

United States Department of the Interior
National Park Service

RECEIVED

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

MAR 09 1994

ONE

1. Name of Property

historic name: Hotel Woodland

other name/site number: _____

2. Location

street & number: 426 Main Street

not for publication: N/A

city/town: Woodland

vicinity: N/A

state: CA

county: Yolo

code: 113

zip code: 95695

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

RECEIVED

SEP 20 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:
N/A

7. Description

Architectural Classification:

Late 19th and Early 20th Century Movements:

Mission/Spanish Colonial Revival

Other Description: N/A

Materials: foundation concrete roof asbestos
walls stucco other _____

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally.

Applicable National Register Criteria: A

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Commerce

Period(s) of Significance: 1928-1944

Significant Dates : N/A

Significant Person(s): _____

Cultural Affiliation: N/A

Architect/Builder: Weeks, W.H.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

9. Major Bibliographical References

X See continuation sheet.

Previous documentation on file (NPS):

X preliminary determination of individual listing (36 CFR 67) has been requested.

 previously listed in the National Register

X previously determined eligible by the National Register

 designated a National Historic Landmark

 recorded by Historic American Buildings Survey # _____

 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

 State historic preservation office

 Other state agency

 Federal agency

X Local government

 University

 Other -- Specify Repository: City of Woodland Planning Department

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>10</u>	<u>506660</u>	<u>4281480</u>	B	<u> </u>	<u> </u>	<u> </u>
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>

 See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Yolo County Assessor's parcel 6-607-05.

Boundary Justification: See continuation sheet.

The boundary includes the entire city lot that has been associated with the property.

11. Form Prepared By

Name/Title: Donald S. Napoli

Organization: _____ Date: March 7, 1994

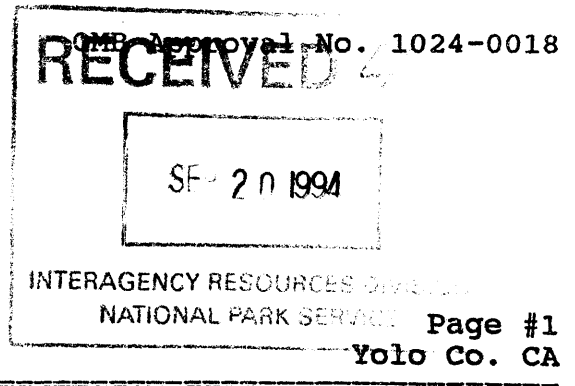
Street & Number: 1614 26th Street Telephone: (916) 455-4541

City or Town: Sacramento State: CA ZIP: 95816

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7
Hotel Woodland



DESCRIPTION

The Hotel Woodland is a four-story Spanish Colonial Revival building constructed of reinforced concrete. It is located on a corner lot in the center of Woodland's downtown commercial district. The footprint of the building is rectangular, but the plan of the upper stories is in an I-shape. The front elevation is divided into three bays, the center of which is highly ornamented. The other elevations are relatively plain. Storefronts line the first story of the front elevation.

The building has a flat roof that is hidden by a low horizontal parapet. The parapet is capped by a narrow band. The roof, which is covered in asbestos felts, tops the entire structure except two sloping sections on the front. Covered in clay tile, the roof-sections form a design element on the front elevation.

Below the roofline is a narrow beltcourse that extends around all but the center section of the front elevation. The windows of the upper three stories are double-hung and evenly spaced across their elevations. Most are defined by prominent sills but are otherwise unembellished.

A long, recessed central bay commands the symmetrically arranged front (north) elevation. The center section of the bay is topped by an espadana, beneath which is a narrow arched window surrounded by cut-stone Churrigueresque ornamentation. Beneath the arched window is a bank of three-part rectangular windows that are similarly although less extensively embellished. Directly below on the ground floor is a canopied main entrance that features similar decoration. The entryway includes pairs of engaged columns with spiral fluting. The ground floor extends forward to the lot line and is topped by a tiled shed roof, which duplicates the main roof treatment above.

The two flanking bays of the front elevation are divided into three vertical sections. Each center section, which projects slightly, is topped by an espadana with an arched window below. The window has a small balcony, as do the three windows directly beneath it.

Storefronts line the entire elevation. They originally had clerestory window bands atop recessed entrances, large display windows, and tile kickplates at the sidewalk. All of the storefronts have been remodeled. They vary in the amount of original fabric that they retain.

The design of the other street elevation on the east is less elaborate. The parapet is broken by espadanas at each end. A canopy caps the side

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7
Hotel Woodland

Page #2
Yolo Co. CA

entrance, which has paired columns like those in front. The southeast corner of the building has been extended twice (in 1930 and ca. 1960) to provide for additional single-story commercial space.

