



City of Woodland

Meeting Agenda

Historical Preservation Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

February 16, 2022
6:00 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order.

A. SPECIAL COMMENTS

PLEASE NOTE: The February 16, 2022 Woodland Historic Preservation Commission (HPC) will be conducted pursuant to Government Code section 54953(e), which allows the City to hold meetings via teleconference during a proclaimed state of emergency, when state or local officials have imposed or recommended measures to promote social distancing.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the HPC meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, you may submit an email to the HPC at the following link hpc@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

B. CALL TO ORDER

C. ROLL CALL

D. APPROVAL OF MINUTES

E. STAFF AND COMMISSIONER COMMENTS

F. PUBLIC COMMENT

G. PRESENTATIONS

1. SUBJECT: Historical Resource Study of 2 Main Street, Woodland

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission (HPC) review the Historical Resource Study of 2 Main Street. Planning Staff will take questions regarding the study and will present the proposed Western Dental building with the art-deco architectural reuse features proposed by the applicant.

H. BUSINESS ITEMS

I. ADJOURNMENT



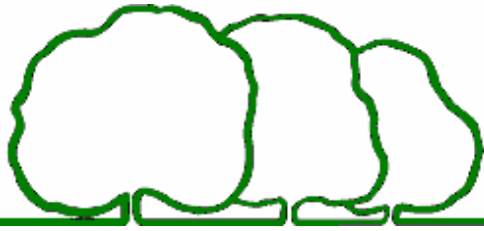
TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Historical Preservation Commission
DATE: February 16, 2022
ITEM #: G.1
SUBJECT: Historic Resource Review of 2 Main Street

Staff recommends that the Historical Preservation Commission (HPC) review the Historical Resource Study of 2 Main Street. Planning Staff will take questions regarding the study and will present the proposed Western Dental building with the art-deco architectural reuse features proposed by the applicant.

See Attached Memorandum for Background Information

Attachments:

1. HPC Memo Re Historic Survey
2. 2 Main Street (Woodland) Historical Resources Analysis Study
3. 2 Main St_Revised Elevations-A-3.1_2.11.22
4. 2 Main St_Revised Elevations-A-3.0_2.11.22
5. 2 Main St_Floor Plan-A-1.0_2.11.22



City of Woodland

MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission

FROM: Megan Meier, Associate Planner

SUBJECT: Historical Resource Study of 2 Main Street, Woodland

DATE: February 16, 2022

Please find the attached Historical Resource Study for 2 Main Street (“Mengali’s Florist”). The city retained the services of Historic Resources Associates to perform the attached analysis. The analysis was completed to determine the potential historic significance of the property as part of the initial “due diligence” phase of investigation and planning associated with the proposed dental office building which would occupy the parcel previously occupied by Mengali’s Florist. The proposed dental office is slated to replace the existing building with a similar site layout and circulation/parking area continuing to access the site via Main Street. As part of the redevelopment application, the existing building is proposed to be demolished due to the degradation of the building and the costs associated with rehabilitation. Staff met the applicant on-site to walk the building with the City Building Official and Chair Bohon, of the Historical Preservation Commission; it was noted there was extensive water damage along with other signs of deterioration of the building due to lack of maintenance over a number of years.

Chapter 15.24 of the City’s Municipal Code provides guidance pertaining to historical landmarks, districts and resources, including procedures for the demolition of buildings which are designated historical landmarks as well as those with no current historical designation (Section 15.24.070).

Section 15.24.040 (A) states that, *“No person shall demolish, remove, move or make alterations which affect the exterior appearance of, or cause excavations which affect the exterior appearance of, a designated historical landmark, or undertake the same with respect to any structure located in a designated historical district, without first obtaining approval from the historical preservation commission.”*

Section 15.24.070 of the code outlines the following procedures pertaining to buildings or other structures proposed for demolition: *“If the building, structure or other feature has potential historic significance, in the opinion of the planning division director, but is not currently designated as a historical landmark or historical resource, an application for a determination*

shall be prepared and referred to the historical preservation commission...;” —or—, “If the planning division determines that the building, structure, or feature is not designated as a historical landmark or historical resource, and that it should not be considered for such designation, it shall so inform the building inspection division. The building inspection division may then issue the demolition permit.”

The historical resource study, performed by Historic Resources Associates, found that the former Mengali's Florist building at 2 Main Street is not located within the National Register Downtown Woodland Historic District, nor is the property designated a historical landmark. None the less, the 1997-98 revised survey of historical properties within the city's redevelopment area identified 2 Main Street as “appear[ing] worthy of Woodland's local list.” As such, a detailed historical analysis of 2 Main Street was completed to determine the historic significance of the property.

In summary, the historic survey concluded that 2 Main Street (Mengali's Florist) is not a significant resource under any of the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR) criteria, but did identify the building as a potential local resource per the City of Woodland Section 15.24.030 standards for designation of historical landmarks, historical districts, and historical resources. The Standards for Designation of Historical Landmarks, Historical Districts and Historical Resources include:

1. *A building, structure, object, or particular place may be designated for preservation as a landmark if it meets one or more of the following criteria:*

a. *Historical Importance. The building, structure, object, particular place, vegetation or geology, has character, interest of value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is the site of an historic event with an effect upon society; or is identified with a person or group of persons who had some influence society; or exemplifies the cultural, political, economic, social or historic heritage of the community.*

b. *Architectural Importance. The building, structure, object, or particular place exemplifies the environment of a group of people in an era of history characterized by distinctive architectural style; or embodies those distinguishing characteristics of an architectural type specimen; or is the work of an architect or master builder whose individual work has influenced the development of the area; or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.*

2. *An area may be designated as an historical district which it includes at least two designated historical landmarks in such proximity that they create a setting historically or culturally significant to the local community, the State, or the Nation, sufficiently distinguishable from other areas of the City to warrant preservation by such means. Such districts may include structures and sites that individually do not meet criteria for landmark status but which geographically and visually are located so as to be part of the setting in which the other structures are viewed.*

3. *The City Council shall approve and maintain a historical resources list. A building, structure, or object may be included on the list as a historical resource if, in the determination of the City Council, it satisfies the Historical Preservation Commission's historical resources inventory study list evaluation criteria.*

The historical survey found that, 2 Main Street represents a relatively rare example of Art Deco 1930s-era commercial architecture in Woodland and meets the criteria for historic designation at the local level and has sufficient integrity to consider it a local historic resource.

However the building at 2 Main Street was identified in the 1997-98 revised survey as having "potential" listing as a local resource, but was never formally listed as a local resource by City Council. Additionally, per Section 15.24.030(B)(1)(d) of the Municipal Code in order for a commercial building it also requires approval of the property owner:

Commercial and Public Building Properties. A proposal affecting commercial and public building properties cannot be considered unless accompanied by written consent of a majority of the affected property owners.

The other determination Staff needed to make as part of the due-diligence for this project was to determine if an environmental review under CEQA was triggered. Based on the permits needed for the current project, the City has any discretion to apply, such that it could conduct CEQA review pursuant to the project needing 1) a demolition permit, and 2) Site Plan Review under section 17.104.140 coupled with Design Review under the Community Design Review Standards. Based on staff's discussion with the City Attorney, and their review of section 17.104.140, it was determined that this project did not require a discretionary review process and therefore under CEQA guidelines would not trigger CEQA review.

Even though this building is not being proposed by the property owner to be listed as a local resource and because of longstanding lack of maintenance to the building is now being slated for demolition. Staff along with the property owner realize this building and the florist has been in the community for almost a hundred years and many in the community feel that certain art-deco architectural elements on the building, as outlined in the historical survey, are unique to this region and Woodland.

Staff has continued to work with the applicant through the Design Review process to integrate some of the architectural elements into the new building. Although the original elements on the building cannot be used for structural and seismic reasons, the applicant is working with local reproduction artists to create molded replicas of the architectural details that will be integrated into the new building design. Despite the fact that the project will not be formally reviewed by the commission, staff wanted to provide commission members with copies of the survey along with an architectural reuse proposal by the applicant for the Commission's review.

Should you have any questions regarding the survey or the proposed hotel project, please contact, Associate Planner, Megan Meier at (530) 661-5814, or by email at Megan.Meier@cityofwoodland.org.



HISTORIC RESOURCE ASSOCIATES

HISTORIC ARCHITECTURE • ARCHAEOLOGY • HISTORICAL & GENEALOGICAL RESEARCH
NATIONAL REGISTER NOMINATIONS • PRESERVATION PLANNING • HISTORIC INTERIORS

October 27, 2021

Megan Meier, Associate Planner
City of Woodland
Community Development Department
300 First Street, Woodland CA 95695

Re: Historical Resource Analysis Study of 2 Main Street, Woodland, Yolo County, CA

Dear Ms. Meier:

Historic Resource Associates (HRA) has completed a historical resource analysis for the property identified as Assessor's Parcel Number (APN) 006-021-007-000, located at 2 Main Street, Woodland, Yolo County, California (Figures 1-7), as per the California Environmental Quality Act (CEQA) and permit requirements imposed by the City of Woodland Planning Department.

The subject property, originally known as C. L. Pugh Memorial Florist, most recently known as Mengali's Florist, consists of a one to two-story, wood-frame, 3,768 square foot Art Deco style commercial building sited on a 0.41-acre level parcel at the southeast corner of Main and West Streets. Architectural character defining features of the building include a flat parapet roof, with the front of the building embellished with a raised parapet near the center flanked on each side of scroll style corbels; stucco exterior wall cladding; and stylized Egyptian Revival cast-concrete pilasters with capitals flanking the left and right ends of the building and the door entries facing Main Street and along West Street. Each door entry features a transom style window above the plate glass door and above it an Egyptian Revival frieze with a stylized "Egyptian winged-sun" design in the frieze.

Besides a physical examination of the building, archival research was carried out reviewing relevant records in regards to the history of the building, its former owners, and its historic context within the City of Woodland. After examining the building and reviewing historic documents, I have determined that the building retains good architectural integrity and appears to be a significant resource under CEQA, primarily for its architecture being a rare example of Depression Era Art Deco design with Egyptian Revival elements. The building itself is described in more detail in the attached California Department State Parks and Recreation (DPR) Primary and Building, Structure, and Object recordation forms.

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Figure 1: Aerial view of 2 Main Street looking south.



Figure 2: Front or north elevation of 2 Main Street looking south.



Figure 3: View of 2 Main Street looking northeast across West Street.



Figure 4: View looking south at the west elevation of 2 Main Street.



Figure 5: View looking east at the front or north elevation of 2 Main Street.



Figure 6: View looking west at the east elevation of 2 Main Street.



Figure 7: View looking north at the rear or south elevation of 2 Main Street.

The subject parcel and the commercial building at 2 Main Street occupy a prominent corner at the far east end of Woodland’s downtown commercial district. Prior to the 1960s, most of Main Street near the corner of what was then called Cemetery Street was developed with single-family residential homes. The history of the property begins with Clarence L. Pugh, who established a florist shop at the corner of Main and Cemetery Streets in 1936. Clarence L. Pugh was born around 1880 in Ohio and migrated to Yolo County in the early 1900s, where he established a monument business along with his brother working as a stone cutter providing headstones for the local cemeteries. Clarence Pugh opened E.L. Pugh Memorials in 1910, which was handed down to his son, Emmett Pugh, in later years. The Pugh family home was located next to the business, reportedly just east of the Florist Shop at 2 Main Street, where the former Midas shop was located (Kalfbeek 2010).

Apparently, Clarence Pugh’s interest began to expand in the 1920s, when he began raising flowers for a pastime. In an article in *Woodland Daily Democrat* on October 20, 1925, Pugh’s reportedly cultivated fifty-two varieties of flowers, particularly dahlias, in a wide variety of colors, along with verbenas, rare acanthus, and other varieties in his garden behind his home (*Woodland Daily Democrat*, “Clarence Pugh Raises Flowers for Pastime.” October 20, 1925). Pugh’s passion for growing flowers evolved into a business and by 1936, the *Woodland Daily Democrat* announced that C.L. Pugh was opening a flower shop advertising himself as a “memorial florist” in conjunction with his new monumental [monument] plan at West and Main Streets. Pugh was joined in the business with his two sons, Lawrence and Emmett. According to the article, the public was invited to inspect the new building and adjoining “new rooms,” where Pugh had a museum of “rare Indian relics” (*Woodland Daily Democrat*, “New Floral Shop to be Opened Here.” October 24, 1936). In December of 1936, Pugh began to advertise his

Flower shop in the *Woodland Daily Democrat* (Figure 1). Clarence Pugh continued to run his florist shop until his death in August 23, 1951. He is buried in the Woodland Cemetery along with his wife Mary F. Pugh, who lived until October 8, 1989.

