



City of Woodland

Community Development
Department
300 First Street
Woodland, CA 95695
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Meeting Agenda - Final Historic Preservation Commission

Wednesday, September 4, 2013

6:00 PM

Council Chambers

Heritage Home & Preservation Awards

1. **Call to Order**

2. **Roll Call**

3. **Public Comment**

This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

4. **Communications**

This is an opportunity for Commission Members and Staff to make comments and announcements, to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

5. **Presentations**

1. [13-201](#) **SUBJECT: 2013 Heritage Home and Preservation Award Ceremony**

Staff Contact

Paul Hanson, Senior Planner, AICP - 530-661-5814,
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Attachments: [Heritage Home & Preservation Award 2013.pdf](#)

6. **Adjournment**



Legislation Details (With Text)

File #: 13-201 **Version:** 1 **Name:**
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TO: Historic Preservation Commission

DATE: September 4, 2013

SUBJECT: 2013 Heritage Home and Preservation Award Ceremony

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2013 Heritage Home Awards

The Heritage Home Award is a public recognition award recognizing remarkable family homes and commemorates that home's contribution to the aesthetically and historically significant residential architecture of Woodland. The award is honorary, and recognizes the homes as a special community resource and recognizes those homes that have been well cared for or well restored.

This year's awards ceremony will mark the 25th year the City of Woodland has presented the Heritage Home Awards to local homeowners. This year's awards will be presented to five homeowners.

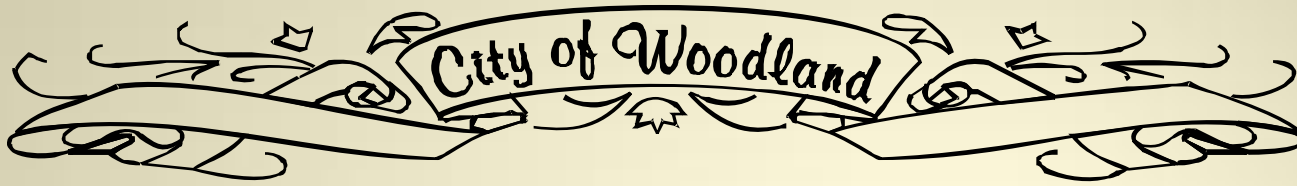
922 Elm Street	Dorothy Leathers
321 Bartlett Avenue	Dixiana Clark
644 First Street	Pete & Kathy Cholewinski
550 Walnut Street	Kurt & Kathy Tikalsky
411 Pendegast Street	Jason & Marlie Rose

2013 Preservation Award

The Preservation Award is granted at the discretion of the Historic Preservation Commission. The Historic Preservation Award acknowledges the work of individuals, organizations, and businesses to further historic preservation and work on commercial properties.

This year's Award Winner:

514-516 Main Street	David & Vivian Matsuo
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Historic Preservation Commission

Presents The

25th Annual

Heritage Home Awards



Historic Preservation Commission

September 4, 2013

2013

Heritage Home Awards

&

Preservation Award

2013 Heritage Home Awards



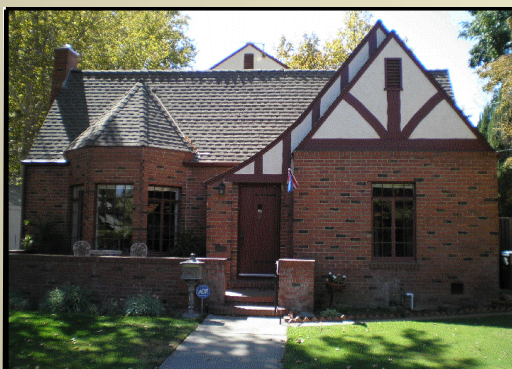
~ 922 Elm Street ~



~ 321 Bartlett Avenue ~



~ 411 Pendegast Street ~



~ 550 Walnut Street ~



~ 644 First Street ~

Leathers House

1949

~ 922 Elm Street ~



This Ranch style house was built in 1949 by Del Fenton (1876-1973), a prolific Woodland builder, who built 45 buildings in the city over a long career. He was in his seventies when this house, one of his last, was constructed for James and Dorothy Leathers. The building permit lists the construction cost as \$29,000 – a small fortune in those days. But it is obvious this was a quality-built home.

