
CHAPTER 6

HISTORIC PRESERVATION

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

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

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

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

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

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

HISTORIC PRESERVATION- GENERAL

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

GOAL 6.A

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

POLICIES

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

IMPLEMENTATION PROGRAMS

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

Responsibility: Historic Preservation Commission
Community Development Department
City Council

Time Frame: FY 02- 03

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

Responsibility: Historic Preservation Commission
City Council

Time Frame: FY 03-04

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

Responsibility: Historic Preservation Commission
Redevelopment Agency

Time Frame: Completed January 1998

ECONOMIC INCENTIVES FOR HISTORIC PRESERVATION

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

GOAL 6.B

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

POLICIES

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

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

IMPLEMENTATION PROGRAMS

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

Responsibility: Community Development Department
Historic Preservation Commission
City Council

Time Frame: Completed 1999

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

Responsibility: Community Development Department
Historic Preservation Commission
Redevelopment Agency

Time Frame: Ongoing

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

Responsibility: Community Development Department
Redevelopment Agency

Time Frame: Ongoing

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

Responsibility: Historic Preservation Commission
Community Development Department

Time Frame: Ongoing

HISTORIC RESIDENTIAL NEIGHBORHOODS

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

GOAL 6.C

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

POLICIES

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

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

IMPLEMENTATION PROGRAMS

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

Responsibility: Community Development Department
Historic Preservation Commission

Planning Commission
City Council

Time Frame: FY 02-03

CCOORDINATION
**OF HISTORIC
PRESERVATION
EFFORTS**

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

GOAL 6.D

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

POLICIES

6.D.1. The City shall coordinate the activities of various City departments and agencies (including the Redevelopment Agency, Public Works Department, and Community Development Department) non-profit organizations, and other associations concerning historic preservation to ensure a unified approach to encourage the preservation, protection, and restoration of historic sites, properties, and public works.

6.D.2. The City shall fully implement the California *Historical Building Code* and train local building officials to use the code as a tool to foster appropriate and efficient rehabilitation of historic buildings.

IMPLEMENTATION PROGRAMS

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

Responsibility: Community Development Department
Historic Preservation Commission
City Council

HISTORIC
EDUCATION AND
AWARENESS

Time Frame: Ongoing

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

Responsibility: Historic Preservation Commission
City Council

Time Frame: Annually

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

GOAL 6.E

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

POLICIES

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

to promote historic preservation.

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

IMPLEMENTATION PROGRAMS

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

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

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

Responsibility: Historic Preservation Commission
 Community Development Department
 Time Frame: Partially completed; ongoing

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

Responsibility: Historic Preservation Commission
 Time Frame: Ongoing

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

the annual Woodland “Stroll Through History.”

Responsibility: Historic Preservation Commission

Time Frame: Annually

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

Responsibility: Historic Preservation Commission

Time Frame: Annually

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

ARCHAEOLOGICAL RESOURCES

GOAL 6.F

To protect Woodland’s Native American heritage.

POLICIES

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