An article published in the *Sacramento Bee* on May 4, 1974, announced that Memorial Florists, renamed after the death of Clarence Pugh, was leased to Carl Mallery who would open his florist business on July 1st. Mallery had been in business in the Town and Country Shopping Center on West Main Street, and upon opening planned to build a parking lot and make other improvements. Mallery rented the building from Louis J. Swain Ranch, which acquired the structure from Emmett Pugh in 1974 (*Sacramento Bee*, May 4, 1974). The new shop was named Mengali's Florist and was advertised in 1974 in both Winters and Woodland.

On August 13, 1978, the *Sacramento Bee* reported that the florist shop was actually opened by Emmett Pugh in order to "please his father." Previous to 1936, Emmett was a professional musician playing numerous venues throughout the Sacramento region. It was after the death of Clarence, his father, that Emmett returned to the monument business (*Sacramento Bee*, August 13, 1978). Emmett Pugh died in March 1989, and at the time of his death continued to own and operate the monument or stone carving business in Woodland. Mengali's Florist shop continued to operate until last year, when the shop closed.

While the architect who designed Pugh's florist shop has not been identified, the building visually represents a modest form of Art Deco architecture with rather rare Egyptianesque elements used to embellish the overall Deco design. The term 'Art Deco' refers to a design period that was popular in the United States and Europe in the 1920s and 1930s. This short-lived movement influenced fashion, art, homewares, and building styles throughout the Roaring Twenties and the Great Depression. The aesthetic was careful to balance opulence and practicality. Art Deco architecture represents a style of building that is sleek, but not minimal. The architects of the time were inventive in their approach to design. They sought to create structures that were fresh, modern, and unlike previous revivalist styles. Art Deco buildings are unmistakable and represent an era that was at the center of the Machine Age.

The Art Deco style was seen throughout Paris in the early 1920s, but made its first official appearance in 1925 at the *Exposition Internationale des Arts Decoratifs et Industriels Modernes*. This design show was held in Paris and featured the work of several promising young designers. The movement was eventually named after this event. After this event, the design aesthetic took off. Paris is home to many early examples of Art Deco architecture. In the United States, the American Radiator Building is the earliest Art Deco building from 1924. It wasn't until the early 1930s that famous architects built several other now-famous Art Deco buildings in American cities. American skyscrapers, in particular, represented the most lavish and impressive examples of the style. The Empire State Building, Rockefeller Center, and the Chrysler building are all examples of Art Deco architecture in New York City.

Some of the common elements and characteristics identifying an Art Deco building include:

- **Modern and traditional building materials.** Art Deco buildings utilized materials like stucco, terracotta, decorative glass, chrome steel, and aluminum.
- **Ornate, geometric detailing.** Various motifs and ornamental details were applied to a building. Some common Art Deco motifs include chevrons, pyramids, stylized sunbursts or florals, zig-zags, and other geometric shapes.
- **Consistent detailing.** A designer or architect would include similar Art Deco elements on both the exterior and interior, so that each building carried out a consistent theme.
- **Bold use of contrasting colors.** Bright, opulent colors are synonymous with the Art Deco period. Buildings incorporated stark colors like black and white or gold and silver to create contrast.
- **Fragmented shapes.** Many facades were created using vertical lines that were angular and pointed in an upward and outward direction. These triangular shapes were capped off with a series of steps that eventually come to a point.
- **Decorative, geometric windows.** Windows and doors were decorated with geometric designs. The windows could be glass block or a series of opaque glass inserts and were often positioned in a long, horizontal row.
- **Parapets and spires.** Corners of buildings were often decorated with tower-like structures that would make a simple square building seem more opulent.

The Art Deco period spanned several decades. On the one hand, you have a design period that personifies luxury, wealth, and the rise of industry. In contrast, the latter part of the era encompasses the Great Depression (1930s), which is in stark contrast with the preceding period. Once the Great Depression hit, designers wanted to implement lavish Art Deco styles, but they had to do so in a smart, practical, and budget-friendly way. Builders adapted the style to more economical apartment buildings and the like. More moderate designers were able to build basic structures and use machine-made ornamentation relatively inexpensively. Decorative styles were reserved for the most prominent and visible parts of a building, which also saved money. The quality and extent of decoration vary widely in Art Deco architecture. Much of this detailing depends on the budget, the prominence of the builder, and the quality of the build (Thomann 2021).

REGULATORY FRAMEWORK

NRHP Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history. As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context (USDI, n.d.)

CEQA and CRHR Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an “historical resource” for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

City of Woodland Standards for Historic Designation

In addition, the City of Woodland Sec. 12A-3-1. Standards for designation of historical landmarks, historical districts, and historical resources was taken into consideration. The standard is as follows:

(a) A building, structure, object, or particular place may be designated for preservation as a landmark if it meets one or more of the following criteria:

(1) Historical Importance. The building, structure, object, particular place, vegetation or geology, has character, interest of value, as part of the development, heritage or cultural characteristics of the city, state or nation; or is the site of an historic event with an effect upon society; or is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

(2) Architectural Importance. The building, structure, object, or particular place exemplifies the environment of a group of people in an era of history characterized by distinctive architectural style; or embodies those distinguishing characteristics of an architectural type specimen; or is the work of an architect or master builder whose individual work has influenced the development of the area; or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

(b) An area may be designated as an historical district which it includes at least two designated historical landmarks in such proximity that they create a setting historically or culturally significant to the local community, the state, or the nation, sufficiently distinguishable from other areas of the city to warrant preservation by such means. Such districts may include structures and sites that individually do not meet criteria for landmark status but which geographically and visually are located so as to be part of the setting in which the other structures are viewed.

(c) The city council shall approve and maintain a historical resources list. A building, structure, or object may be included on the list as a historical resource if, in the determination of the city council, it satisfies the historical preservation commission's historical resources inventory study list evaluation criteria. (Ord. No. 1004, § 2 (part); Ord. No. 1310, § 3 (part).)

INTEGRITY CRITERIA

Determining the significance of 2 Main Street is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and

indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

DETERMINATION OF INTEGRITY AND ELIGIBILITY

Location - 2 Main Street retains its original location.

Design - 2 Main Street retains most of its original architectural character defining features and design elements, particularly its cast concrete Art Deco stylized Egyptianesque elements.

Setting - The setting for 2 Main Street has changed in the past few decades with gas stations, strip malls, and auto shops flanking the building.

Materials - The majority of the original materials associated with 2 Main Street are intact, particularly the cast concrete pilasters, friezes, and the groups of transom top-lite windows concealed on the outside by cloth awnings.

Workmanship - The original workmanship of 2 Main Street remains largely intact, despite several additions in the rear of the building.

Feeling - The feeling of 2 Main Street as a whole remains largely the same as when it was constructed in 1936.

Association - The association of 2 Main Street remains strong given that the building until recently has been continually used as a florist shop.

EVALUATION CRITERIA

Is 2 Main Street eligible for the NRHP? No.

Under NRHP Criterion A-C, while 2 Main Street retains good integrity and represents a relatively rare example of commercial Art Deco architecture in Woodland, the building has undergone several alterations (additions) in the rear, and, while important locally, the building does not rise to level that it would merit listing on the NRHP.

Is 2 Main Street eligible for CEQA and the CRHR? Yes.

Under CRHR Criterion 1, 2 Main Street is not associated with an event or events of significance in the history of Woodland. Under CRHR Criterion 2, 2 Main Street is associated with the Pugh family of Woodland, although the family is best remembered for the monument business established by C.L. Pugh around 1910 and still operating in Woodland. Under CRHR Criterion 3, 2 Main Street represents a good example of Depression Era (1930s) Art Deco architecture in Woodland, including a rare example of Art Deco design having stylized Egyptian Revival architectural elements still intact. Under CRHR Criterion 4, there is no evidence to suggest that 2 Main Street has the ability to address scientific questions or research. In summary, 2 Main Street appears to be a significant resource per Criterion 3 of the CRHR as a good example Art Deco commercial architecture in Woodland at the local level of significance.

Is 2 Main Street a significant resource per the City of Woodland Sec. 12A-3-1-Standards for designation of historical landmarks, historical districts and historical resources? Yes.

In order for any historical property to be designated, it must retain adequate integrity to convey its significance. As with the CRHR, 2 Main Street retains good integrity and still conveys its primary architectural character defining features representing commercial Art Deco design of the 1930s. Therefore, the building does appear to warrant historic designation as an individual property.

SIGNIFICANCE SUMMARY STATEMENT

In conclusion, 2 Main Street represents a relatively rare example of Art Deco 1930s-era commercial architecture in Woodland and warrants historic designation at the local level of significance.

REFERENCES

Secondary Sources

City of Woodland. "A Brief History of Woodland." Excerpted from the Woodland General Plan. www.cityofwoodland.org. 1996.

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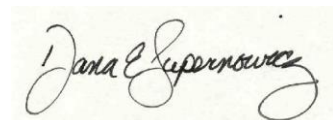
Maps

Sanborn Fire Insurance Map Company. Sanborn Fire Insurance Maps. Woodland, Yolo County, California. 1886-1949.

USGS 7.5' *Woodland, California* Topographic Quadrangle 1952, revised 1981.

If you have any questions or concerns regarding the findings and recommendations of the historical resources analysis study, please contact me.

Respectfully,

A handwritten signature in black ink on a light-colored rectangular background. The signature reads "Dana E. Supernowicz" in a cursive script.

Dana E. Supernowicz, M.A., RPA

Attachments: DPR 523 Primary and Building, Structure, and Object Records

P1. Other Identifier: Mengali's Florist

***P2. Location:** Not for Publication Unrestricted ***a. County:** Yolo

b. USGS 7.5' Quadrangle: Woodland, CA **Date:** 1952, revised 1981

c. Address: 2 Main Street **City:** Woodland **Zip:** 95695

d. UTM: N/A

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The subject property is located at the southeast corner of Main and West (formerly Cemetery Street) Street in the western edge of Woodland's downtown commercial district. APN 006-021-007-000.

***P3a. Description:** The subject property consists of a one to two-story, wood-frame 3,768 square foot Art Deco style commercial building sited on a 0.41-acre level parcel at the southeast corner of Main and West Streets. Architectural character defining features of the building include a flat parapet roof, with the front of the building embellished with a raised parapet near the center flanked on each side of scroll style corbels; stucco exterior wall cladding; and stylized Egyptian Revival cast-concrete pilasters with capitals flanking the left and right ends of the building and the door entries facing Main Street and along West Street. Each door entry features a transom style window above the plate glass door and above it an Egyptian Revival frieze with a stylized "Egyptian winged-sun" design in the frieze. The front or north façade features three large plate glass windows with cloth awnings above each window in what appear to be the original wood frames on each side of the door entrance. Both entrances are entered via several concrete stairs with short concrete railing leading to a small landing. The West Street elevation features top-lights above each of the five plate glass picture windows that are flanked on each side by Egyptian Revival pilasters and obscured from the outside by cloth awnings over each window. The far-right end of the West Street elevation includes three smaller vertically-oriented rectangular-shaped window, each with a clothing awning, and, above the windows, a long cast concrete frieze with stylized lotus flowers. The east elevation of the building features a vertically oriented rectangular-shaped window near the front flanked by pilasters. The window is currently covered with a sheet of plywood. In the rear are two divided-lite wood windows and a contemporary security door. The rear features a wood-frame, gable-roof, single-story addition with an entry door below the east-facing gable end. In the rear or south elevation, the gabled stepped-down addition ties into another addition built of concrete blocks, having a flat roof and short canopy. The original building continues to the west with a single window covered with plywood and bright painted lettering that reads "MENGALI'S FLORIST." The front of the parcel has minimal landscaping consisting of concrete walkways. The east and south sides of the parcel feature asphalt parking lots.