The sprawling Ranch style home sits beautifully in its lush landscaping. The large picture windows also known as “view windows” overlook the expansive lawn. The wide beveled siding, brick accents and shake roof are typical of quality homes of this era. The home is still owned by the Leathers family.

Anderson – Towle - Tikalsky

1936

~ 550 Walnut Street ~



This Tudor Revival house was built in 1936 by iconic Woodland builder Joseph Motroni for Henry and Betty Anderson. It is unusual for Woodland in that it is built from brick. The house includes many fine examples of the Tudor Revival style, including half-timbered front gables, large strap hinges on the front door, and steeply pitched roof lines. These are enhanced by the large front bay window and original steel casement windows. Other features include the steep pitched roof and tall narrow windows.

At the time of the home's construction the owner, Henry Anderson, was the mayor of Woodland. Anderson served three times as mayor and his term on the City Council lasted from 1937 to 1947. He lived in this home with his wife Betty until his death in 1953. The home was later owned by Robert Towle. The current owners are Kurt and Kathy Tikalsky.

Brink - Gill - Rose

1914

~ 411 Pendegast Street ~



Constructed in 1914 by William R. Fait, the home at 411 Pendegast Street is an excellent example of the iconic California Bungalow style, which is so emblematic of Woodland's tree-shaded historic residential core. Classic Craftsman-style exterior features of this home include the front-facing gabled dormer with brackets and air vents in the shape of shutters.

The home's roof is supported in front by elephantine columns that form a flattened arch, and by two tapered posts that rest on a rail of clinker brick. The home features shiplap siding. Each side of the home includes a bay window, providing illumination and cross-ventilation to the interior. The double-hung windows are almost entirely original.

The home's interior is graced by elegant plate-rail molding in the dining room and a Craftsman-style built-in hutch. The front parlor includes a unique fireplace decorated with embedded fossils and petrified wood. The living-room and den each include double pocket doors.

This home was built by I.E. Brink as a rental property next to his family home, located immediately to the west. The home was purchased in 1919 by Dr. James Noble, a young dentist who had recently moved to Woodland. Dr. Noble practiced dentistry for many years in the Porter Building in downtown Woodland, and lived past his 100th birthday. Following Dr. Noble, other owners have included John Comontofski and Anna R. Pearl, who lived in this home between 1925 and 1940. The next resident was Laura Mann, who owned the home for more than 50 years, followed by Mark and Karen Gill, who were responsible for restoring the exterior of the home to its original appearance.

The current owners are Jason and Marlie Rose, who are proudly continuing a 100 year tradition of home ownership at this classic Woodland residence.

Riede - Clark

1962

~ 321 Bartlett Avenue ~



The builder of the house at 321 Bartlett Avenue, Gustave Riede and his wife Norma, moved to Woodland from South Dakota during the Depression to start a new life. Gus's brother-in-law had come to Woodland with an army buddy on furlough and wrote back to the family stating work was available here. Able to get a job as promised on the harvest kept them going until Gus got a job as an auto mechanic at the Woodland Ford Garage. Gus's daughter describes her father as a self-made man; she remembers him studying after work to pass the exam for his contractor's license. He then started up on his own as a custom builder.

Norma Riede was very much an active partner in the enterprise. She found the lots for Gus to build on and they worked together on the basic home designs and then took them to an architect for the engineered plans. She also did the landscaping. He also built on speculation; they lived in a house a little while and worked on it until it sold and then did the same again. Norma would get an idea and Gus would creatively build it out using very innovative and unusual materials.

The first house was built with his father-in-law on Beamer and College. He built several other houses in that area, remodeled one on Third Street, and among many others, the Kingdom Hall on Six Street, now Maria's Cantina. He especially enjoyed working on the historic homes on College Avenue. Toward the end of his career, he remodeled many of Woodland's Victorians. One of these projects required that he replace all of the original square nails. He was an avid golfer at the Yolo Fliers Club and twice remodeled the clubhouse there.

The Clark house at 321 Bartlett was built in 1961-62 as a residence for the Riede's. The home has since had three owners: Tony and Sue Barber of Barber-Rowland agricultural chemicals, followed by Jerry Ernst with Wraith Insurance and his family. The current owners, James and Dixiana Clark, bought the home from the Ernst's in 1975, when James was installed as rector of St. Luke's Episcopal Church.

