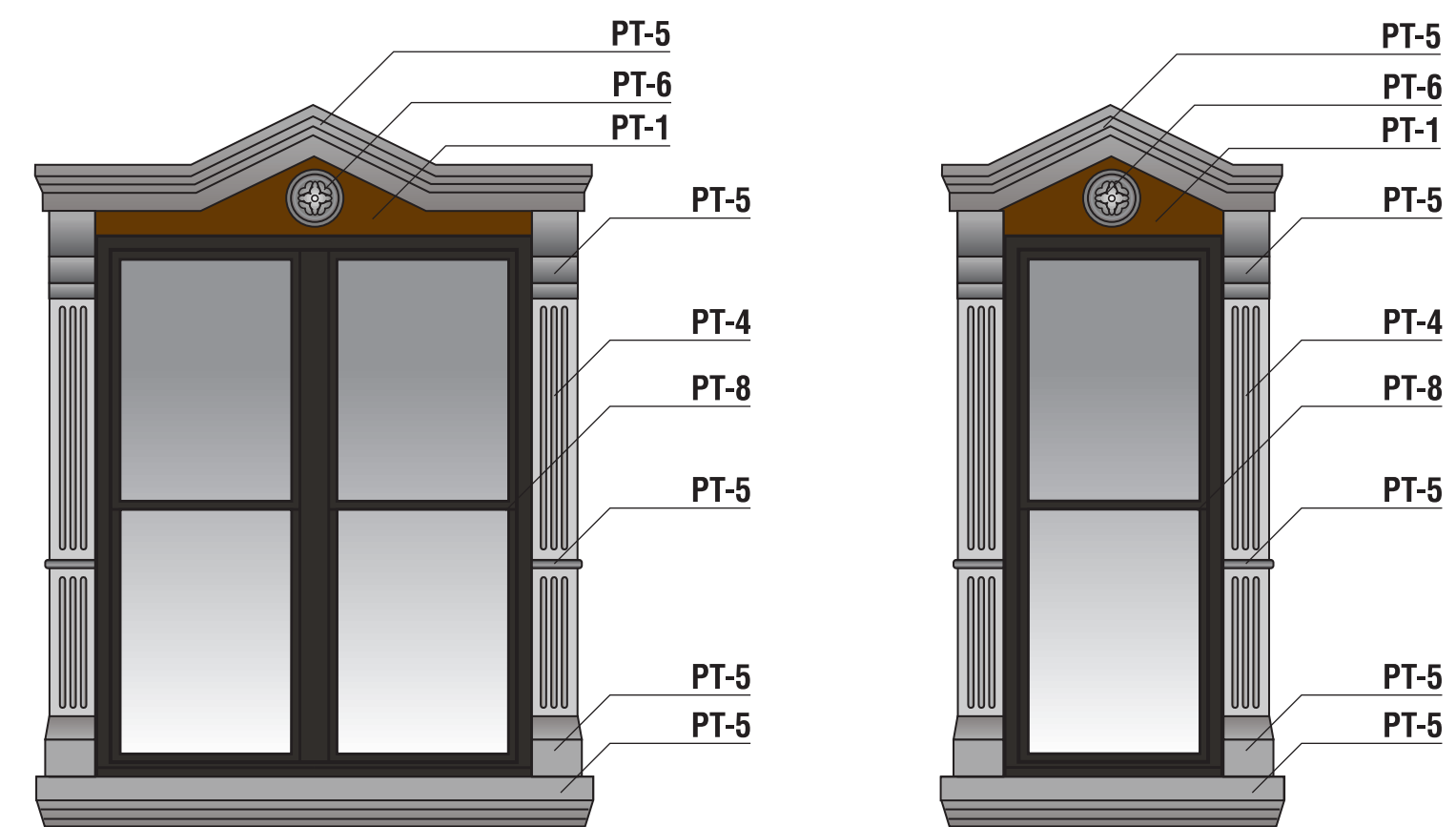
2
ID-2
WEST ELEVATION [2ND STREET]
1/4" = 1'-0"