***P3b. Resource Attributes:** HP7 - One-two story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: View looking northwest at the building from Main Street.

***P6. Date Constructed/Age and Sources:** Historic Constructed 1936, according to the Woodland Democrat, newspaper.

***P7. Owner and Address:** 2 Main Street, Woodland, CA 95695.

***P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

***P9. Date Recorded:** October 22, 2021

***P10. Type of Survey:** Architectural

***P11. Report Citation:** Historical Resource Analysis Study of 2 Main Street, Woodland, Yolo County, California 95695. Prepared for the City of Woodland, 300 First Street, Woodland, CA 95695. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. October 2021.

***Attachments:** Building, Structure, and Object Record, Photograph Record.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:
 HRI#:

Page 2 of 19

*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

- B1. Historic Name:** C.L. Pugh Memorial Florist
- B2. Common Name:** Mengali's Florist
- B3. Original Use:** Commercial Retail business
- *B5. Architectural Style:** Art Deco
- *B6. Construction History:** Based upon historic newspaper accounts, the building was constructed in 1935 and completed in 1936. The rear and side of the building include two additions believed to have been constructed in the 1950s and 1960s.
- *B7. Moved?** No Yes Unknown
- *B8. Related Features:** Modern and contemporary commercial infill.
- B9a. Architect:** Undetermined
- B9b. Builder:** Roth Brothers
- *B10. Significance: Theme:** Art Deco Commercial Architecture
- Area:** Woodland
- Period of Significance:** 1936
- Property Type:** Commercial/Retail building
- Applicable Criteria:** NRHP A-D; CRHR 1-4; City of Woodland Criteria

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small box frame dry goods store near Court and Sixth Streets in present-day Woodland, establishing Yolo City. The store served farmers and ranchers living nearby and travelers along the trail between the small towns of Washington (West Sacramento) and Cacheville (Yolo). Thereafter, A. Weaver opened a blacksmith shop, and in about three months was succeeded by James McClure, and he by E. R. Moses. The first shop was at a point near the former railroad, about 400 feet north from Main Street (refer to BSO, Page 3 of 19).

- B11. Additional Resource Attributes:** None.
- B12. References:** City of Woodland. "A Brief History of Woodland." Excerpted from the Woodland General Plan. www.cityofwoodland.org. 1996; Gebhard, David ed. *The Guide to Architecture in San Francisco and Northern California*. 1976, revised 1985; Gilbert, Frank T. *The Illustrated Atlas and History of Yolo County, Cal., containing a History of California from 1513 to 1850, a History of Yolo County from 1825 to 1880*. San Francisco: DePue & Company. 1879; Gregory, Tom. *History of Yolo County, California*. Historic Record Company: Los Angeles. 1913; Kalfbeek, Elizabeth. *Woodland Daily Democrat* Website. "Pugh Memorials Celebrates 100 Years." www.dailydemocrat.com/2010/12/17/pugh-memorials-celebrates-100-years. December 17, 2010; Larkey, Joann Leach. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989; Larkey, Joann Leach. "Portraits of the Past: Suburban Development in the 1920s." *Davis Enterprise*. June 22, 1972; Larkey, Joann Leach and Shipley Walters. *Yolo County, Land of Changing Patterns*. Windsor Publications. 1987; Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington DC: Preservation Press. 1987 (refer to BSO, Page 11 of 19).

- B13. Remarks:**
- B14. Evaluator:** Dana E. Supernowicz, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.
Date of Evaluation: October 2021

AERIAL PHOTOGRAPH (Google Earth 2021)



(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance: (Continued):**

Before the settlement of the Woodland area by Europeans, the *Poo-e-win*, a dialect group of the Hill Patwin Indians, inhabited the region, occupying the river courses and tributary drainages, such as the Sacramento River, and Cache and Putah Creeks. Of special importance to the Poo-e-win was the main trading trail which followed the course of Cache Creek and served as an important economic supply line to the Nomlaki to the north, the Nisenan to the east, and the Pomo to the west. The Poo-e-win likely occupied the Woodland area in seasonal camps for hunting and seed gathering. The Patwin occupied homes of tule leaves and ate acorns, berries, roots, fish, duck and game. The enslavement of the Poo-e-win by the Spanish missionaries rapidly reduced their numbers and a smallpox epidemic in 1837 decimated the surviving population (City of Woodland 1996; Walters 2008).

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small box frame dry goods store near Court and Sixth Streets in present-day Woodland, establishing Yolo City. The store served farmers and ranchers living nearby and travelers along the trail between the small towns of Washington (West Sacramento) and Cacheville (Yolo). Thereafter, A. Weaver opened a blacksmith shop, and in about three months was succeeded by James McClure, and he by E. R. Moses. The first shop was at a point near the former railroad, about 400 feet north from Main Street.

In 1856, Henry Wyckoff established a second store near Court Street, but sold out in April 1857 to Missourian Franklin S. Freeman, who demolished the old residence and erected a new house, still standing at 1037 Court Street. He married local school teacher Gertrude Swain in 1858, and they lived in the house until about 1868, after which they constructed a larger house on the 400 block of First Street, which was demolished in 1948 (Gilbert 1879; City of Woodland 1996; Walters 2008). His wife, Gertrude taught 60 pupils in the school which was located across from the present-day Freeman Park (Hayes 1928).

By 1857, Major Frank S. Freeman had acquired 160 acres of land, and offered free lots to settlers who would clear the land and build homes. Eventually the settlement of Yolo City was established around the central part of present-day Main Street. Yolo City developed into an agricultural community, bolstered by the first irrigation canal developed in 1856 by James Moore, who owned exclusive rights to Cache Creek. In 1861, Major Freeman gained permission to build a post office in the town, and Yolo City was officially renamed Woodland by his wife, Gertrude Freeman in honor of the Valley Oak forest that filled the valley. Frank Freeman was appointed Postmaster in 1861, and he established the first Woodland post office in a brick commercial building he constructed on the northwest corner of Main and First Streets (539 Main Street). A saloon, the first in the town, was opened in 1861 by Benjamin Hotchkiss on Main Street. There were two boarding houses, one kept by James W. Stotenburg and the other by E. Dollarhide (Gilbert 1879; City of Woodland 1996; Walters 2008).

The grade of the road once known as the "old Vallejo Railroad Grade" was completed to Woodland in 1860. The same year Hesperian College was completed. The flood of 1861-1862 demonstrated the necessity of a more accessible point for the county seat than the current town of Washington (Gilbert 1879: 76). In 1862, the Yolo County seat was transferred from Washington (present-day West Sacramento) to Woodland. The first plat of the town was recorded in 1863 with Sixth Street designated as the eastern boundary, College Street as the western boundary, North Street as the northern boundary, and South Street (now Main Street) as the southern boundary. By the mid-1860s Woodland was the most important commercial center in the county, with a business district that boasted the county courthouse and hospital, a steam flour mill, brewery, livery stable, two blacksmith shops, wagon shop, two hotels, drugstore and six retail stores (City of Woodland 1996; Walters 2008).

In 1869, the California Pacific Railroad Company constructed a line between Davisville and Marysville with a Woodland station in the vicinity of College Street and Lincoln Avenue. Warehousing and industries requiring rail service developed along the railroad tracks, creating the industrial area that still remains between East and Fifth Streets. By 1870, the population of Woodland was approximately 1,600. By the time Woodland was incorporated in 1871 most of the oaks for which the town was named had vanished. Agricultural produce included tobacco, peanuts, grapes, rice, sugar beets, various grains, and row crops. Wineries and livestock were also important agricultural operations.

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance: (Continued):**

In 1891, Woodland acquired the water works system, built a sewer system, and completed the city hall. The Opera House, which was destroyed by fire in 1891 and rebuilt in 1896, became a center for recreation and culture. William H. Weeks, a renowned Northern California architect, designed many buildings in Woodland, including the Yolo County Courthouse, Hotel Woodland, Elks Lodge, and the Bank of Woodland (City of Woodland 1996; Walters 2008). By 1910, Woodland was the largest city in the county, with a population of 3,187. For the next 40 years, Woodland remained a stable community, anchored by agricultural industrial plants, such as the three rice mills, a sugar beet refinery, and a tomato cannery. The post-World War II period heralded explosive growth for California, and Woodland's population tripled between 1950 and 1980. New subdivisions and shopping centers developed around the town's perimeter, while industrial plants and distribution centers have been established in the northeast area of Woodland (Walters 2008).

The subject parcel and the commercial building at 2 Main Street occupy a prominent corner at the far east end of Woodland's downtown commercial district. Prior to the 1960s, most of Main Street near the corner of what was then called Cemetery Street was developed with single-family residential homes. The history of the property begins with Clarence L. Pugh, who established a florist shop at the corner of Main and Cemetery Streets in 1936. Clarence L. Pugh was born around 1880 in Ohio and migrated to Yolo County in the early 1900s, where he established a monument business along with his brother working as a stone cutter providing headstones for the local cemeteries. Clarence Pugh opened E.L. Pugh Memorials in 1910, which was handed down to his son, Emmett Pugh, in later years. The Pugh family home was located next to the business, reportedly just east of the Florist Shop at 2 Main Street, where the former Midas shop was located (Kalfbeek 2010).

Apparently, Clarence Pugh's interest began to expand in the 1920s, when he began raising flowers for a pastime. In an article in *Woodland Daily Democrat* on October 20, 1925, Pugh's reportedly cultivated fifty-two varieties of flowers, particularly dahlias, in a wide variety of colors, along with verbenas, rare acanthus, and other varieties in his garden behind his home (*Woodland Daily Democrat*, "Clarence Pugh Raises Flowers for Pastime." October 20, 1925). Pugh's passion for growing flowers evolved into a business and by 1936, the *Woodland Daily Democrat* announced that C.L. Pugh was opening a flower shop advertising himself as a "memorial florist" in conjunction with his new monumental [monument] plan at West and Main Streets. Pugh was joined in the business with his two sons, Lawrence and Emmett. According to the article, the public was invited to inspect the new building and adjoining "new rooms," where Pugh had a museum of "rare Indian relics" (*Woodland Daily Democrat*, "New Floral Shop to be Opened Here." October 24, 1936). In December of 1936, Pugh began to advertise his Flower shop in the *Woodland Daily Democrat* (Figure 1).

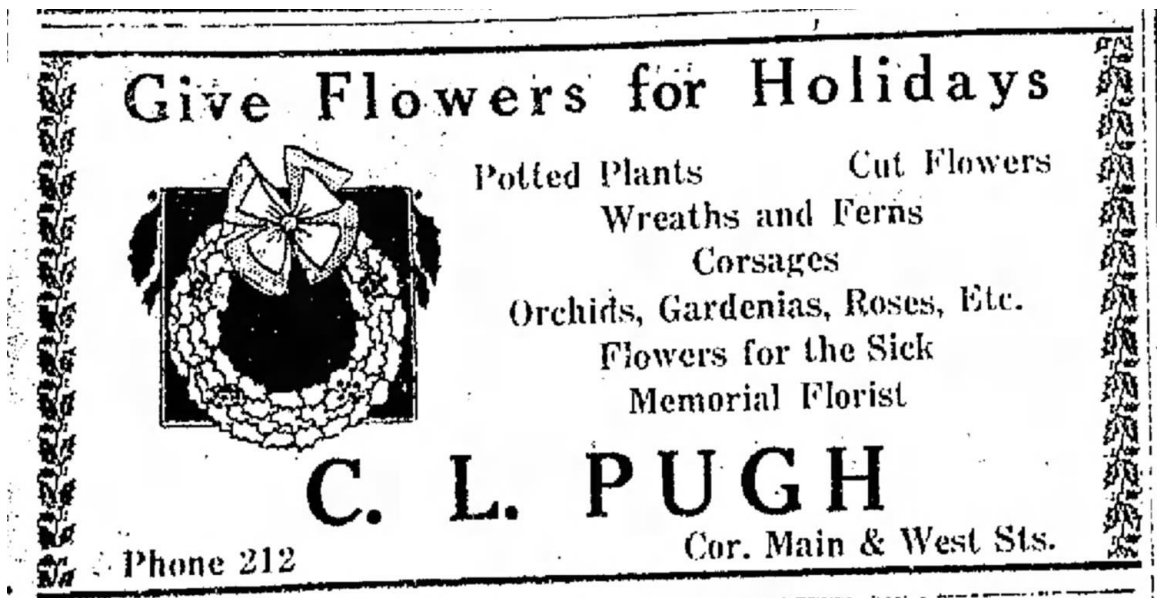


Figure 1: *Woodland Daily Democrat*, newspaper (December 16, 1936).