The house was quite avant-garde and very innovative considering the type of homes being built in Woodland during this period. It reflects Riede's admiration of Frank Lloyd Wright's work; his daughters remember him studying plans of Wright's buildings.

The home is of cement block (3½" x 16") construction with a stucco finish. It is 2-story with flat roofs, the 2nd story set back from the first floor street (south) facade. The street elevation is notable for three design elements, each making up about a third of the facade: a large rectangular chimney with offset block ends that break up the mass, a bank of four narrow floor-to-ceiling windows, and a wall of openwork blocks behind which is a lanai and entryway to the front door. The lanai has an openwork roof of 2" x 2" stringers that let in enough light for three decorative planting areas. A mature Podocarpus tree planted in the lanai extends thru the roof and provides shade for the front of the house.

The back of the house, the north side, has been remodeled to enlarge the interior and to provide sliding glass doors to access a pool and patio, which has a well-planted garden that includes mature shrubs and trees. An upstairs bedroom opens onto a roof deck that overlooks the back yard. To limit sun exposure the east side of the house has no window or door openings and the west side only has 2 small windows for the baths on each floor. An interesting innovation at the rear southwest corner of the building consists of a vertical row of 12 narrowly spaced 2" x 4"s that extend from the roof to the ground creating a privacy screen for the deck and patio. In keeping with the modernistic exterior design, some of the interior innovations included a whole house vacuum system, a multi-room intercom, and terrazzo floors.

This house has elements of Frank Lloyd Wright's Usonian architectural style. He first used the term in 1927 to describe a series of homes designed to cut costs with very low pitch to flat almost invisible roofs, a row of vertical slit windows, massive rectangular chimneys, no attic or basement, and little ornamentation. The Usonian style grew out of his earlier Prairie style and is considered among the aesthetic origins of the Ranch Style popularized in the 1950s. It was during this decade that Wright expanded the concept with the term "Usonian Automatic" to describe a house made of inexpensive concrete blocks he hoped would save money for homebuyers and allow them to build their own houses. However, assembling them proved too complicated and most buyers hired professional builders, resulting in unique custom homes for families of comfortable means.

The Police & Peace Officers Journal of the State of California, dated July 1953, had his ad, "Gus Riede, General Contractor, Residential, Farm, Commercial, Phone 2-4120, 35 N. College St., Woodland." By 1979, Gus and Norma had retired and were living at 71 W. Clover St. His last building project was a float with a house on it for a granddaughter in a Chico parade. Gus died Sept. 30, 1994, at age 90.

Stephens - Cholewinski

1907

~ 644 First Street ~



This lovely 1905 Colonial Revival has a welcoming corner-sitting porch, typical to this early style. With its 4-inch shiplap siding wrapping the first story and Queen Anne textured shingles above, this post-Victorian shows the evolution of design and culture. Some eclectic elements of note include the wrap-around front bay window, large overhanging eaves with heavy but simple support brackets, and multiple gables.

In the entry, notice the original stained glass windows and the staircase that leads to two bedrooms, each with interesting roofline ceiling angles. The wide open living room, formerly a parlor and dining room, have been restored and updated by the current owners with embossed wallpaper, additional moldings, and decorative columns. New windows in the bay with manufactured wavy glass, that emulate the aging charm of hand-made antique panes, complete the look. As you stroll through the beautifully renovated kitchen, note the top-nail red oak flooring chosen to match the existing 100 year old floors elsewhere in the house.

In the garden, with its serene pool and over 80 rose bushes, you can just imagine reading a favorite novel in the screened gazebo while the sounds of the garden fountains whisper their serenade. Completing the experience is the row of roses under the windows that selflessly provide the omnipresent fragrance, which fills the home.

Alice Stephens commissioned the home and she and her son William were the first residents. Alice died in 1913 and William sold the home 1916 to Mr. and Mrs. George Hoppin who lived there with their daughter Miss Virginia until 1926. Since then ownership of the home has changed hands several times. The current owners Pete and Kathy Cholewinski have called this house home for 10 years, and love the openness and flow for ease in entertaining.

