



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, July 20, 2016

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-587](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of June 15, 2016.

Attachments: [A - June 15, 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

[16-600](#)

SUBJECT: Renovation of the Commercial Facade at 702 Main Street

DATE: July 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed revised 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 - Proposed Site Plan, Floor Plans and Elevations](#)

[16-599](#)

SUBJECT: 2016-2017 Work Program (Draft for Discussion)

DATE: July 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider the attached Draft 2016-2017 Historical Preservation Work Program, and provide recommendations or suggestions for modification as appropriate.

Attachments: [1 - Draft 2016-2017 Historical Preservation Commission Work Program](#)

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 16-587 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 6/20/2016 **In control:** Historic Preservation Commission
On agenda: 7/20/2016 **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 June 15, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: [A - June 15, 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: July 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 June 15, 2016.

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

ATTACHMENTS:

Attachment A - June 15, 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, June 15, 2016

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:00 pm

Staff Present:

Erika Bumgardner, Senior Planner

B. Roll Call

Present 3:

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

Absent 2:

Chairman Christine Casey and Commissioner Mark Aulman

C. Approval of Minutes

[16-442](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meetings of January 20, 2016 and March 16, 2016.

Attachments: [A - January 20, 2016 Meeting Minutes](#)

[B - March 16, 2016 Meeting Minutes](#)

A motion was made by Commssioner Chavez and seconded by Commissioner Folker to approve the minutes of January 20, 2016 and March 16, 2016. The motion was carried by the following votes:

Ayes: Vice Chairman Brookshear and Commissioners Chavez and Folker

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations**H. New Business**[16-561](#)

SUBJECT: 2016 Heritage Home Award Nominations
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2016 Heritage Home Awards (additional nominations may be presented at the June 15th meeting for consideration):

Attachments: [1 - 1137 West Street](#)
 [2 - 638 4th Street](#)
 [3 - 1003 1st Street](#)
 [4 - 546 Elm Street](#)

A motion was made by Vice Chairman Brookshear and seconded by Commissioner Chavez to approve the 1137 West Street home nomination for the 2016 Heritage Home Award. The vote was carried by the following vote:

Ayes: Vice Chairman Brookshear and Commissioners Chavez and Folker

A motion was made by Vice Chairman Brookshear and seconded by Commissioner Chavez to approve the 638 Fourth Street home nomination for the 2016 Heritage Home Award. The vote was carried by the following vote:

Ayes: Vice Chairman Brookshear and Commissioners Chavez and Folker

A motion was made by Vice Chairman Brookshear and seconded by Commissioner Folker to approve the 1003 First Street home nomination for the 2016 Heritage Home Award. The vote was carried by the following vote:

Ayes: Vice Chairman Brookshear and Commissioners Chavez and Folker

A motion was made by Vice Commissioner Chavez and seconded by Commissioner Folker to approve the 546 Elm Street home nomination for the 2016 Heritage Home Award. The vote was carried by the following vote:

*Ayes: Commissioners Chavez and Folker
Nos: Vice Chairman Brookshear*

[16-528](#)

SUBJECT: 2016-2017 Work Program (Draft for Discussion)
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider the attached Draft 2016-2017 Historical Preservation Work Program, and provide recommendations or suggestions for

modification as appropriate.

Attachments: [1 - Draft 2016-2017 Historical Preservation Commission Work Program](#)

At the request of Commissioner Chavez and agreeable to Vice Chairman Brookshear and Commissioner Folker; the review and discussion of the 2016 - 2017 Work Program was tabled to the next full Commission attended Historic Preservation Meeting.

[16-559](#)

SUBJECT: Downtown Revitalization Presentation
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission receive a presentation from the Community Development Department regarding Downtown revitalization efforts and ongoing projects in support of the City's Downtown goals.

At the request of Staff and agreeable to Vice Chairman Brookshear and Commissioners Folker and Chavez ;the Downtown Revitalization Presentation was tabled to the next full Commission attended Historic Preservation Meeting.

I. Old Business

J. Adjournment

Meeting was adjourned at 7:40 pm



Legislation Details (With Text)

File #: 16-600 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 6/23/2016 In control: Historic Preservation Commission
On agenda: 7/20/2016 Final action:
Title: SUBJECT: Renovation of the Commercial Facade at 702 Main Street
DATE: July 20, 2016
RECOMMENDATION:
Staff recommends that the Historical Preservation Commission:
1) Review proposed revised elevations for 702 Main Street; and
2) Approve the proposed façade renovation and remodel of the commercial space.

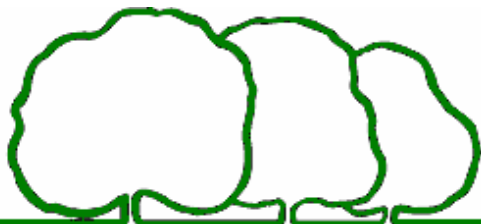
Sponsors:

Indexes:

Code sections:

Attachments: [A - Downtown Specific Plan Districts Map](#)
[B - Relevant Historic Survey Information](#)
[C - 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: July 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed revised 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).**

On March 16, 2016, the Historical Preservation Commission approved a proposal for a remodel of the façade. However, after initial exploratory investigation/demolition of the building, original cast iron decorative columns along the Main Street side of the building were discovered. In an effort to retain the original columns and incorporate them into the design, the applicant revised the project elevations and floor plan, and is now requesting approval of the revised plans.

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 revised elevations, accounting for the recently

discovered cast iron columns, now include a six foot, recessed, storefront along Main Street (ground level). The storefront will consist of high-quality commercial grade aluminum; clear glass will be used for all windows and exterior doors. The three separate storefronts are bracketed by decorative pilasters.

The revised floor plan introduces a ground level accessible residential unit with an entrance off of Second Avenue, in addition to the prior proposed six residential units on the second floor. The applicant is proposing the addition of two new window openings along the Second Avenue elevation for the ground floor residential unit. The windows will be in line, vertically, with the second floor windows, and will maintain the same size and spacing and utilize the same framing as the second level windows.