***B10. Significance: (Continued):**

Clarence Pugh continued to run his florist shop until his death in August 23, 1951. He is buried in the Woodland Cemetery along with his wife Mary F. Pugh, who lived until October 8, 1989 (Figure 2).



Figure 2: Pugh family burial plot and headstone in the Woodland City Cemetery.

An article published in the *Sacramento Bee* on May 4, 1974, announced that Memorial Florists, renamed after the death of Clarence Pugh, was leased to Carl Mallery who would open his florist business on July 1st. Mallery had been in business in the Town and Country Shopping Center on West Main Street, and upon opening planned to build a parking lot and make other improvements. Mallery rented the building from Louis J. Swain Ranch, which acquired the structure from Emmett Pugh in 1974 (*Sacramento Bee*, May 4, 1974). The new shop was named Mengali's Florist and was advertised in 1974 in both Winters and Woodland.

On August 13, 1978, the *Sacramento Bee* reported that the florist shop was actually opened by Emmett Pugh in order to "please his father." Previous to 1936, Emmett was a professional musician playing numerous venues throughout the Sacramento region. It was after the death of Clarence, his father, that Emmett returned to the monument business (*Sacramento Bee*, August 13, 1978). Emmett Pugh died in March 1989, and at the time of his death continued to own and operate the monument or stone carving business in Woodland. Mengali's Florist shop continued to operate until last year, when the shop closed.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

*B10. Significance: (Continued):

While the architect who designed Pugh's florist shop has not been identified, the building visually represents a modest form of Art Deco architecture with rather rare Egyptianesque elements used to embellish the overall Deco design. The term 'Art Deco' refers to a design period that was popular in the United States and Europe in the 1920s and 1930s. This short-lived movement influenced fashion, art, homewares, and building styles throughout the Roaring Twenties and the Great Depression. The aesthetic was careful to balance opulence and practicality. Art Deco architecture represents a style of building that is sleek, but not minimal. The architects of the time were inventive in their approach to design. They sought to create structures that were fresh, modern, and unlike previous revivalist styles. Art Deco buildings are unmistakable and represent an era that was at the center of the Machine Age.

The Art Deco style was seen throughout Paris in the early 1920s, but made its first official appearance in 1925 at *the Exposition Internationale des Arts Decoratifs et Industriels Modernes*. This design show was held in Paris and featured the work of several promising young designers. The movement was eventually named after this event. After this event, the design aesthetic took off. Paris is home to many early examples of Art Deco architecture. In the United States, the American Radiator Building is the earliest Art Deco building from 1924. It wasn't until the early 1930s that famous architects built several other now-famous Art Deco buildings in American cities. American skyscrapers, in particular, represented the most lavish and impressive examples of the style. The Empire State Building, Rockefeller Center, and the Chrysler building are all examples of Art Deco architecture in New York City.

Some of the common elements and characteristics identifying an Art Deco building include:

- **Modern and traditional building materials.** Art Deco buildings utilized materials like stucco, terracotta, decorative glass, chrome, steel, and aluminum.
- **Ornate, geometric detailing.** Various motifs and ornamental details were applied to a building. Some common Art Deco motifs include chevrons, pyramids, stylized sunbursts or florals, zig-zags, and other geometric shapes.
- **Consistent detailing.** A designer or architect would include similar Art Deco elements on both the exterior and interior, so that each building carried out a consistent theme.
- **Bold use of contrasting colors.** Bright, opulent colors are synonymous with the Art Deco period. Buildings incorporated stark colors like black and white or gold and silver to create contrast.
- **Fragmented shapes.** Many facades were created using vertical lines that were angular and pointed in an upward and outward direction. These triangular shapes were capped off with a series of steps that eventually come to a point.
- **Decorative, geometric windows.** Windows and doors were decorated with geometric designs. The windows could be glass block or a series of opaque glass inserts and were often positioned in a long, horizontal row.
- **Parapets and spires.** Corners of buildings were often decorated with tower-like structures that would make a simple square building seem more opulent.

The Art Deco period spanned several decades. On the one hand, you have a design period that personifies luxury, wealth, and the rise of industry. In contrast, the latter part of the era encompasses the Great Depression (1930s), which is in stark contrast with the preceding period. Once the Great Depression hit, designers wanted to implement lavish Art Deco styles, but they had to do so in a smart, practical, and budget-friendly way. Builders adapted the style to more economical apartment buildings and the like. More moderate designers were able to build basic structures and use machine-made ornamentation relatively inexpensively. Decorative styles were reserved for the most prominent and visible parts of a building, which also saved money. The quality and extent of decoration vary widely in Art Deco architecture. Much of this detailing depends on the budget, the prominence of the builder, and the quality of the build (Thomann 2021).

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

***B10. Significance: (Continued):**

REGULATORY FRAMEWORK

NRHP Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history. As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property’s significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context (USDI, n.d.)

CEQA and CRHR Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an “historical resource” for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

*B10. Significance: (Continued):

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

City of Woodland Standards for Historic Designation

In addition, the City of Woodland Sec. 12A-3-1. Standards for designation of historical landmarks, historical districts, and historical resources was taken into consideration. The standard is as follows:

(a) A building, structure, object, or particular place may be designated for preservation as a landmark if it meets one or more of the following criteria:

(1) Historical Importance. The building, structure, object, particular place, vegetation or geology, has character, interest of value, as part of the development, heritage or cultural characteristics of the city, state or nation; or is the site of an historic event with an effect upon society; or is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

(2) Architectural Importance. The building, structure, object, or particular place exemplifies the environment of a group of people in an era of history characterized by distinctive architectural style; or embodies those distinguishing characteristics of an architectural type specimen; or is the work of an architect or master builder whose individual work has influenced the development of the area; or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

(b) An area may be designated as an historical district which it includes at least two designated historical landmarks in such proximity that they create a setting historically or culturally significant to the local community, the state, or the nation, sufficiently distinguishable from other areas of the city to warrant preservation by such means. Such districts may include structures and sites that individually do not meet criteria for landmark status but which geographically and visually are located so as to be part of the setting in which the other structures are viewed.

(c) The city council shall approve and maintain a historical resources list. A building, structure, or object may be included on the list as a historical resource if, in the determination of the city council, it satisfies the historical preservation commission's historical resources inventory study list evaluation criteria. (Ord. No. 1004, § 2 (part); Ord. No. 1310, § 3 (part).)

INTEGRITY CRITERIA

Determining the significance of 2 Main Street is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

*B10. Significance: (Continued):

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 10 of 19

*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

*B10. Significance: (Continued):

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

DETERMINATION OF INTEGRITY AND ELIGIBILITY

Location - 2 Main Street retains its original location.

Design - 2 Main Street retains most of its original architectural character defining features and design elements, particularly its cast concrete Art Deco stylized Egyptianesque elements.

Setting - The setting for 2 Main Street has changed in the past few decades with gas stations, strip malls, and auto shops flanking the building.

Materials - The majority of the original materials associated with 2 Main Street are intact, particularly the cast concrete pilasters, friezes, and the groups of transom top-lite windows concealed on the outside by cloth awnings.

Workmanship - The original workmanship of 2 Main Street remains largely intact, despite several additions in the rear of the building.

Feeling - The feeling of 2 Main Street as a whole remains largely the same as when it was constructed in 1936.

Association - The association of 2 Main Street remains strong given that the building until recently has been continually used as a florist shop.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 11 of 19

*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

***B10. Significance: (Continued):**

EVALUATION CRITERIA

Is 2 Main Street eligible for the NRHP? No.

Under NRHP Criterion A-C, while 2 Main Street retains good integrity and represents a relatively rare example of commercial Art Deco architecture in Woodland, the building has undergone several alterations (additions) in the rear, and, while important locally, the building does not rise to level that it would merit listing on the NRHP.

Is 2 Main Street eligible for CEQA and the CRHR? Yes.

Under CRHR Criterion 1, 2 Main Street is not associated with an event or events of significance in the history of Woodland. Under CRHR Criterion 2, 2 Main Street is associated with the Pugh family of Woodland, although the family is best remembered for the monument business established by C.L. Pugh around 1910 and still operating in Woodland. Under CRHR Criterion 3, 2 Main Street represents a good example of Depression Era (1930s) Art Deco architecture in Woodland, including a rare example of Art Deco design having stylized Egyptian Revival architectural elements still intact. Under CRHR Criterion 4, there is no evidence to suggest that 2 Main Street has the ability to address scientific questions or research. In summary, 2 Main Street appears to be a significant resource per Criterion 3 of the CRHR as a good example Art Deco commercial architecture in Woodland at the local level of significance.

Is 2 Main Street a significant resource per the City of Woodland Sec. 12A-3-1-Standards for designation of historical landmarks, historical districts and historical resources? Yes.

In order for any historical property to be designated, it must retain adequate integrity to convey its significance. As with the CRHR, 2 Main Street retains good integrity and still conveys its primary architectural character defining features representing commercial Art Deco design of the 1930s. Therefore, the building does appear to warrant historic designation as an individual property.

SIGNIFICANCE SUMMARY STATEMENT

In conclusion, 2 Main Street represents a relatively rare example of Art Deco 1930s-era commercial architecture in Woodland and warrants historic designation at the local level of significance.

B12. References (Continued):

McAlester, Lee. *Field Guide to American House*. New York: Knopf. 1984.

State of California. *California Historical Landmarks*. Department of Parks and Recreation. Sacramento, CA. 1979.

State of California. *California Inventory of Historic Resources*. Department of Parks and Recreation. Sacramento, CA. 1976.

State of California. California Historical Resources Status Codes Manual and California Department of Parks and Recreation (DPR) forms. March 1995.

Thomann, Loren. "What is Art Deco Architecture." The Spruce Website. www.thespruce.com. January 5, 2021.

USDI, National Parks Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. n.d.

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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 12 of 19

*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

B12. References (Continued):

Primary Records

California State Death Index.

California State Archives, Sacramento, California.

California State Library, History Room, Sacramento, California.

United States Federal Census. Woodland, Yolo County, California.

Sacramento Bee. Newspaper. Sacramento, California. 1974-1976.

Woodland Daily Democrat. Newspaper. Woodland, California. 1925-1936.

Yolo County Tax Assessor's Office. Official Records. Woodland, California.

Yolo County Recorder's Office. Official Deeds. Woodland, California.

Yolo County Archives, Woodland, California.

Maps

Sanborn Fire Insurance Map Company. Sanborn Fire Insurance Maps. Woodland, Yolo County, California. 1886-1949.

USGS 7.5' *Woodland, California* Topographic Quadrangle 1952, revised 1981.

*B10. Significance: (Continued):

PHOTOGRAPH RECORD



**Photograph 1: View looking south from Main Street
at the front or north elevation of 2 Main Street.**



Photograph 2: View looking northeast across West Street at 2 Main Street.

*B10. Significance: (Continued):



Photograph 3 View looking south from West Street at the west elevation of 2 Main Street.
Note that the cloth awnings cover the groups of transom windows.



Photograph 4: View looking east at the front elevation of 2 Main Street.