On the rear elevation the central bay is deeply recessed on the upper three stories. The main feature of the elevation is a set of three French doors on the projecting ground floor of the center bay. Each is topped by an arched window. The rear also has a small addition. The remaining west elevation has no distinguishing features.

The interior of the building retains most of its original spaces and fabric on the upper floors. The layout of the guest rooms and hallways has not been changed. Bath and shower fixtures remain in most of the guest rooms, but hall ceilings have been dropped. The major modification of the ground floor has come with the partitioning of the lobby into smaller spaces. Important original features remain, including: ceiling beams, fireplace, staircase, and elevator in the lobby, and the chandeliers in the bar.

The overall architectural integrity of the building remains high. The upper stories are virtually unchanged. The entrance is much as it was originally. All of the storefronts have been changed to some extent. Some of the modifications, which consist of covering original fabric, are easily reversible. Similarly, removing partitions would do much to restore the grandeur of the lobby. More serious are the additions on the southwest corner of the structure, which are reminiscent of the 1960s. They make up an insignificant part of the building, however, and have little impact on the overall appearance.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8
Hotel Woodland

Page #3
Yolo Co. CA

SIGNIFICANCE

The Hotel Woodland is one of the most significant buildings in the commercial development of Woodland. Its importance lies in its connection to the local hotel industry and especially to the operation of "first-class" hotels--lodging establishments that appealed to affluent and style-conscious customers. Such buildings played a number of social functions and reflected to some extent the general prosperity of the community. The Hotel Woodland is not only the last hotel constructed in town but also the most lavish in a series of first-class hotels.

Throughout most of Woodland's history--and the history of other cities as well--hotels were among the most important commercial establishments. They provided essential accommodations for visitors, short-term residents, and permanent boarders. The more opulent hotels had other functions: to offer an impression of elegance unseen in other public buildings, to furnish a venue for activities of the town's business elite and other upper-class residents, and to provide an imposing, stylish, and well-crafted addition to the downtown commercial district. In Woodland, and presumably often elsewhere, such hotels enjoyed only a limited stay at the peak of fashion. With changing public taste and advances in technology, they soon lost the ability to attract an affluent clientele. They then needed to refocus their appeal, often becoming boarding houses exclusively. Demolition was their ultimate fate. As a town of only a few thousand, Woodland could never support more than one first-class hotel at a time. Less pretentious lodging houses were always available, however, usually numbering about a half-dozen in any year after 1880.

The Hotel Woodland is the last of the city's first-class hotels. It had a long line of predecessors, beginning with the American Exchange Hotel. This building was constructed in 1868 at the end of the town's first decade as a replacement for an earlier lodging house. The community continued to grow. In 1883 the Byrns Hotel supplanted the American Exchange. The Byrns was, in the words of a local historian, "the most imposing building of its day" and the site of the town's most "brilliant social affairs." Although it boasted two bathrooms on each floor, it soon faced a challenge from an even more modern structure, the Julian Hotel, which replaced the American Exchange in 1892. The Julian was known for its spacious lobby and attractive upstairs reception room. It soon established itself as the city's foremost hotel.

Woodland experienced little growth in the next two decades. Between 1890 and 1910 the population increased by only 122. As a result, commercial building slowed and hotel construction came to a complete standstill. The

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8
Hotel Woodland

Page #4
Yolo Co. CA

Byrns went into a slow decline that ended in its use as a hospital during the 1918 influenza epidemic and its condemnation in 1924. The Julian maintained its reputation until a serious fire in 1920 and the opening of the Hotel Del Mar in 1922.

The construction of the Del Mar, the largest hotel built in Woodland up to that time, signaled an era of unprecedented local prosperity. The city's population rose by over a third in the 1920s. Many new commercial enterprises opened, and the downtown boomed as never before. Business was so good that city leaders were ready to encourage the building of an even more modern and lavish hotel.

Catalyst for Woodland's final outburst of hotel construction was the San Francisco architect, W. H. Weeks. Weeks had designed several important local buildings in the previous two decades. He was now seeking a project for his new development company. He decided that the city could support a new first-class hotel and approached local businessmen about the prospects. They were enthusiastic and quickly raised \$50,000 for the project. The site of the Byrns Hotel was chosen for the new building. The Byrns was razed in 1927. Work began on the Hotel Woodland early in 1928 and came to a conclusion in the fall.