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.

As stated, the second floor will be converted to residential use, including six residential apartment units. The original approved plans included decks at the rear of the building for two of the units. The decks have been removed as they were not part of the original design 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.

In the original application/approval, the applicant proposed 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. The current proposal no longer requires the relocation of these windows as the steel beams will themselves be relocated to avoid conflict with the window locations.

The applicant is proposing French balconies at the second floor in reference to the original 1882 bays in the same location.

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. All remaining historically distinctive materials, features and finishes will be preserved including the recently discovered cast iron columns along the Main Street façade.

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 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. 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.

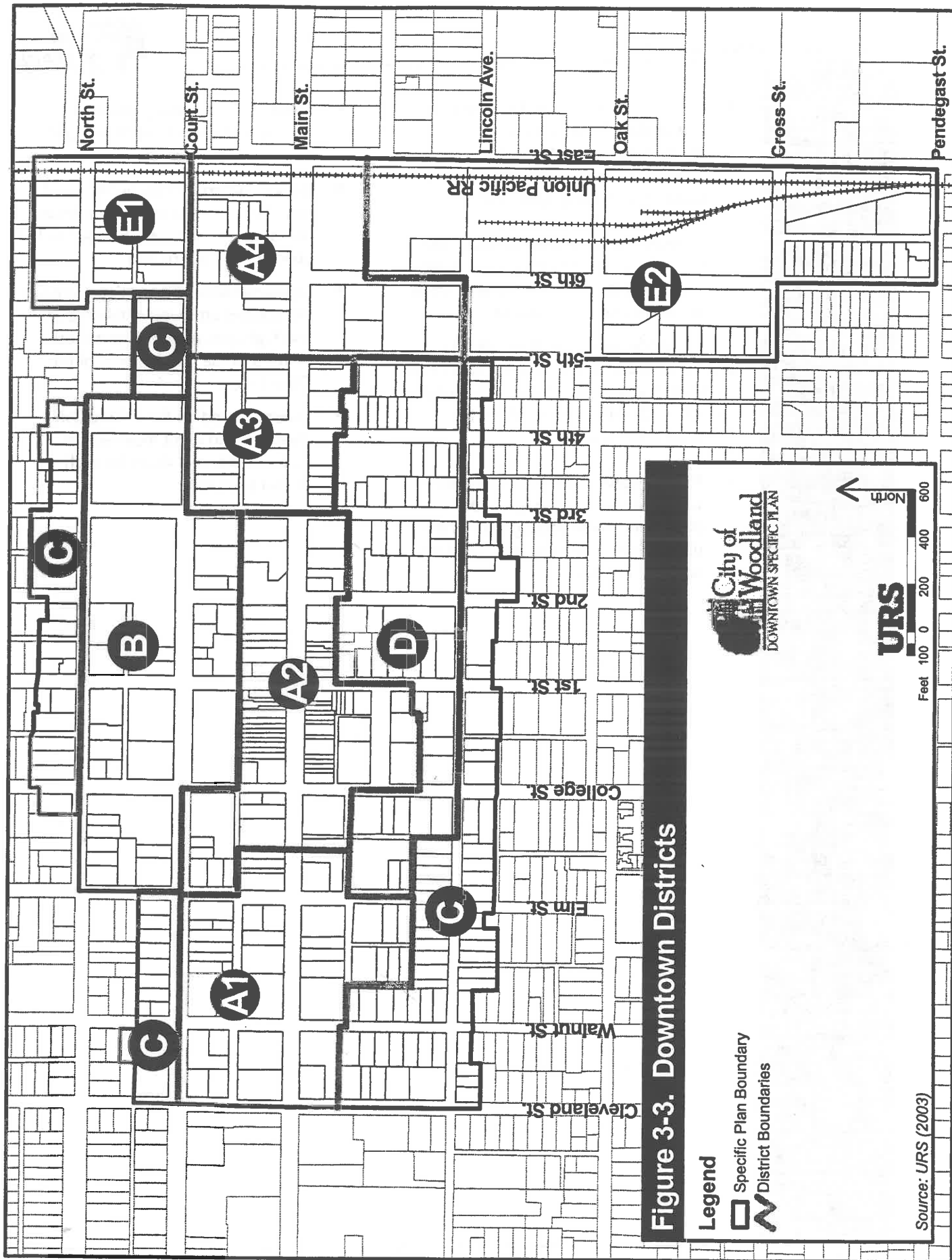
Therefore, it is recommended that the Historic Preservation Commission **approve** the proposed elevations for 702 Main Street.

ATTACHMENTS:

Attachment A - Downtown Specific Plan Districts Map

Attachment B - Relevant Historic Survey Information

Attachment C - 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:

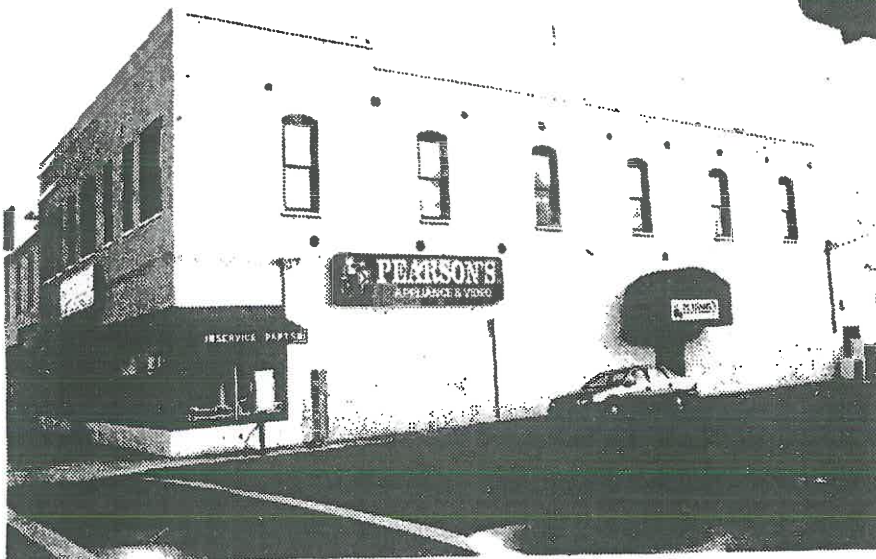
Cordell Karlstad
P. O. Box 1263
Woodland, CA 95776

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



National Register Status Code: 3D
Resource Name: 702 Main Street

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.