*B10. Significance: (Continued):



**Photograph 5: View looking north at the rear or south elevation of 2 Main Street.
Note the additions (right side) to the rear of the building.**



**Photograph 6: View looking west at the east elevation of
2 Main Street illustrating the additions to the building.**

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 16 of 19

*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

*B10. Significance: (Continued):



**Photograph 7: View looking northwest at the east elevation of 2 Main Street.
The two additions are on the far left. The original building is on the right.**



Photograph 8: View looking southwest at the northeast elevation of 2 Main Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 17 of 19

*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

*B10. Significance: (Continued):



Photograph 9: View of the Art Deco stylized Egyptian Revival frieze above the west elevation windows.



Photograph 10: View of the pilasters, Egyptian Revival stylized capitals, and frieze above the side door facing West Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 18 of 19

*Resource Name or #: (Assigned by recorder) 2 Main Street

NRHP Status Code: 3CS

*B10. Significance: (Continued):



Photograph 11: Close-up view of the Egyptian Revival Sun God frieze above the side door.



Photograph 12: Close-up view of the capital atop the pilasters representing a stylized lotus flower.

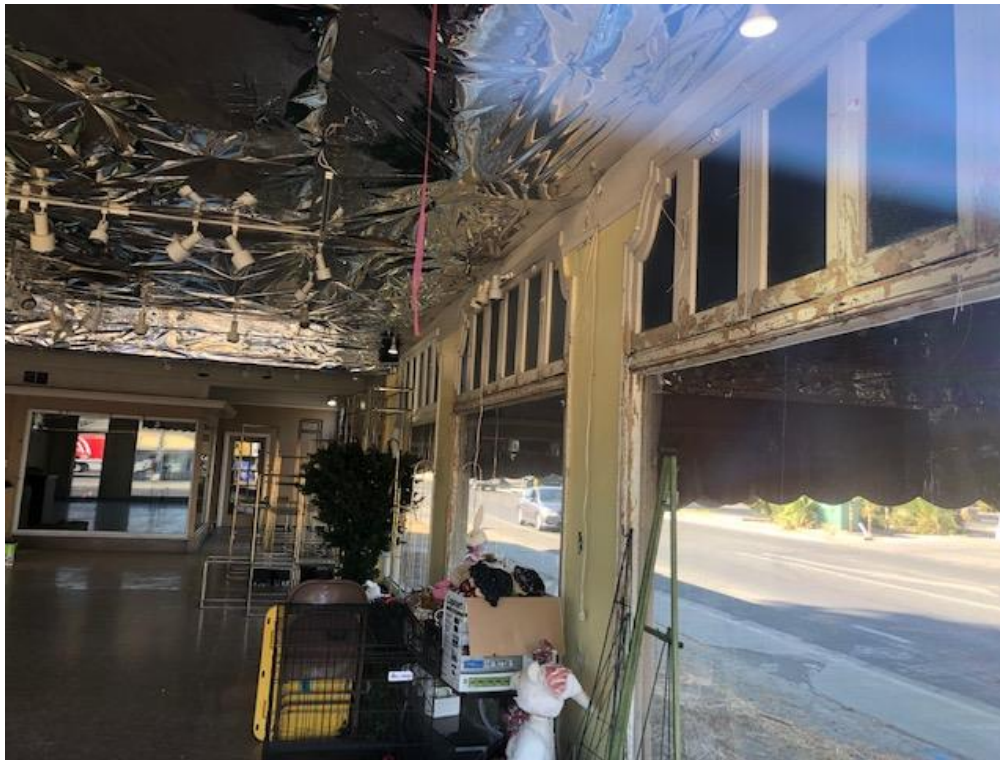
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 19 of 19

*Resource Name or #: (Assigned by recorder) 2 Main Street

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*B10. Significance: (Continued):



Photograph 13: Interior view of the West Street side of 2 Main Street, depicting the original wall design and groups of transom windows covered on the exterior by cloth awnings.



PROJECT
**PROPOSED SHELL BUILDING FOR:
 TRUE NORTH PROPERTIES
 2 MAIN STREET
 WOODLAND, CALIFORNIA 95695**

STATUS

Current Release Date	
02-03-22	
Planning Submittal	
Plan Check Submittal	

REVISIONS

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△	
△	
△	
△	

IDENTIFICATION

Scale	1/4" = 1'-0"
Project Coordinator	CHRIS WARD
Project No.	21-113
Sheet	A-3.1

KEYED NOTES

- 1 CEMENT PLASTER STUCCO WALL ASSEMBLY - PROVIDE REVEAL SCREEDS WHERE SHOWN AND J-BEADS WITH WEEP HOLES AT BASE, TYPICAL - SEE PROPOSED FLOOR PLAN, COLOR/MATERIAL LEGEND, SECTIONS, DETAILS, AND STRUCTURAL PLANS.
- 2 STOCKTON PRODUCTS 1/2" WIDE x 7/8" DEEP "WVS" V-SCREED (OR APPROVED EQUAL) - PAINT TO MATCH ADJACENT WALL FINISH - SEE DETAILS.
- 3 STOCKTON PRODUCTS 2" WIDE x 7/8" DEEP "5VR" REVEAL SCREED (OR APPROVED EQUAL) - SEE PROPOSED COLOR/MATERIAL LEGEND AND SECTIONS.
- 4 DECORATIVE ORNAMENTAL WALL TRIM - DESIGNS TO MATCH EXISTING BUILDING - SEE PROPOSED COLOR/MATERIAL LEGEND.
- 5 SHAPED E.P.S. FOAM TRIM WITH FLEXIBLE CEMENTITIOUS COATING WITH FIBERGLASS DETAIL MESH APPLIED TO BROWN COAT OF WALL WITH APPROVED ADHESIVE WITH CEMENT PLASTER STUCCO FINISH COAT ON SHAPE - SEE PROPOSED COLOR/MATERIAL LEGEND AND SECTIONS.
- 6 G.S.M. PARAPET COPING FLASHING - PAINT TO MATCH COLOR OF FINISH MATERIAL DIRECTLY BELOW - SEE PROPOSED COLOR/MATERIAL LEGEND, ROOF PLAN, SECTIONS, AND DETAILS.
- 7 METAL CANOPY - SEE PROPOSED COLOR/MATERIAL LEGEND, ROOF PLAN, SECTIONS, AND DETAILS.
- 8 GLAZING SYSTEM ASSEMBLY - SEE PROPOSED FLOOR PLAN, COLOR/MATERIAL LEGEND, SECTIONS, WINDOW SCHEDULE, AND DETAILS.
- 9 DOOR - SEE PROPOSED COLOR/MATERIAL LEGEND AND DOOR SCHEDULE.
- 10 FIRE DEPARTMENT APPROVED KNOX BOX - THE KNOX BOX SHALL CONTAIN LABELED KEYS TO GAIN ACCESS INTO ALL PORTIONS OF THE BUILDING OR SPECIFIC PORTIONS OF THE BUILDING AS REQUIRED BY THE FIRE CODE OFFICIAL - THE OPERATOR OF THE BUILDING SHALL IMMEDIATELY NOTIFY THE FIRE CODE OFFICIAL AND PROVIDE A NEW KEY WHEN A LOCK IS CHANGED OR RE-KEYED - THE KEY TO SUCH LOCK SHALL BE SECURED IN THE KNOX BOX BY THE FIRE CODE OFFICIAL PER C.F.C. SECTION 506.
- 11 SURFACE MOUNTED LIGHT FIXTURE - SEE PROPOSED REFLECTED SOFFIT PLAN, DETAILS, AND ELECTRICAL PLANS.
- 12 RECESSED KEYS AND HOSE BIB BOX - SEE PROPOSED FLOOR PLAN AND PLUMBING PLANS.
- 13 DASHED LINES INDICATE FUTURE SURFACE MOUNTED SIGNAGE BY TENANT - PROVIDE BACKING AS REQUIRED TO SUPPORT SIGNAGE - SAID SIGNAGE TO BE UNDER A SEPARATE PERMIT BY SIGNAGE COMPANY - SEE ELECTRICAL PLANS FOR FUTURE SIGNAGE.
- 14 STREET ADDRESS NUMERALS - PLACE IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY - NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE POSTED A MINIMUM OF 10'-0" ABOVE THE GROUND - ADDRESS NUMBERS SHALL BE ARABIC NUMERALS - DECIMAL NUMBERS SHALL BE A MINIMUM OF 6" HIGH WITH A MINIMUM STROKE OF 3/16" THICK.
- 15 FABRIC AWNING - SEE PROPOSED COLOR/MATERIAL LEGEND, ROOF PLAN, AND SECTIONS.
- 16 JAY R. SMITH #1771 OVERFLOW DRAIN DOWNSPOUT NOZZLE OUTLET WITH NICKEL BRONZE FINISH - SEE PROPOSED FLOOR, REFLECTED SOFFIT, AND ROOF PLANS, AND DETAILS.
- 17 DASHED LINES INDICATE ELECTRICAL SWITCH GEAR - SEE ELECTRICAL PLANS.
- 18 DASHED LINES INDICATE ELECTRICAL PANEL - SEE ELECTRICAL PLANS.
- 19 DASHED LINES INDICATE LIGHTING CONTROL PANEL - SEE ELECTRICAL PLANS.
- 20 DASHED LINES INDICATE TELECOMMUNICATION EQUIPMENT - SEE ELECTRICAL PLANS.
- 21 DASHED LINES INDICATE IRRIGATION CONTROLLER - SEE ELECTRICAL PLANS.