The Hotel Woodland immediately took its place as the city's preeminent hotel. Its four stories and high cost (perhaps \$500,000) made it the tallest and most expensive building in the city. The Spanish Colonial Revival design was fashionable and competently executed. Up-to-date facilities for guests included a cooling system on the roof and a bath in every bedroom. Public spaces were the most impressive of any privately owned building in town. The 2,000-square-foot lobby featured beamed ceilings, wrought-iron chandelier, large fireplace, and tiled floor. The banquet hall, which could seat 200, gave the city a place for large meetings that it had not had before. Two other rooms, a lady's lounge and a men's waiting room, provided space for parties and other small functions. Among the stores located in the building were a coffee shop, telegraph office, and newsstand.

Comments in the local newspapers, which were ecstatic, presumably echoed those that had accompanied the opening of the city's earlier first-class hotels. The Mail of Woodland declared that "a new epoch is marked in the hotel history in the Sacramento Valley." The manager, J. E. Marchant, predicted that the hotel would "be the cornerstone of the greater Woodland of tomorrow." In fact, the Hotel Woodland functioned just as had its predecessors. Visitors received accommodations that were pleasant and up-to-date--and even posh compared to earlier hotels. Stopovers by

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8
Hotel Woodland

Page #5
Yolo Co. CA

Hollywood celebrities such as Gene Autry and John Wayne added to the hotel's prestige and boosted civic pride. The public rooms, especially the banquet hall, were used for upscale social events. Meanwhile, the rival Hotel Del Mar declined in status, catering more to weekly and monthly boarders than to short-term visitors.

Nevertheless, the Hotel Woodland marked the end rather than the beginning of an epoch in hotel history. Unlike all of the city's previous first-class hotels, the Hotel Woodland was not to be replaced by a more modern and fashionable downtown hotel. Considering the historical pattern, this event should have occurred soon after World War II. Instead, motels on the edges of the city began to take the lodging business. These new establishments provided convenience for motorists but fulfilled none of the social functions of a first-class hotel. The Hotel Woodland retained its stature through the 1950s, after which it began to degenerate. Public spaces were chopped up; accommodations deteriorated; affluent customers disappeared. Still its fate was happier than that of the Julian and the Del Mar, both of which were razed in the 1960s. The Hotel Woodland stands today as one of the city's three remaining hotel buildings and the only one of its former first-class hotels.

The Hotel Woodland, which despite alterations retains a high level of architectural integrity, maintains strong links to its period of significance. The period begins in 1928, when the hotel opened. The hotel continued to be significant in Woodland's commercial development until about 1960, but this significance has not been established as exceptional. Therefore, the period has been arbitrarily ended at 1944, fifty years ago. Changes to the storefronts and interior public spaces, which occurred after the period, are relatively minor and reversible. The Hotel Woodland appears today much as it did in 1944. It stands as an imposing reminder of an earlier era of the city's commercial development.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9
Hotel Woodland

Page #6
Yolo Co. CA

MAJOR BIBLIOGRAPHICAL REFERENCES

Donzel, Catherine; Gregory, Alexis; and Walter, Marc. Grand American Hotels. New York: Vendome Press, 1989.

Gregory, Tom. History of Yolo County, California. Los Angeles: Historic Record Co., 1913.

Historical Downtown Woodland Walking Tour. [Woodland, Cal.: City Planning Department, n.d.]

Lewis, Betty. W. H. Weeks, Architect. Fresno: Panorama West Books, 1985.

Mail of Woodland, 24 October 1928.

Russell, William O., editor-in-chief. History of Yolo County, California. Woodland, Cal.: n.p., 1940.

Woodland, California. Fire Insurance Maps. New York: Sanborn Map and Publishing Co., 1886, 1889, 1895, 1906, 1912, 1926, 1941 (rev. 1949).

Woodland Daily Democrat, 24 October 1928.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation
Hotel Woodland

Page #7
Yolo Co. CA

PROPERTY OWNERS

Community Housing Opportunities Corporation
2001 Second Street, Suite 4
Davis, CA 95616

Engstrom Hotel Corporation
2907 W. Capitol Avenue
West Sacramento, CA 95691

PHOTOGRAPHS

The photographs have the following information in common:

3. Donald S. Napoli, photographer
4. February, 1994
5. Community Housing Opportunities Corporation
2001 Second Street, Suite 4
Davis, CA 95616