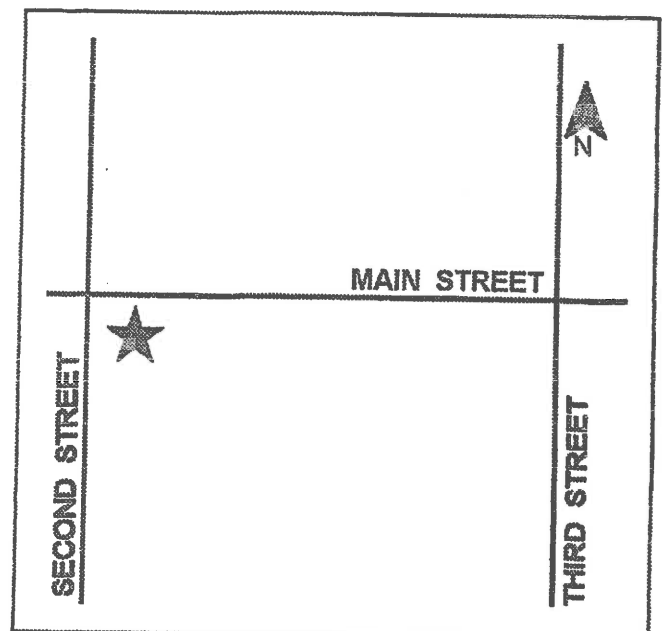
B11. **Additional Resource Attributes:**

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
Cntr City Zip Form No. Prop. No.

10. Registration Status:
☐ 1) listed
☐ 2) determined eligible
☐ 3) appears eligible
☐ 4) may become eligible

☐ 5) eligible local listing
☐ 6) ineligible
☐ 7) undetermined

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

11. Check One:

☐ 1) part of district
☐ 2) individual property

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

☐ 1) district
☐ 2) site
☒ 3) building
☐ 4) structure
☐ 5) object

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

13. Other Registration:

☐ 1) HABS
☐ 2) HAER
☐ 3) NHL
☐ 4) SHP
☐ 5) SCP

☐ 6) CHL
☐ 7) CPHI
☐ 8) Local Listing
☐ 9) County/Regional Park
☐ 10) other

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

14. Property Attributes:

☐ 1) unknown
☐ 2) sing. family prop.
☐ 3) mult. family prop.
☐ 4) ancillary blgs.
☐ 5) hotel/motel
☒ 6) comm. blgs., 1-3 st.
☐ 7) comm. blgs., over 3 st.
☐ 8) industrial blgs.
☐ 9) public utility blgs.
☐ 10) theatre
☐ 11) engineering struct.
☐ 12) civic auditorium
☐ 13) cmnty cntr/soc. hall
☐ 14) government blg.
☐ 15) educational blg.
☐ 16) religious blg.
☐ 17) R/R depot
☐ 18) train
☐ 19) bridge

☐ 20) canal/aqueduct
☐ 21) dam
☐ 22) lake/river/reservoir
☐ 23) ship
☐ 24) lighthouse
☐ 25) amusement park
☐ 26) monument/mural
☐ 27) folk art
☐ 28) street furniture
☐ 29) landscape archit.
☐ 30) trees/vegetation
☐ 31) urban open space
☐ 32) rural open space
☐ 33) farm/ranch
☐ 34) military property
☐ 35) CCC/WPA structure
☐ 36) ethnic minority property
☐ 37) highway/trail
☐ 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



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)

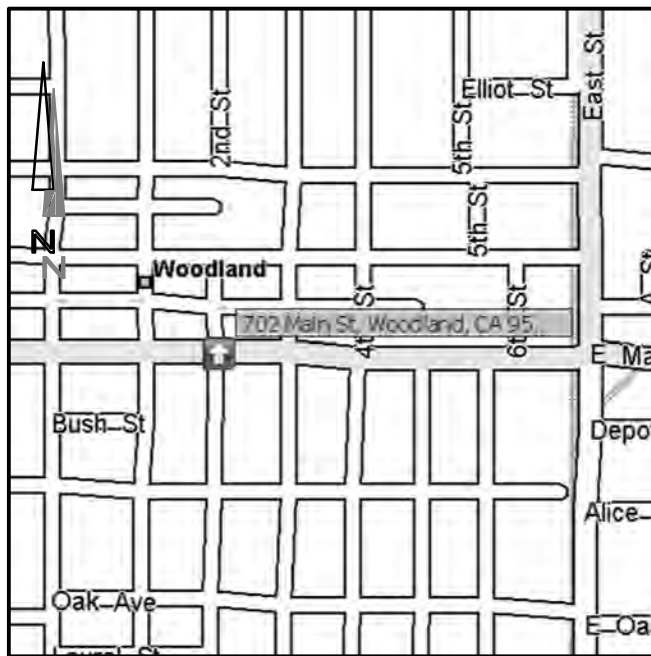
c1875

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.