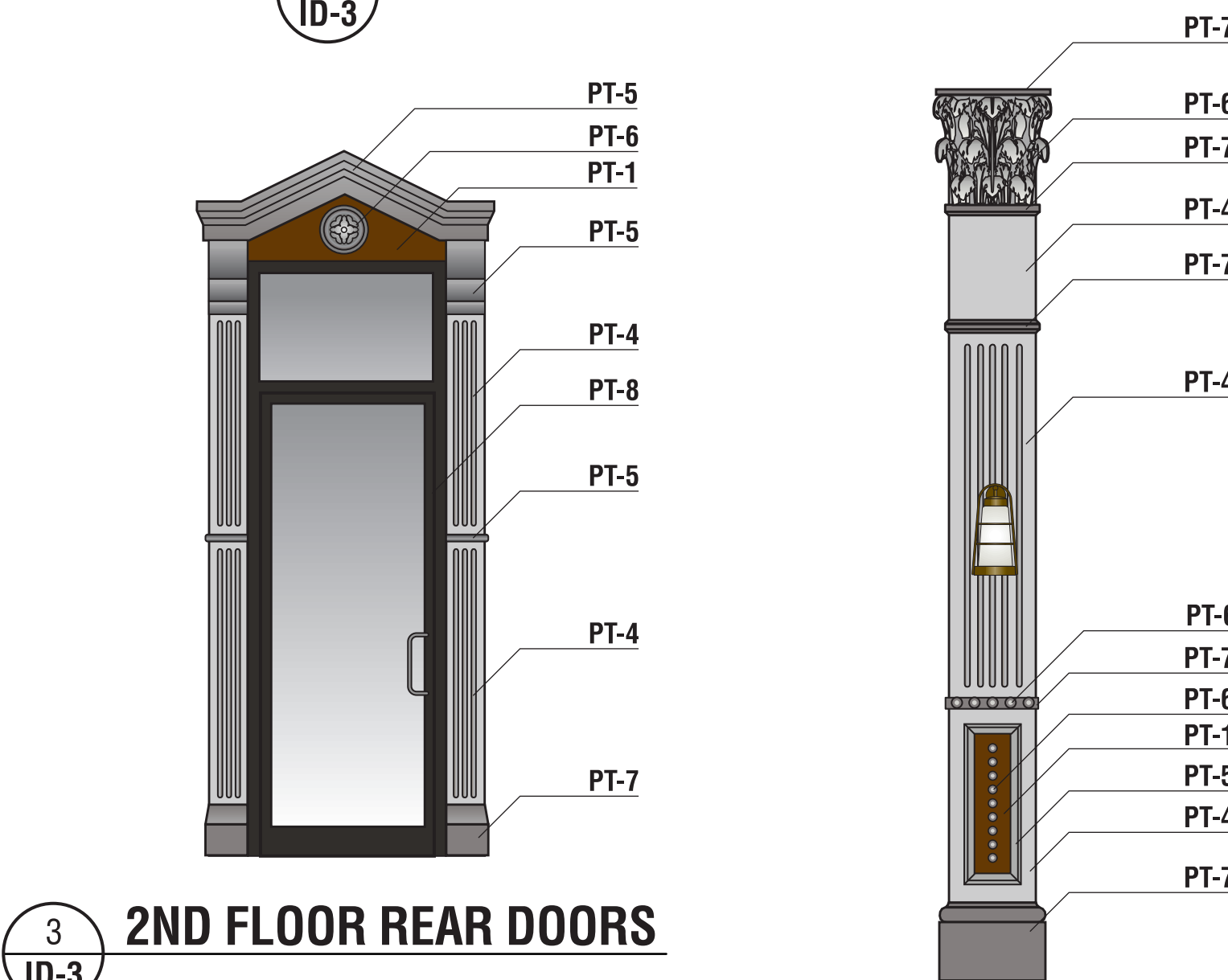




1
ID-3
SOUTH ELEVATION
1/4" = 1'-0"

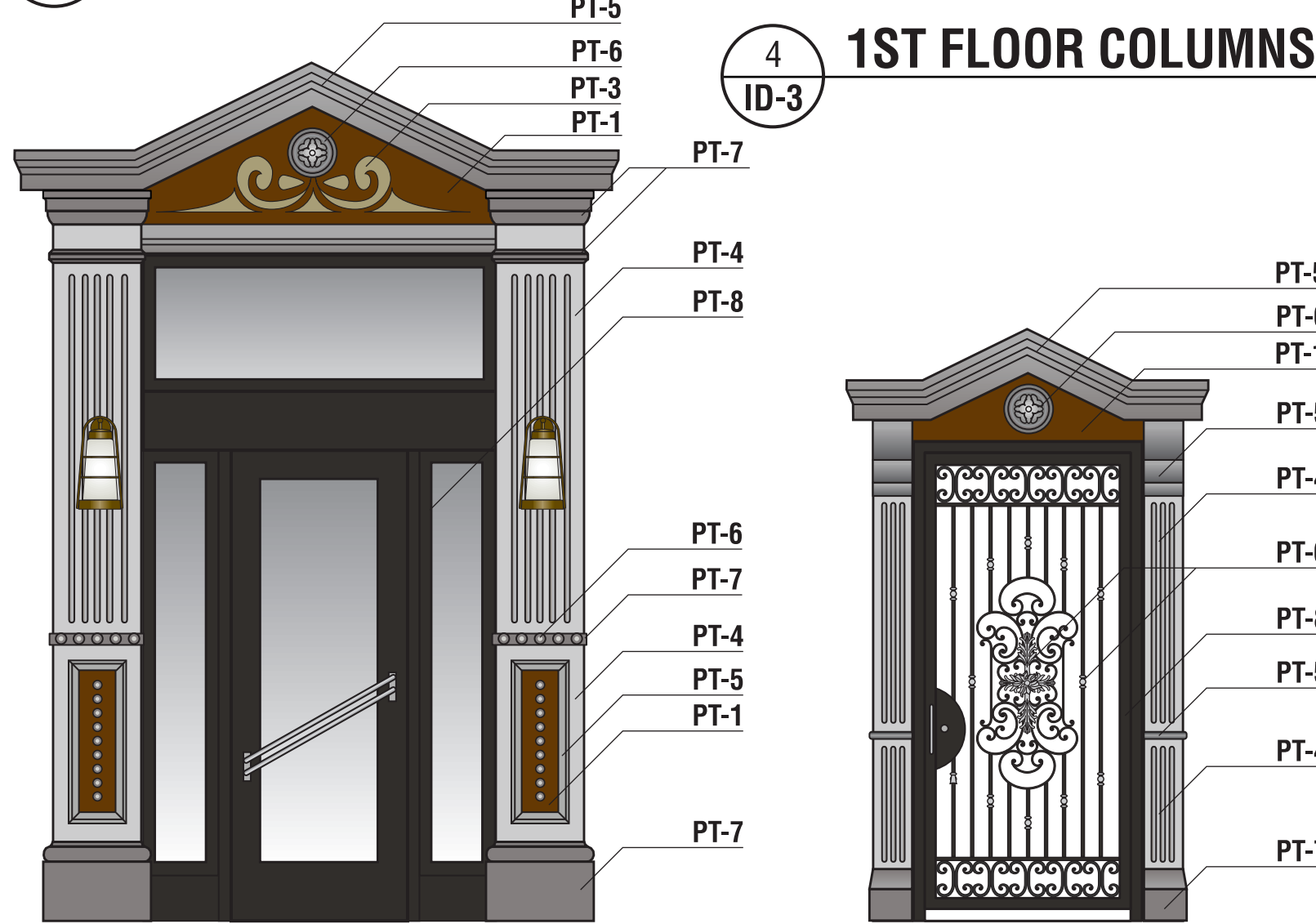


2
ID-3
2ND FLOOR WINDOWS



3
ID-3
2ND FLOOR REAR DOORS

4
ID-3
1ST FLOOR COLUMNS



5
ID-3
1ST FLOOR SIDE DOOR & GATE

PAINT COLOR

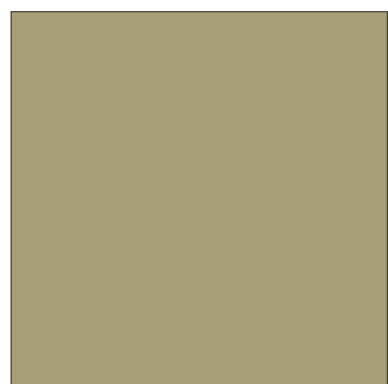
Benjamin Moore Paint
Finish: Low-Lustre

PT-1



2106-10
Java

PT-2



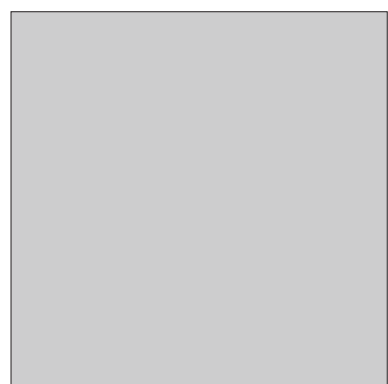
HC-89
Northampton Putty

PT-3



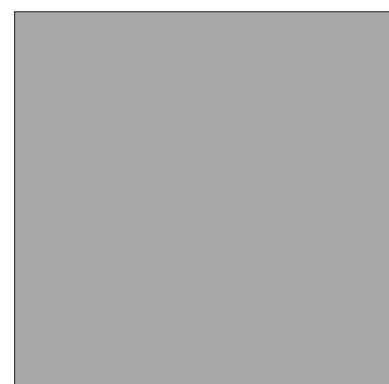
HC-73
Plymouth Brown

PT-4



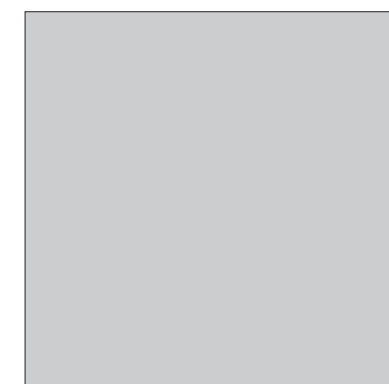
2121-40
Silver Half Dollar

PT-5



2121-30
Pewter

PT-6



Metallics
Silver 20

PT-7



2121-20
Steel Wool

PT-8



2121-10
Gray

K KENG'S DESIGNS

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Fax: 510 222-8978
www.kengsdesigns.com

CLIENT

C&A REALTY, INC.

SHEET TITLE

NEW STOREFRONT
PAINT SCHEDULE

PROJECT

702 MAIN STREET,
WOODLAND, CA

LOCATION

702 MAIN STREET,
WOODLAND, CA

SIZE
1/4" = 1'-0"

JOB NUMBER
KD-34031

DATE
DECEMBER 17, 2015

DRAWINGS BY
ROBERT KENG

CHECKED BY
RK

SHEET

ID-3