2013 Preservation Award



Diggs Block
1873 -1890
~ 514 - 516 Main Street ~



This year Woodland began the process of updating its general plan. During this process we ask ourselves what we want our community to look like, what we like, what we don't like. In community focus meetings citizens frequently mentioned Woodland's Historic Downtown as one of its defining features. The downtown historic district contains 93 buildings. Sixty of these buildings are historic gems, with long stories, and varied architecture. Thirty-three are less than fifty years old or have been modified to an extent where they are no longer recognizable as historic buildings. These late and less than stellar examples are a part of downtown and can either enhance our historic district or detract from the district. For many years the Diggs building at 514-516 Main Street detracted from the downtown. Beginning in 2011 David and Vivian Matsuo, the owners, worked with architect Duane Thomson to rehabilitate this building so it is an asset to downtown.

A portion of the building was constructed in 1873 as a part of the Freeman block. Marshall Diggs purchased two portions of the Freeman Block in 1885 and soon added a two story addition on the western end. Through the late nineteenth century and first decade of the twentieth century the building housed an extensive hardware store. The building was divided to provide three storefronts, and was the home to Purity Market and is fondly remembered as Foy's Toys by many Woodlanders. Unfortunately, in the 1960s large cracks formed in the masonry façade. Fearing that the façade may collapse the masonry façade was removed and replaced with a wooden frame covered in stucco and undersized metal framed windows on the upper floor. These alterations prevented the building from being included as a contributor to the Downtown Historic District. This historic fabric will never be regained.

David and Vivian Matsuo visited Woodland in 2005 looking for real estate investments on the recommendation of a friend who owned commercial property in Woodland. David Matsuo, an amateur history buff, liked the historic downtown area. Following the investment adage of buy the ugliest property, Matsuo purchased the Diggs Building. Over the next several years Matsuo worked to determine the best economic use of the building and how to integrate it into proposed plans like the Bush Street Plaza. Despite the economic downturn, Matsuo was able to launch the rehabilitation in 2011 hiring Duane Thomson to design a new façade for the building.

Mr. Thomson has a long standing relationship with downtown Woodland. His first project was Brenner's Place in 1984. He revitalized the façade of this building exposing the hidden cast iron columns, and creating a vibrant storefront and retail space. Successive projects include the reconstruction of the Electric Railway Depot, the Cranston Buildings, Daily Democrat, and nearly concurrent with his work on the Diggs Building – the Porter Building. Mr. Thomson has shown sympathy for the mixed architecture which defines historic downtown, and enjoys both his work with historic buildings and new construction. He has appreciated how far the historic downtown has come since he started work in Woodland.

Creation of a new façade for the Diggs Building was not a restoration, nor a recreation, but a sympathetic design which acknowledges the past while being its own design. Remaining material was retained including the side, and rear walls, removing the stucco façade revealed reeded glass in the transom above the main storefront windows which was also retained. New materials and designs were selected to reflect the historic appearance. The original arched windows once surrounded with rough stone, now manifest as two simple arches with flat surrounds and decorative keystones. A frieze is added to the roofline of the building and care was taken to select doors and tiles that closely matched the original. The overall aesthetic is modern with large glass windows and neatly organized upper level that borrows historic vocabulary. The inside has been left open to provide flexibility for tenants, and offers the largest open floor space in downtown. Like most older buildings, the historic fabric necessitates the careful matching of the building, with its limitations, to an appropriate new use and tenants. While Matsuo is still looking for the right tenant and an improvement in the economic situation, he feels Woodland with its excellent geographic location near the state capitol, highways, airport, and within striking distance of the bay area is just waiting to be discovered.

The rehabilitation of this building embodies the opportunities offered in the historic downtown and the contribution that carefully designed and executed projects can make. This project respects downtown as a unique entity with styles spanning over 125 years and the remaining fabric of the building and its neighbors, maintaining scale and conversing in the same architectural vocabulary. The rehabilitation does not attempt to bring back what was irreparably lost, but to acknowledge the past and speak to the future. We thank the Matsuos and Mr. Thomson for their work on this building which displays the type of adaptation, reuse, and development the commission would like to encourage in the historic downtown area, and the many opportunities that abound in Woodland.