PLAN INDEX				PROJECT DATA			
A.1	TITLE SHEET	MODIFICATIONS TO APPROVED APPLICATION PLNG16-00019 AT: 702 MAIN ST. WOODLAND, CALIFORNIA 		<u>OWNER:</u> PRIME CORNER, LLC 1207 CLEVELAND STREET WOODLAND, CA 95695		 Michael Froehlich Architect 942 KIRKHAM STREET SAN FRANCISCO, CA 94122 TEL: 415.681.8268 FAX: 415.681.9342 email: mf@mfroehlich.net  MODIFICATIONS TO APPROVED APPLICATION PLNG16-00019 AT: 702 MAIN ST. WOODLAND, CALIFORNIA TITLE SHEET PROJECT DATA DATE: 6/29/2016 PROJECT NO: 15.24 DRAWN BY: MF DRAWING NO. A.1 1 OF 7	
A.2	SITE PLAN			<u>APPLICABLE CODES:</u> WOODLAND PLANNING DIVISION			
A.3	1ST FLOOR PLAN			<u>ZONING:</u> CBD, DOWNTOWN SPECIFIC PLAN AREA – DISTRICT A			
A.4	2ND FLOOR PLAN			<u>PROPOSED CONSTRUCTION:</u> TYPE III-B FULLY SPRINKLERED			
A.5	SECTIONS			<u>LOT AREA:</u> 5,808 SQ.FT.			
A.6	NORTH ELEVATION			<u>FLOOR AREAS:</u>			
A.7	WEST ELEVATION			1ST FLOOR 5,180 SQ.FT. 2ND FLOOR 5,180 SQ.FT. BUILDING AREA 10,360 SQ.FT.			
SCOPE OF MODIFICATIONS							
		- RETAIN (E)ORIGINAL CAST IRON COLUMNS ALONG MAIN STREET, DISCOVERED DURING EXPLORATORY DEMOLITION - SET 1ST FLOOR STOREFRONT BACK 6’ ALONG MAIN STREET 1ST FLOOR ACCESSIBLE RESIDENTIAL UNIT AT 2ND STREET TO REPLACE PREVIOUSLY PROPOSED BUSINESS USE, REPLACE LARGE BUSINESS STOREFRONT WITH (2) HUNG WINDOWS TO MATCH WINDOWS ABOVE - ELIMINATE PREVIOUSLY PROPOSED 2ND FLOOR DECKS AT REAR - FRENCH BALCONIES AT 2ND FLOOR IN REFERENCE TO ORIGINAL WINDOW BAYS AT SAME LOCATIONS					



SECOND ST.



(E) CONCRETE
SIDEWALK

2ND MEANS
OF EGRESS

RESIDENTIAL
ENTRANCE

101.0'

ADJACENT
BUILDING

56.5'

OPEN TO
BELOW

ELECTRICAL
SERVICE

GAS
METERS

(E) ROOF
TO REMAIN

702 MAIN ST.

NEW SKYLIGHT

NEW METAL
BACK STAIRS

(E) BRICK WALL

NEW ROOF TOP HVAC UNITS FOR
1ST FLOOR (SCHEMATIC ONLY)

(E) ROOF
TO REMAIN

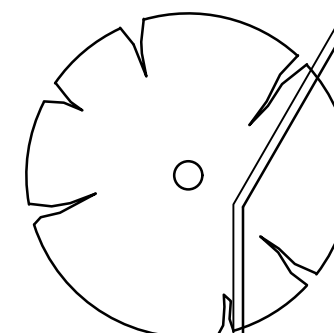
NEW ROOF TOP HVAC UNITS FOR
2ND FLOOR (SCHEMATIC ONLY)

100.12'

ADJACENT
BUILDING

NEW DECORATIVE
PARAPET

57.58"
ORIGINAL CAST
IRON COLUMNS
TO REMAIN
1ST FLOOR STORE
FRONT, SET 6' BACK



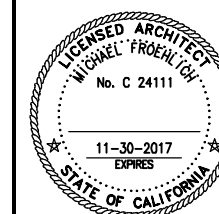
(E) CONCRETE
SIDEWALK

MAIN ST.



**Michael
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Architect

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MODIFICATIONS TO APPROVED
APPLICATION PLNG18-00019 AT:

702 MAIN ST.
WOODLAND, CALIFORNIA

SITE PLAN

DATE: 6/29/2016

PROJECT NO: 15.24

DRAWN BY: MF

DRAWING NO.