Photo No. 1

6. North and east elevations, from northeast

Photo No. 2

6. North and west elevations, from northwest

Photo No. 3

6. South and east elevations, from southeast

Photo No. 4

6. Streetscape (Main Street, south side, from First Street)

Photo No. 5

6. North elevation detail (central bay)

Photo No. 6

6. North elevation detail (entrance)

Photo No. 7

6. North elevation detail (storefronts)

Photo No. 8

6. Lobby detail (fireplace)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation
Hotel Woodland

Page #8
Yolo Co. CA

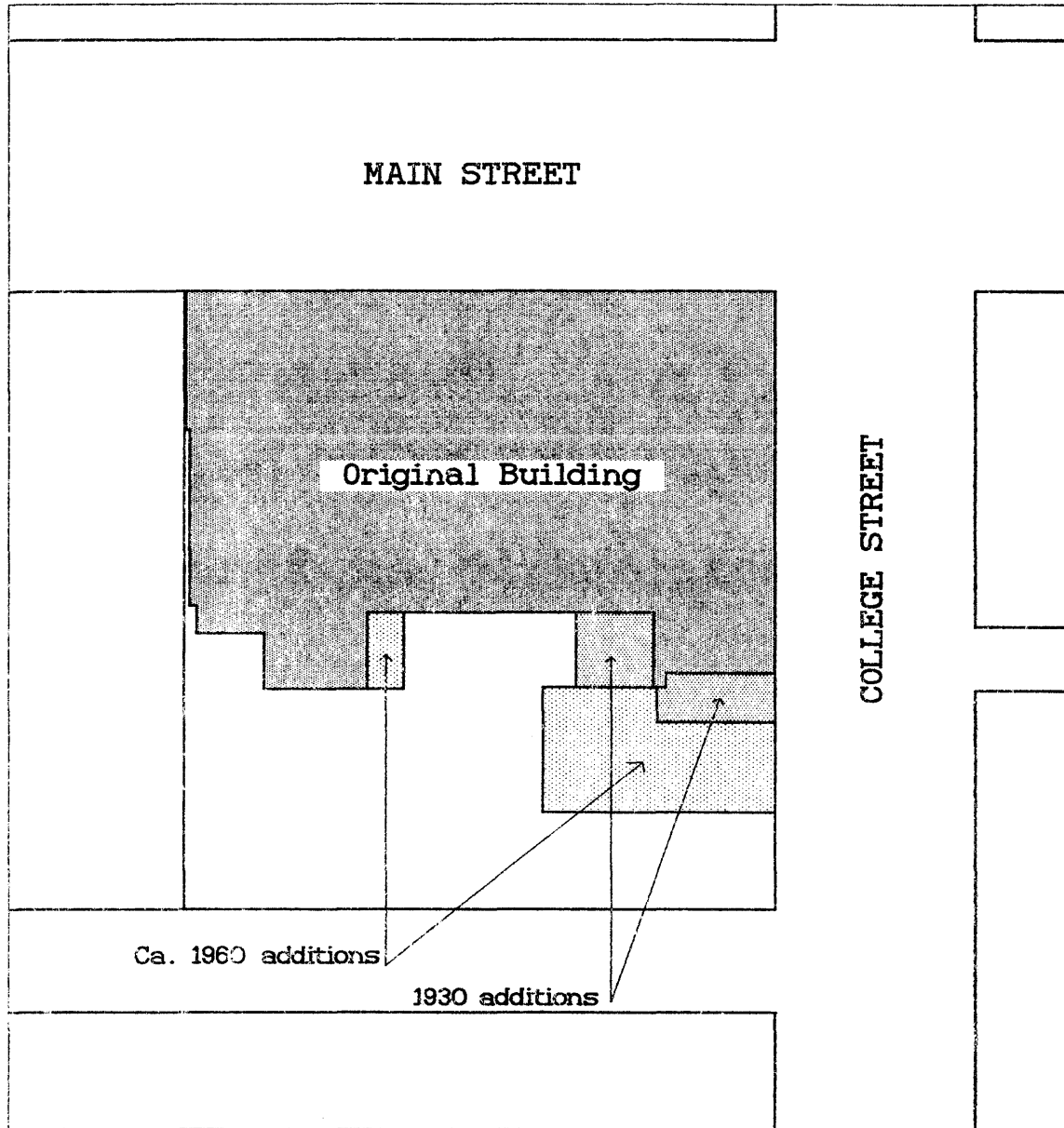
Photo No. 9
6. Lobby detail (chandelier)

PHOTOCOPY

Source: Mail of Woodland, 24 October 1928, p. 1.
Photographer: Unknown
View: North and east elevations, from northeast

HOTEL WOODLAND
426 Main Street
Woodland, Yolo Co., CA

SKETCH MAP



Approximate scale: 1" = 100'