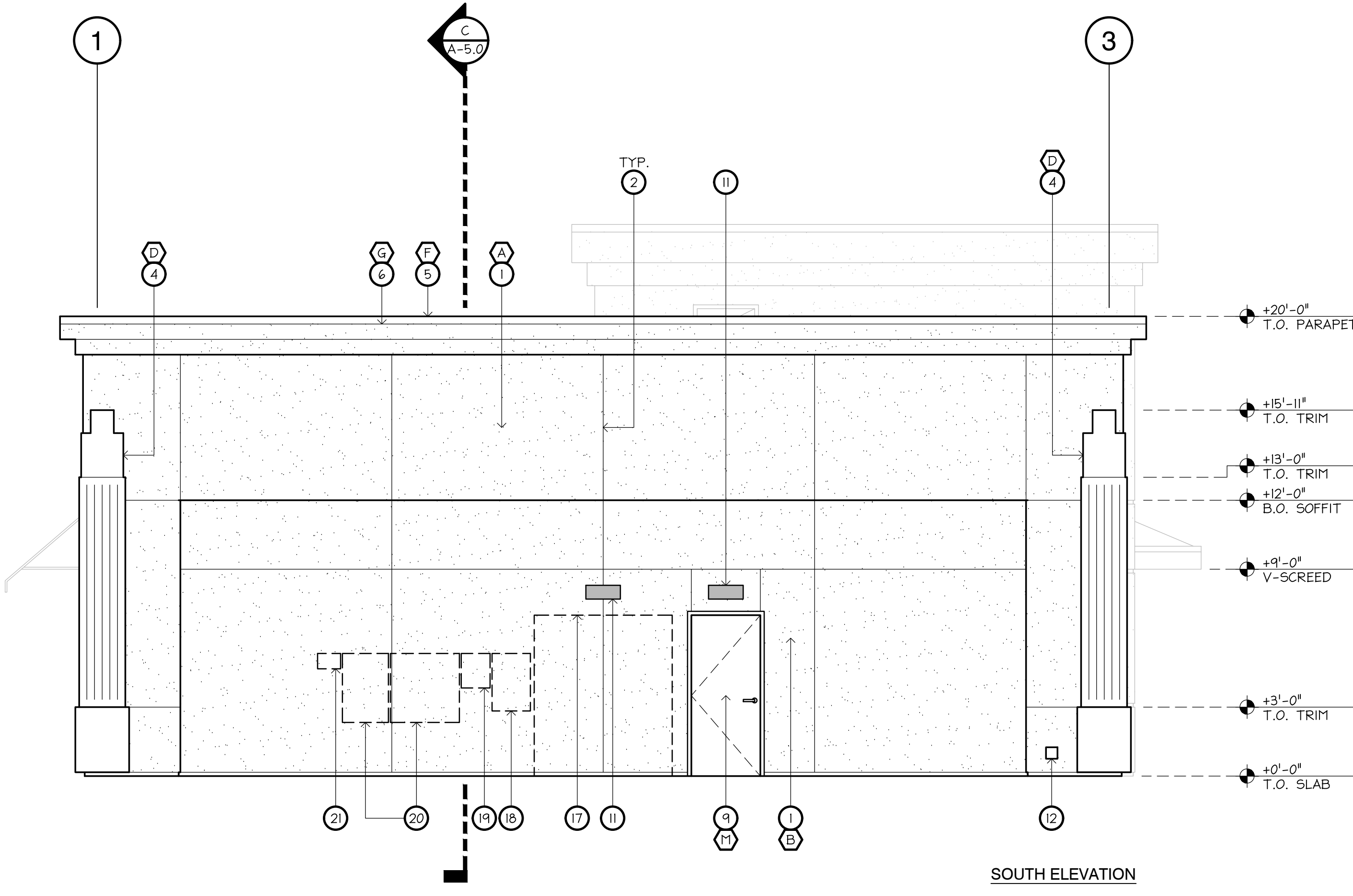
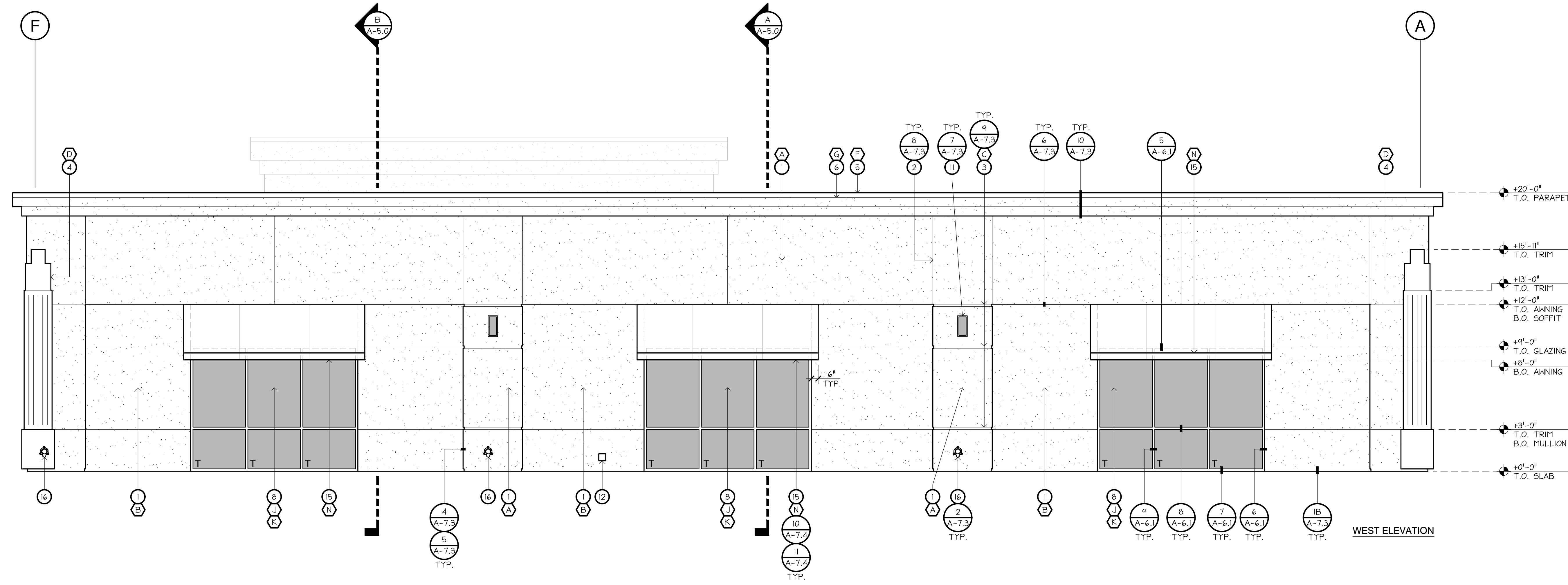
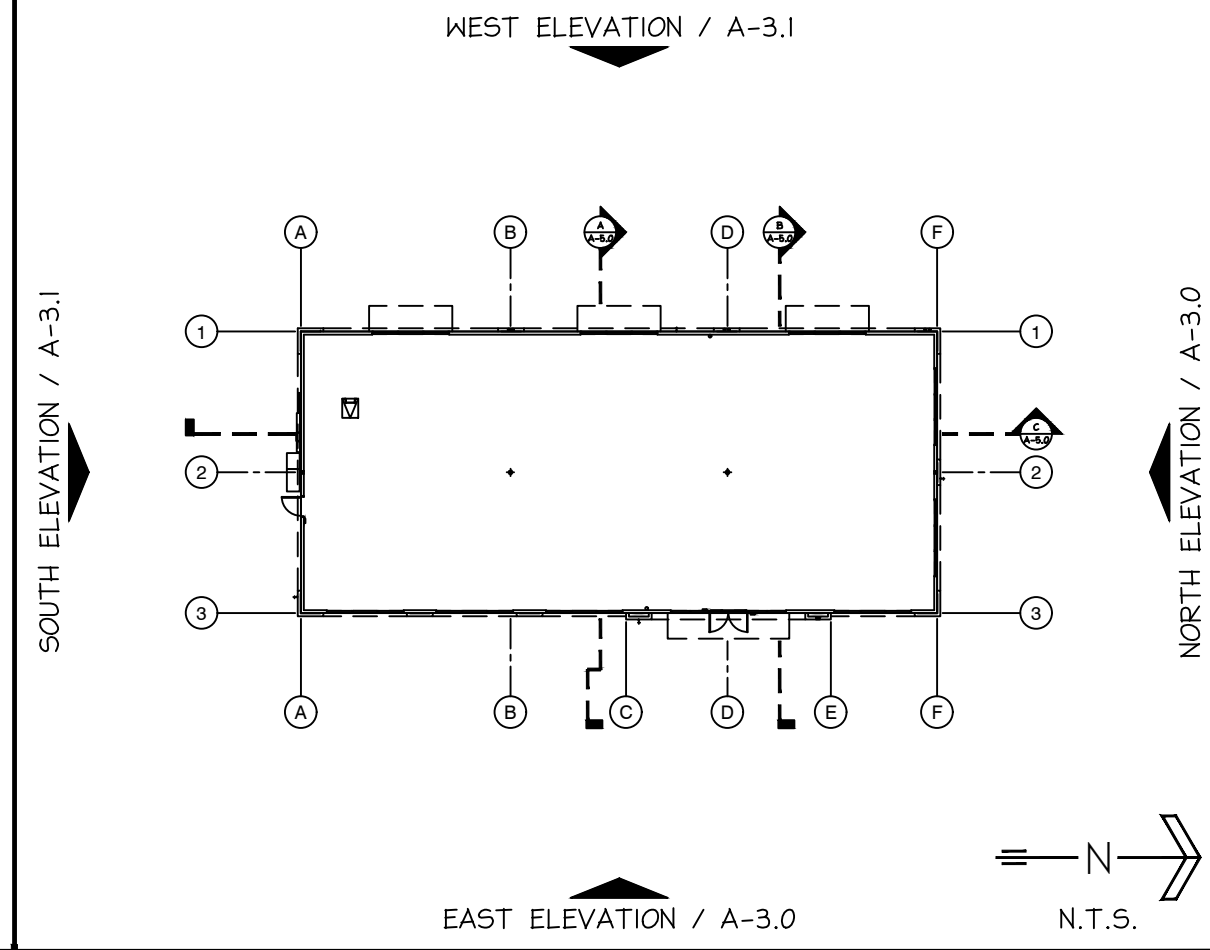
GENERAL CONTRACTOR SHALL SEE THE FOLLOWING EXTERIOR DETAILS FOR GENERAL REQUIREMENTS - SEE WALL LEGEND FOR SPECIFIC MATERIALS.

1 THROUGH 11
A-7.2

COLOR / MATERIAL LEGEND

MATERIAL	FINISH	COLOR / SPECIFICATION
A CEMENT PLASTER STUCCO (FIELD)	PAINTED	SHERKIN WILLIAMS SW 6072 "VERSATILE GRAY"
B CEMENT PLASTER STUCCO (ACCENT)	PAINTED	SHERKIN WILLIAMS SW 6074 "SPALDING GRAY"
C 2" REVEAL SCREED	FACTORY FINISH	ALUMINUM CLEAR ANODIZED
D DECORATIVE ORNAMENTAL WALL TRIM	PAINTED	SHERKIN WILLIAMS SW 6070 "HERON PLUME"
E CEMENT PLASTER STUCCO (E.P.S. FOAM)	PAINTED	SHERKIN WILLIAMS SW 6072 "VERSATILE GRAY"
F CEMENT PLASTER STUCCO (E.P.S. FOAM)	PAINTED	SHERKIN WILLIAMS SW 6074 "SPALDING GRAY"
G G.S.M. COPING FLASHING	PAINTED	PAINTED TO MATCH ADJACENT WALL FINISH
H METAL CANOPY	PAINTED	BLACK
I GLAZING SYSTEM ASSEMBLY	FACTORY FINISH	OLDCASTLE FG-3000 710 MEDIUM BRONZE CLASS 1 DARK RANGE ANODIZED ALUMINUM STOREFRONT
J GLAZING	FACTORY FINISH	GUARDIAN "SN-68 CLEAR - CLEAR" 1" DUAL PANE GLAZING
K STOREFRONT DOORS	FACTORY FINISH	OLDCASTLE FG-3000 710 MEDIUM BRONZE CLASS 1 DARK RANGE ANODIZED ALUMINUM STOREFRONT
L HOLLOW METAL DOOR AND FRAME	PAINTED	SEE DOOR SCHEDULE
M FABRIC AWNING	FACTORY FINISH	SUNBRELLA ARCTIC BLUE #P023

REFERENCE FLOOR PLAN



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PROPOSED EXTERIOR ELEVATIONS