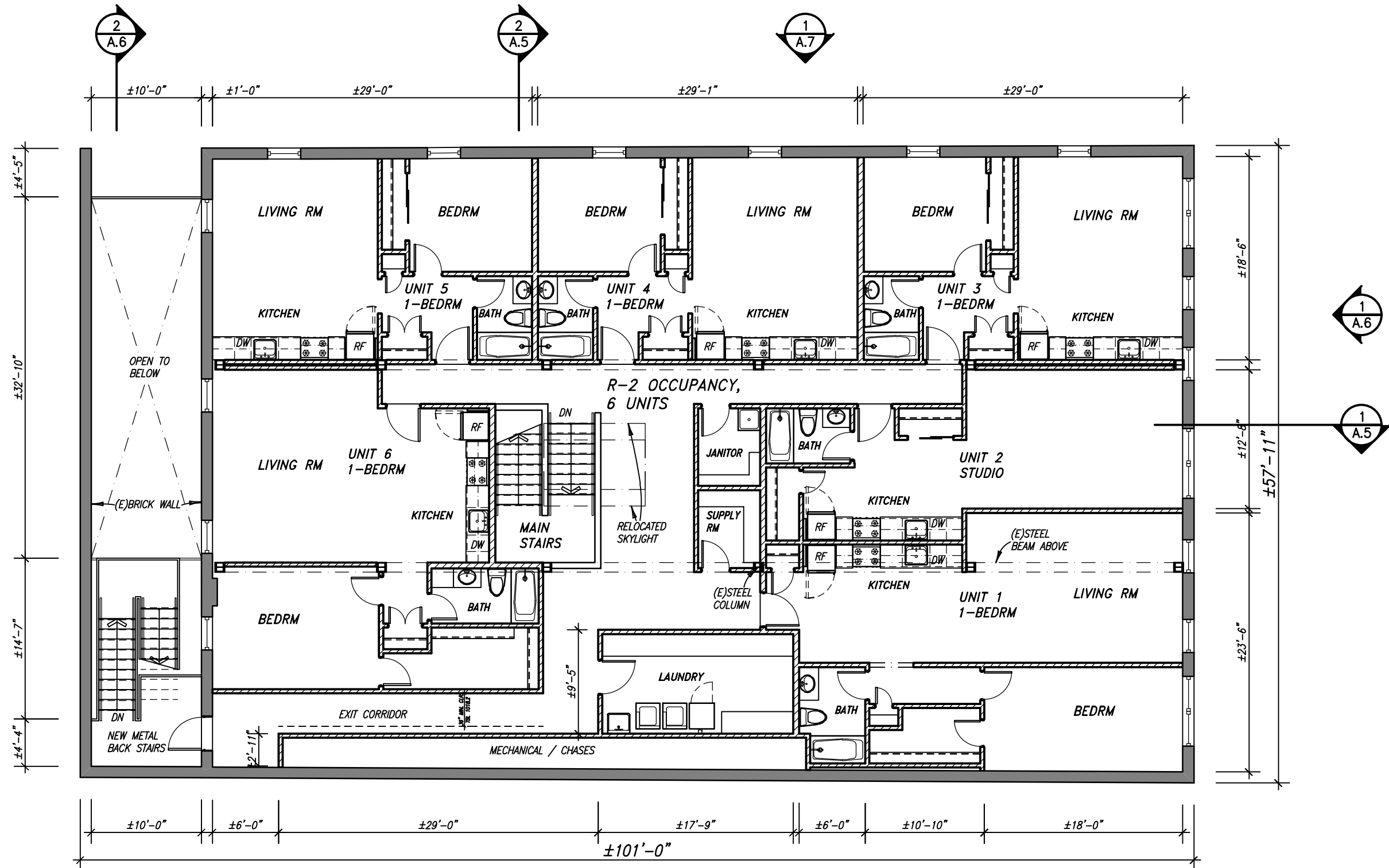
A.2

2 OF 7



SITE PLAN

1"=10'-0"



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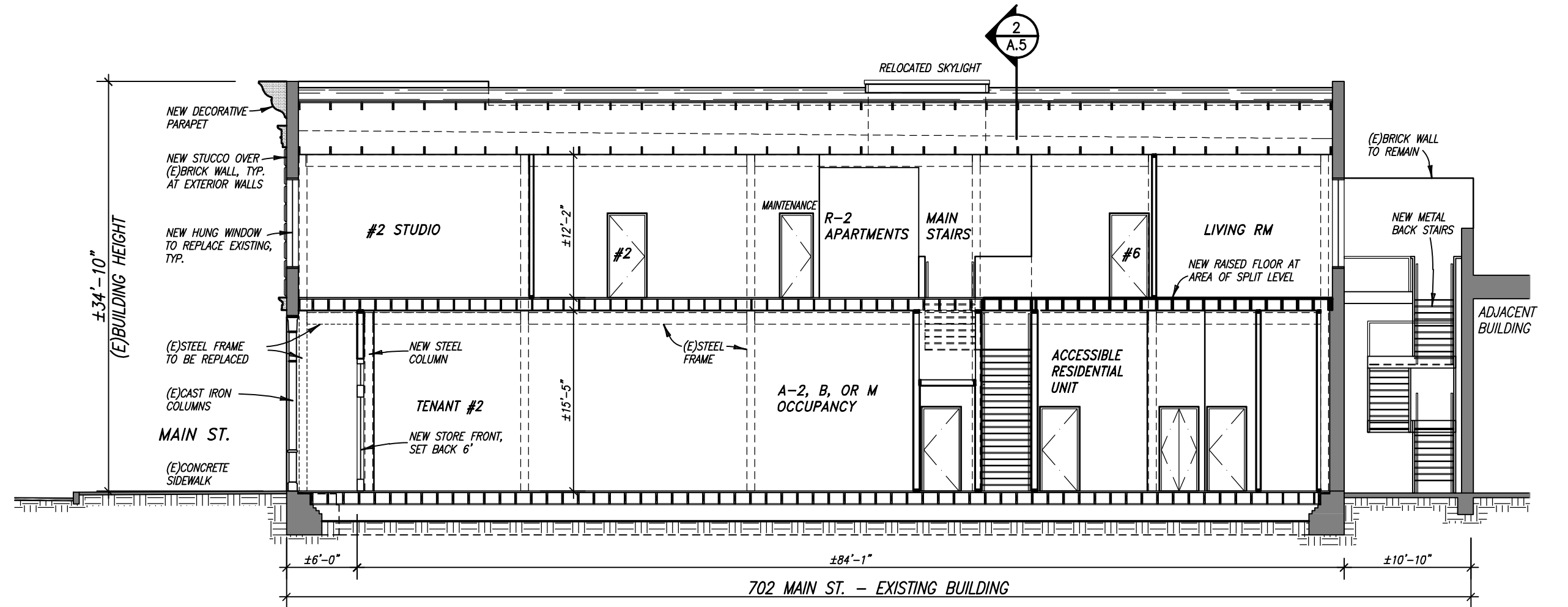
MODIFICATIONS TO APPROVED
APPLICATION PLNG18-00019 AT:

702 MAIN ST.
WOODLAND, CALIFORNIA

2ND FLOOR PLAN

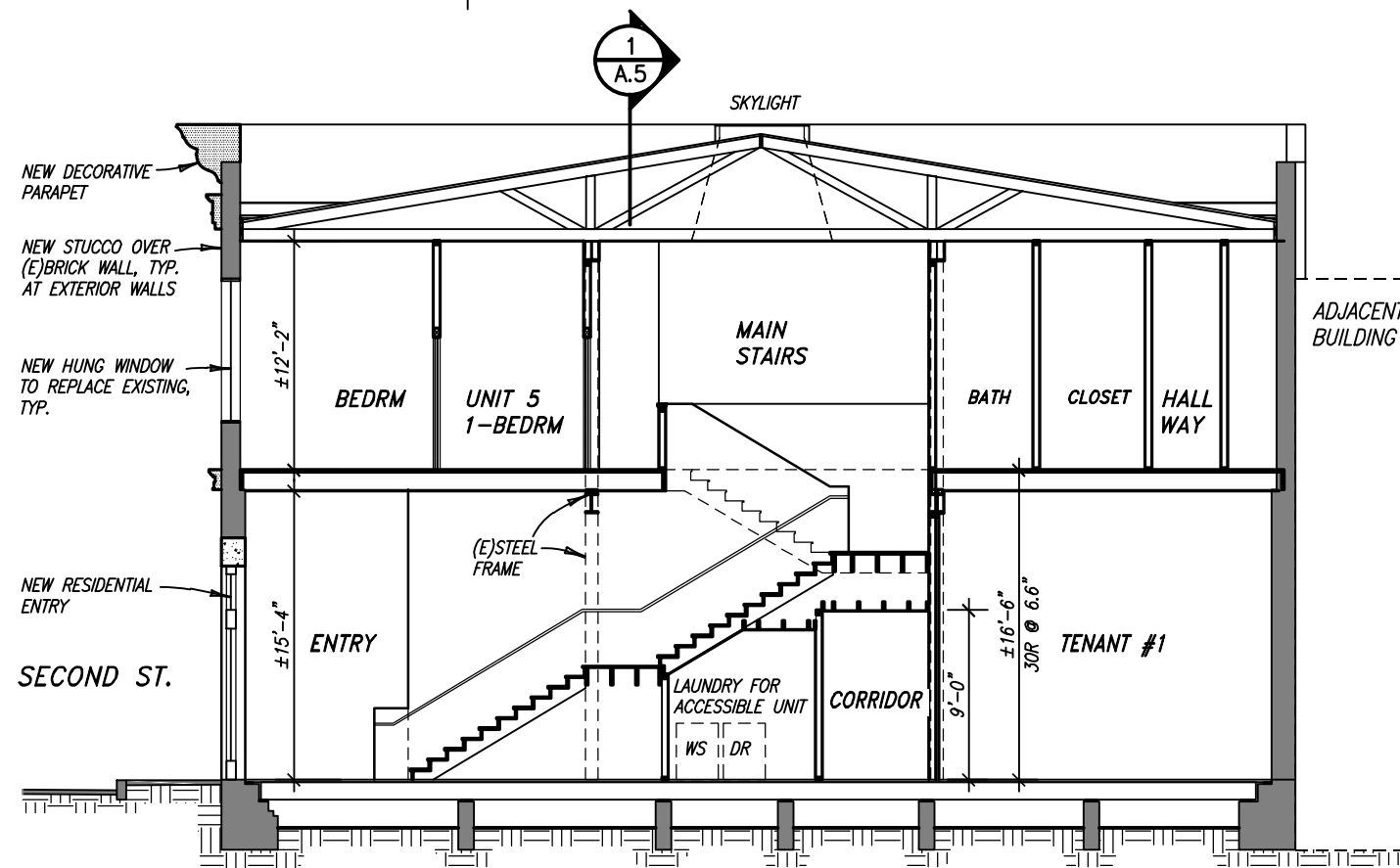
DATE: 6/29/2016
PROJECT NO: 15.24
DRAWN BY: MF

DRAWING NO.
A.4
4 OF 7



1
-
LONGITUDINAL SECTION

1"=10'-0"



2
-
CROSS SECTION

1"=10'-0"

MF
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Architect

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MODIFICATIONS TO APPROVED
APPLICATION PLNG18-00019 AT:

702 MAIN ST.
WOODLAND, CALIFORNIA

SECTIONS

DATE: 6/29/2016

PROJECT NO: 15.24

DRAWN BY: MF

DRAWING NO.

A.5
5 OF 7



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MODIFICATIONS TO APPROVED
APPLICATION PLNG18-00019 AT:

702 MAIN ST.
WOODLAND, CALIFORNIA

NORTH ELEVATION
SOUTH ELEVATION

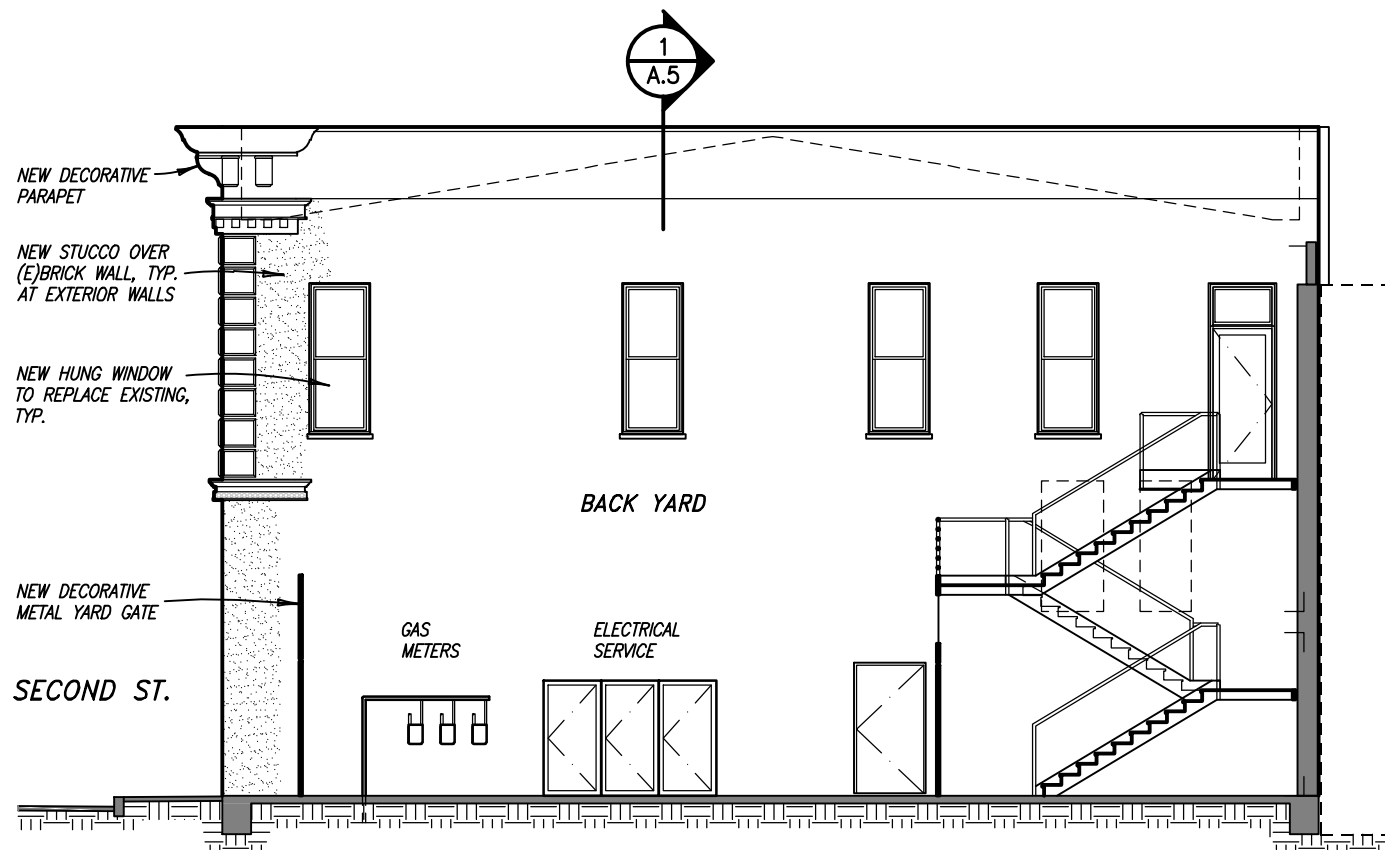
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PROJECT NO: 15.24