PROJECT
**PROPOSED SHELL BUILDING FOR:
 TRUE NORTH PROPERTIES
 2 MAIN STREET
 WOODLAND, CALIFORNIA 95695**

STATUS

Current Release Date
02-03-22
Planning Submittal
--
Plan Check Submittal
--

REVISIONS

△	
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△	
△	
△	

IDENTIFICATION

Scale
1/4" = 1'-0"
Project Coordinator
CHRIS WARD
Project No.
21-113
Sheet

A-3.0

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- 15 FABRIC AWNING - SEE PROPOSED COLOR/MATERIAL LEGEND, ROOF PLAN, AND SECTIONS.
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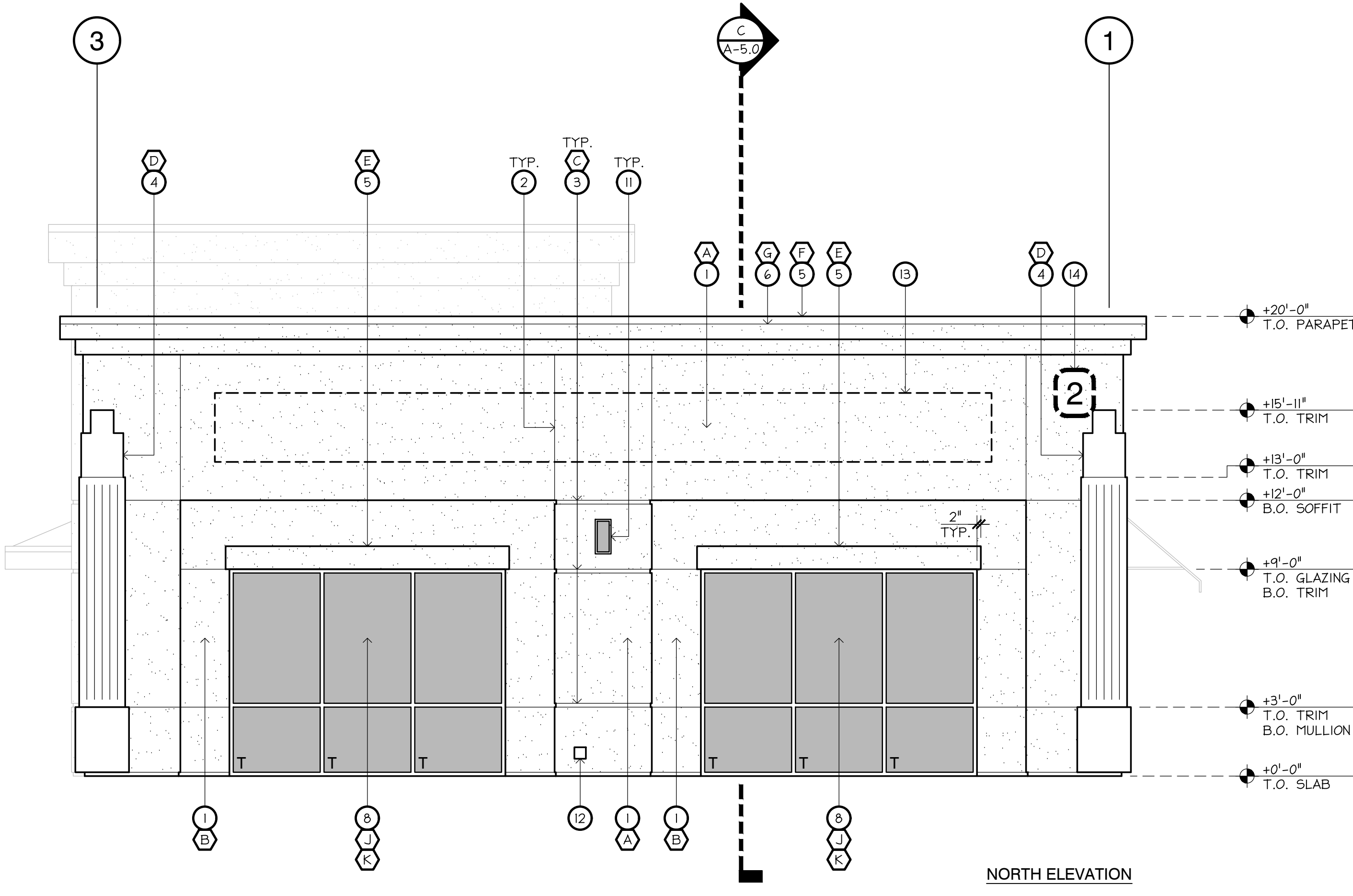
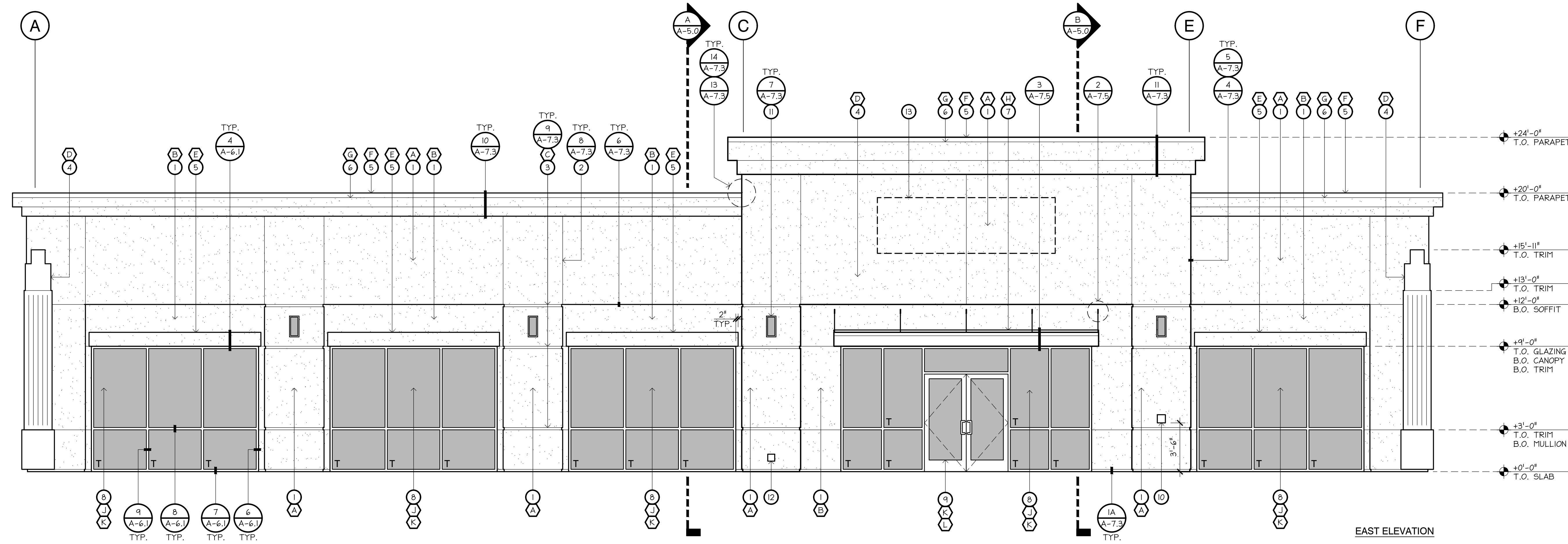
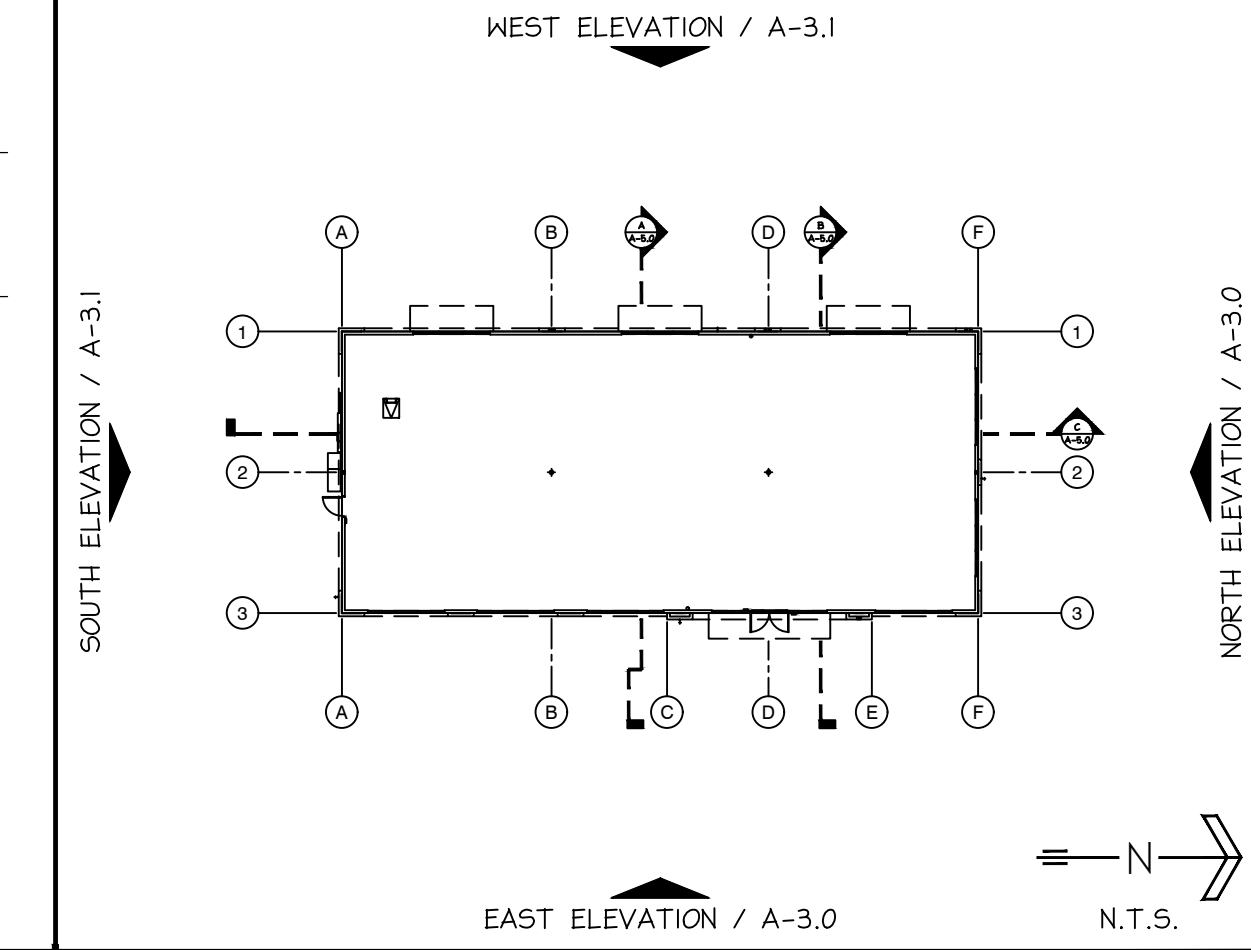
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A-7.7 THROUGH 11
A-7.7

COLOR / MATERIAL LEGEND

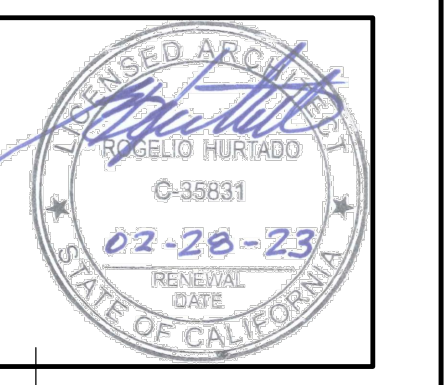
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B CEMENT PLASTER STUCCO (ACCENT)	PAINTED	SHERKIN WILLIAMS SW 6074 "SPALDING GRAY"
C 2" REVEAL SCREED	FACTORY FINISH	ALUMINUM CLEAR ANODIZED
D DECORATIVE ORNAMENTAL WALL TRIM	PAINTED	SHERKIN WILLIAMS SW 6070 "HERON PLUME"
E CEMENT PLASTER STUCCO (E.P.S. FOAM)	PAINTED	SHERKIN WILLIAMS SW 6072 "VERSATILE GRAY"
F CEMENT PLASTER STUCCO (E.P.S. FOAM)	PAINTED	SHERKIN WILLIAMS SW 6074 "SPALDING GRAY"
G G.S.M. COPING FLASHING	PAINTED	PAINTED TO MATCH ADJACENT WALL FINISH
H METAL CANOPY	PAINTED	BLACK
I GLAZING SYSTEM ASSEMBLY	FACTORY FINISH	OLDCASTLE FG-3000 710 MEDIUM BRONZE CLASS I DARK RANGE ANODIZED ALUMINUM STOREFRONT
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K STOREFRONT DOORS	FACTORY FINISH	OLDCASTLE FG-3000 710 MEDIUM BRONZE CLASS I DARK RANGE ANODIZED ALUMINUM STOREFRONT
L HOLLOW METAL DOOR AND FRAME	PAINTED	SEE DOOR SCHEDULE
M FABRIC AWNING	FACTORY FINISH	CONERELLA ARCTIC-BLUE #P023

REFERENCE FLOOR PLAN



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PROPOSED EXTERIOR ELEVATIONS



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PROPOSED SHELL BUILDING FOR:
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STATUS