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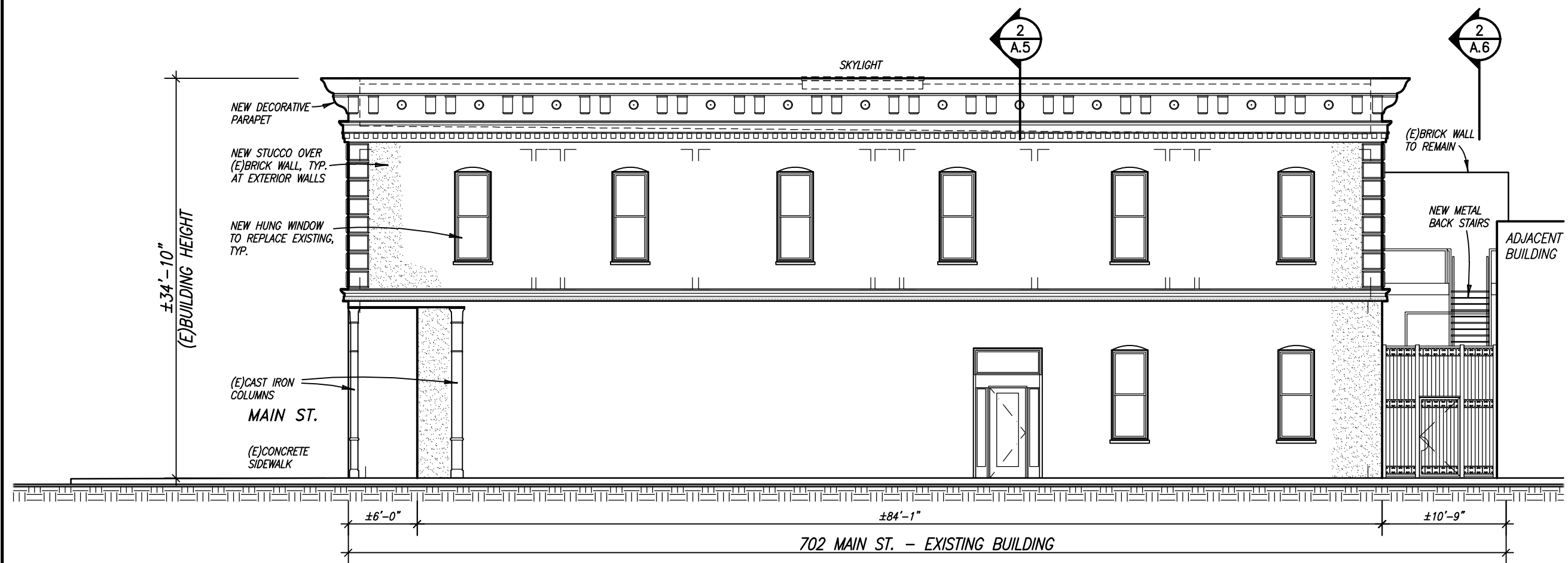
A.6
6 OF 7



2 SOUTH (REAR) ELEVATION
1"=10'-0"



1 NORTH (FRONT) ELEVATION
1"=10'-0"



1
-
WEST (SIDE) ELEVATION
1"=10'-0"

MF
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MODIFICATIONS TO APPROVED
APPLICATION PLNG18-00019 AT:
702 MAIN ST.
WOODLAND, CALIFORNIA

WEST ELEVATION

DATE: 6/29/2016

PROJECT NO: 15.24

DRAWN BY: MF

DRAWING NO.

A.7
7 OF 7



Legislation Details (With Text)

File #: 16-599 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 6/23/2016 In control: Historic Preservation Commission
On agenda: 7/20/2016 Final action:
Title: SUBJECT: 2016-2017 Work Program (Draft for Discussion)
DATE: July 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider the attached Draft 2016-2017 Historical Preservation Work Program, and provide recommendations or suggestions for modification as appropriate.

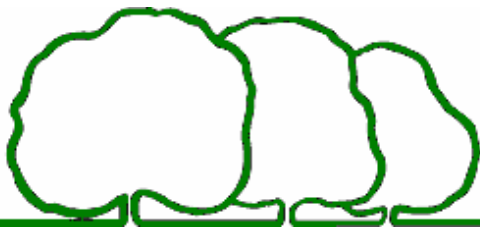
Sponsors:

Indexes:

Code sections:

Attachments: [1 - Draft 2016-2017 Historical Preservation Commission Work Program](#)

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: 2016-2017 Work Program (Draft for Discussion)
DATE: July 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider the attached Draft 2016-2017 Historical Preservation Work Program, and provide recommendations or suggestions for modification as appropriate.

DISCUSSION: On April 28, 2016, staff met with the Work Program Subcommittee of the Historical Preservation Commission to prepare the draft 2016-2017 Historical Preservation Commission Work Program, as provided in Attachment 1.

If the Commission is satisfied with the Work Program, as presented or modified at the meeting, action may be

taken to approve the program and a member of the Commission selected to present the item to City Council at a future date for their review and approval.

City staff will assist with scheduling the item for presentation at the City Council.

RECOMMENDED ACTION:

Staff recommends that the Historical Preservation Commission:

1. Review the Draft 2016-2017 Historical Preservation Commission Work Program, and provide comments and recommendations for adjustments/modifications.
2. If comfortable with the Work Program as presented or modified at the meeting, take action to approve the 2016-2017 Historical Preservation Commission Work Program and select a member of the Commission to present the item to the City Council.

-OR-

Direct staff to incorporate modifications as presented at the July 20th meeting and bring the Work Program back for consideration at the August 17th Historical Preservation Commission meeting for approval.

ATTACHMENTS:

Attachment 1 - Draft 2016-2017 Historical Preservation Commission Work Program

WORK PROGRAM OF THE HISTORICAL PRESERVATION COMMISSION

July 20, 2016

(DRAFT for review by the Historical Preservation Commission)

PROJECT/PROGRAM NAME	DESCRIPTION	FREQUENCY/TIME FRAME	PRIORITY
<i>Routine Ongoing and Annual Projects/Programs</i>			
Historical Preservation Commission Meetings	Regular meeting of the Historical Preservation Commission as provided for in Ordinance 12A of the Municipal Code. Staff updates on ongoing and pending projects in the Downtown or with historical significance.	As needed to review proposed alterations to structures within the designated historical district and to carry out other duties and responsibilities as outlined in Ordinance 12A of the Municipal Code (Sec. 12A-2-5).	1
Heritage Home and Historic Preservation Awards	Annual awards ceremony, recognizing historic homes and properties that have been well preserved or cared for and/or those programs, business or individuals that further the goals of historic preservation or bring awareness to the City's cultural heritage.	Annual (The award ceremony typically takes place in September in-lieu of a regularly scheduled HPC meeting, with preparation for the event beginning the preceding April).	1
Historic Resources, Landmarks and Districts Designation	The Historical Preservation Commission recommends to the City Council the designation of historical resources (i.e. buildings, structures, trees), landmarks and districts (Ord 12A, Section 12A-2-5(c)).	As needed as specific resources, landmarks and/or districts are identified as significant to the City.	1
Commission Partnership with Stroll Through History	Volunteer members (and/or appointed ad-hoc subcommittee) of the	Annual	2

Historical Preservation Commission to assistant Stroll Through History Committee with annual event and provide informational updates to the Commission and public regarding the event. Walking Tour Book sales.

Special Projects

General Plan Update

The Historical Preservation Commission will actively engage in and provide feedback regarding the General Plan 2035 Update, specifically in regard to updates to the Historic Preservation Element.

Throughout the General Plan update process. Projects to follow may include Residential Design Guidelines for Historic Properties.

1

Post-WWII Housing Survey

Student, thesis-level, project involving the creation of a historic context and evaluation guidelines for post-World War II housing in Woodland.

Project lead by two member ad-hoc subcommittee of the Commission with technical support from City staff.

1

Funds Allocation to Special Projects (Re-allocation of funds from "Walking Tour Book" project)

The Historical Preservation Work Program Subcommittee in partnership with the full Historical Preservation Commission and staff will work to identify and prioritize projects (such as street sign toppers, downtown plaque program, façade rehab, etc.) for funding allocation. A recommendation for allocation of funds will be brought before the City Council for approval.

Goal to bring a recommendation to City Council in Fall 2016.

2

Historical Preservation Website Update/Interactive Walking Tour App	Ad-hoc subcommittee of the Historical Preservation Commission to work with staff to update the City's web site to include additional information regarding history of city, active preservation groups, links, inventory listing, walking tour maps and/or downloadable walking tour application for smart phone/mobile device.	Estimated one to two year timeframe.	2
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Recommend Heritage and Landmark Trees	Ad-hoc subcommittee of the Historical Preservation Commission to work with the Woodland Tree Foundation and the City's Park and Recreation Division/Commission to inventory trees eligible for "landmark tree" designation starting with those trees located on public property. Provide information and resources for ongoing maintenance and health of the trees.	Estimated one year timeframe.	2
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Future Projects

Designation of Historic Neighborhoods	Explore process and procedures, advantages and obstacles regarding the establishment of designated historic neighborhood districts in Woodland. Make a recommendation to City Council regarding possible establishment of historic neighborhood district(s).	Estimated one to two year timeframe.	3
--	--	--------------------------------------	---

**Residential Design
Guidelines for Historic
Neighborhoods**

The Historical Preservation Commission will work with staff to develop design guidelines that protect the historic architectural character and heritage of the City's treasured historic neighborhoods.

Estimated two year timeframe. Project may dovetail and/or complement General Plan update process.

3

**Certified Local
Government (CLG)**

The Historical Preservation Commission will work with Planning staff to explore the certification process to become recognized as a Certified Local Government through the National Park Service and State Historic Preservation Office.

Ongoing/As necessary to research and, at the discretion of the City Council, complete the application and certification process (estimated one to two year timeframe).

3