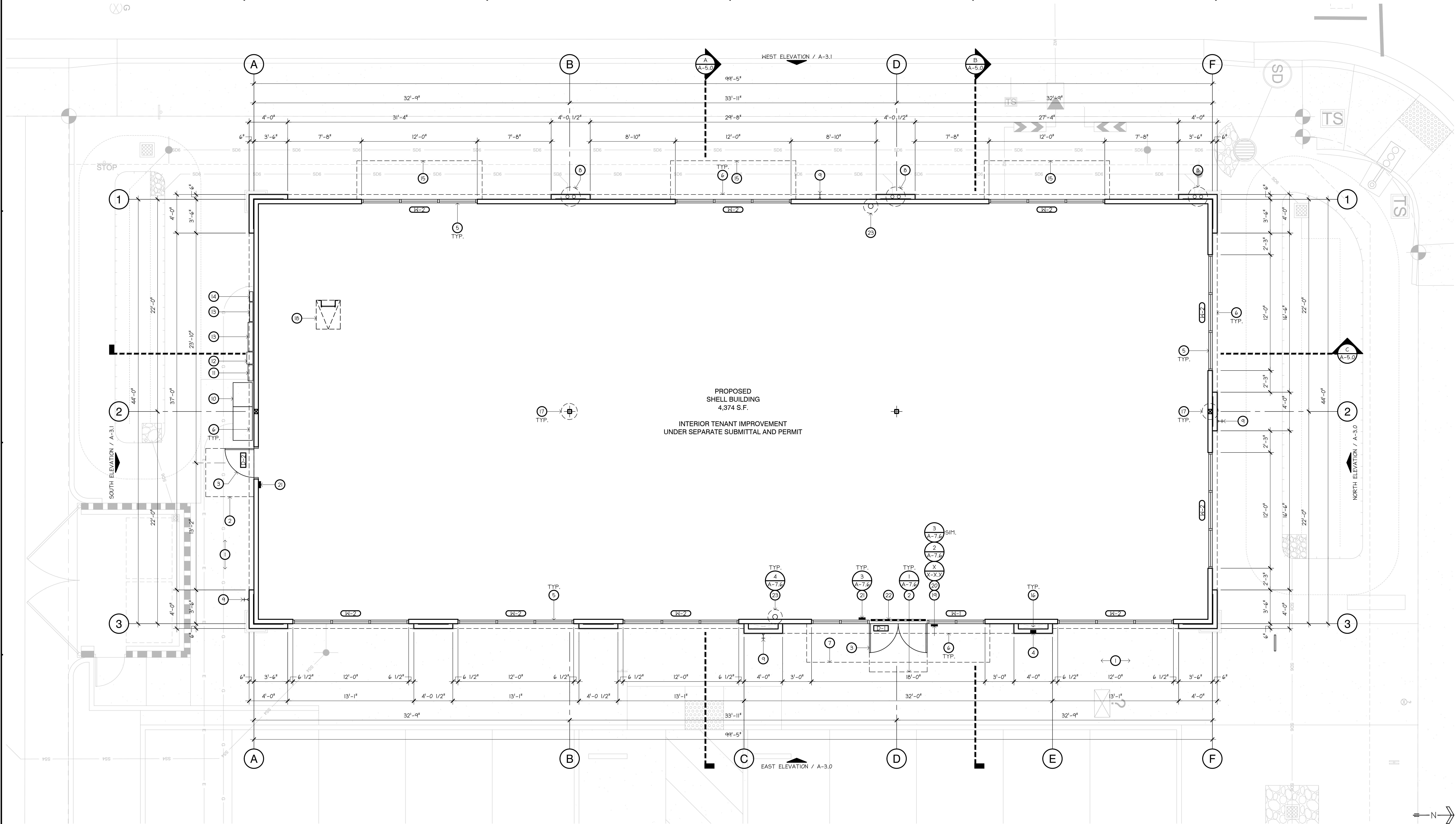
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Planning Submittal	--
Plan Check Submittal	--

REVISIONS

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IDENTIFICATION

Scale	1/4" = 1'-0"
Project Coordinator	CHRIS WARD
Project No.	21-113
Sheet	A-1.0



BUILDING ENVELOPE NOTES	GENERAL NOTES	WALL LEGEND	KEYED NOTES
<ol style="list-style-type: none"> 1. INSTALLED INSULATING MATERIAL SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURE TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, TITLE 20 CHAPTER 4, ARTICLE 3. 2. ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 2602 AND 707 OF TITLE 24, PART 2. 3. THE OPAQUE PORTIONS OF FRAMED DEMISING WALLS IN NON-RESIDENTIAL BUILDINGS SHALL HAVE INSULATION WITH AN INSTALLED R-VALUE OF NO LESS THAN R-13 BETWEEN FRAMING MEMBERS. 4. ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGES SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED. 5. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 C.F.M. PER SQUARE FOOT OR WINDOW AREA, 0.3 C.F.M. PER SQUARE FOOT OF DOOR AREA FOR RESIDENTIAL DOORS, 0.3 C.F.M. PER SQUARE FOOT OF DOOR AREA FOR NON-RESIDENTIAL SINGLE DOORS (SWINGING AND SLIDING), AND 1.0 C.F.M. PER SQUARE FOOT FOR NON-RESIDENTIAL DOUBLE DOORS (SWINGING). 6. FENESTRATION U-FACTOR SHALL BE RATED IN ACCORDANCE WITH N.F.R.C. 100, OR THE APPLICABLE DEFAULT U-FACTOR. 7. FENESTRATION S.H.G.C. SHALL BE RATED IN ACCORDANCE WITH N.F.R.C. 200, OR N.F.R.C. 100 FOR SITE-BUILT FENESTRATION, OR THE APPLICABLE DEFAULT S.H.G.C. 8. SITE CONSTRUCTED DOORS AND WINDOWS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UN-FRAMED GLASS DOORS AND FIRE DOORS.) 	<ol style="list-style-type: none"> 1. PLANS ARE NOT TO BE SCALED - INDICATED DIMENSIONS SHALL GOVERN. 2. GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY IF ANY AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED. 3. GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL PLANS TO CONFIRM ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES/FURNISHINGS SHOWN ON PLANS. 4. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL BLOCKING AND BACKING LOCATIONS AS REQUIRED BY EQUIPMENT, FURNISHINGS, AND FIXTURE SUPPLIERS. 5. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, UNLESS OTHERWISE NOTED. 6. GENERAL CONTRACTOR SHALL PROVIDE FIRE BLOCKING AND DRAFTSTOPPING IN ALL COMBUSTIBLE CONCEALED LOCATIONS PER CODE (FIRE BLOCKING PER C.B.C. SECTION 718.2 AND DRAFTSTOPPING PER C.B.C. SECTIONS 718.4 AND 718.4.3) - PROVIDE FIRE BLOCKING IN WALLS AND FURRED SPACES AT INTERVALS OF 10'-0" MAXIMUM PER C.B.C. SECTIONS 718.2.2 THRU 718.2.7. 	<p>GYPSUM BOARD GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. GYPSUM SHEATHING WITH EQUAL FIRE RATING DURATION VALUE SHALL BE SHALL BE USED AT ALL EXTERIOR, ATTIC, AND/OR NON-CONDITIONED AREAS. 2. AREAS EXPOSED TO MOISTURE, AREAS WHERE APPLIANCES CREATE MOISTURE AND WITHIN 24" OF EACH PLUMBING FIXTURES SHALL HAVE MOISTURE AND MOLD RESISTANT GYPSUM WALLBOARD WITH EQUAL FIRE RATING DURATION VALUE IF APPLICABLE. 3. INSTALLATION OF WALL ASSEMBLIES SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (GA-600) LATEST EDITION AND GYPSUM ASSOCIATION APPLICATION AND FINISHING OF GYPSUM PANEL PRODUCTS MANUALS (GA-216) LATEST EDITION. 4. INSULATION SHALL COMPLY WITH EACH INDIVIDUAL FIRE ASSEMBLY REPORT AND C.B.C. SECTION 720. <p>INDICATES 2 x 6 WOOD STUD FRAMING (AT 16" ON CENTER MAXIMUM) AS SHOWN ON STRUCTURAL FRAMING PLAN - EXTERIOR WALL FACE: PROVIDE 7/8" THICK 3-COAT CEMENT PLASTER STUCCO WALL ASSEMBLY OVER SELF-FURRING LATH OVER 2-LAYERS WATER RESISTANT BARRIER OVER SHEATHING - SEE PROPOSED EXTERIOR ELEVATIONS FOR LOCATIONS AND HEIGHTS OF CEMENT PLASTER STUCCO WALL ASSEMBLIES - PROVIDE FULL HEIGHT AND FULL DEPTH GLASS FIBER R-19 BATT INSULATION WITHIN WALL FRAMING - INTERIOR WALL FACE: PROVIDE FULL HEIGHT TAPED 5/8" THICK GYPSUM BOARD.</p> <p>INDICATES GLAZING SYSTEM ASSEMBLY - GLAZING MANUFACTURE SHALL BE RESPONSIBLE FOR ANCHORS AND LATERAL SUPPORT FOR ALL GLAZING SYSTEM ASSEMBLIES - SEE PROPOSED EXTERIOR ELEVATIONS, COLOR/MATERIAL LEGEND, WINDOW SCHEDULE, AND DETAILS.</p>	<ol style="list-style-type: none"> 1. EXTERIOR CONCRETE FLATWORK - SEE PROPOSED SITE PLAN. 2. DASHED LINES INDICATE A REQUIRED MINIMUM LEVEL LANDING AT DOOR LOCATION - SEE DETAILS. 3. DOOR - SEE PROPOSED EXTERIOR ELEVATIONS AND DOOR SCHEDULE. 4. FIRE DEPARTMENT APPROVED KNOX-BOX - SEE PROPOSED EXTERIOR ELEVATIONS. 5. GLAZING SYSTEM ASSEMBLY - SEE PROPOSED EXTERIOR ELEVATIONS AND WINDOW SCHEDULE. 6. DASHED LINES INDICATE WALL FRAMING, SOFFIT FRAMING, AND PARAPET FRAMING ABOVE - SEE PROPOSED REFLECTED SOFFIT PLAN, EXTERIOR ELEVATIONS, ROOF PLAN, AND SECTIONS. 7. DASHED LINES INDICATE METAL CANOPY ABOVE - SEE PROPOSED EXTERIOR ELEVATIONS. 8. DASHED LINES INDICATE ROOF DRAIN AND OVERFLOW DRAIN C.I. LEADERS FROM ROOF DECK ABOVE - SEE PROPOSED SITE PLAN, REFLECTED SOFFIT PLAN, EXTERIOR ELEVATIONS, ROOF PLAN, AND PLUMBING PLANS. 9. RECESSED LOCKABLE HOSE BIB BOX - SEE PROPOSED EXTERIOR ELEVATIONS AND PLUMBING PLANS. 10. ELECTRICAL SWITCH GEAR - SEE PROPOSED SITE PLAN AND ELECTRICAL PLANS. 11. ELECTRICAL PANEL - SEE ELECTRICAL PLANS. 12. LIGHTING CONTROL PANEL - SEE ELECTRICAL PLANS. 13. TELECOMMUNICATION EQUIPMENT - SEE ELECTRICAL PLANS. 14. IRRIGATION CONTROLLER - SEE ELECTRICAL PLANS. 15. DASHED LINES INDICATE FABRIC AWNING ABOVE - SEE PROPOSED EXTERIOR ELEVATIONS. 16. DASHED LINES INDICATE VOID SPACE WITHIN WALL FRAMING. 17. STRUCTURAL COLUMN AND/OR POST - SEE STRUCTURAL PLANS. 18. CONTINUOUS AND/OR DASHED LINES INDICATE ROOF ACCESS HATCH AND LADDER - GENERAL CONTRACTOR SHALL CONFIRM FINAL LOCATION AGAINST TENANT IMPROVEMENT PLANS MADE AVAILABLE PRIOR TO INSTALLATION - SEE PROPOSED ROOF PLAN. 19. ACCESSIBILITY AND "NO SMOKING" SIGNAGE - SEE DETAILS. 20. TACTILE SIGNAGE WITH THE BUILDING ADDRESS NUMBER IN RAISED NUMBERS AND IN BRAILLE - TACTILE SIGNAGE SHALL MEET THE REQUIREMENTS OF C.B.C. SECTION 11B-703 - SEE DETAILS. 21. TACTILE "EXIT" SIGNAGE - SIGNAGE SHALL MEET THE REQUIREMENTS OF C.B.C. SECTION 11B-703 - SEE DETAILS. 22. SIGN ABOVE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" IN LETTERS A MINIMUM OF 1" HIGH ON CONTRASTING BACKGROUND. 23. SURFACE MOUNTED 2A-10-BC FIRE EXTINGUISHER - GENERAL CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AT 75'-0" MAXIMUM TRAVEL DISTANCE PER CODE (TYPICAL OF 2) - SEE DETAILS.

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PROPOSED FLOOR PLAN