



City of Woodland

Historic Preservation
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

Meeting Agenda

Historic Preservation Commission

Wednesday, September 3, 2014

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

D. Secretary's Report

E. Public Comment

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

F. Communications

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

G. Presentations

[14-354](#)

2014 Heritage Home and Preservation Award Ceremony: This year's awards ceremony will mark the 26th year the City of Woodland has presented the Heritage Home Awards to local homeowners.

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. The 2014 Heritage Home Award recipients are:

- The Barzo home at 543 Third Street, Date of Construction - 1927
- The Westwood home 310 Cross Street, Date of Construction - 1896
- The Monley home at 421 Pendegast Street, Date of Construction -

1912

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. The 2014 Preservation Award recipients are:

- Meg and Tom Stallard
- BJ Ford
- Sacramento Valley Historical Railways

Attachments: [Heritage Home Preservation Award 2014 slide show.pdf](#)

J. Adjournment



Legislation Details (With Text)

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Sponsors:

Indexes:

Code sections:

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Date	Ver.	Action By	Action	Result
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Historic Preservation Commission

Presents the

2014

Heritage Home

&

Preservation Awards

2014 Heritage Home Awards



~ 421 Pendegast Street ~



~ 310 Cross Street ~



~ 543 Third Street ~

Bailey - Monley
1912
~ 421 Pendegast Street ~



The Beth and Pat Monley home at 421 Pendegast Street, (recorded as the Bailey-Monley home in the “Explore Historic Woodland” walking tour guide) is a unique two-story Craftsman style house. The broad sweep of its roofline, distinctive shiplap siding, clinker brick chimney, leaded glass, clerestory windows, forest green color scheme, and tree-shaded front yard make this one of the most attractive homes in one of Woodland’s most beautiful residential neighborhoods.

The home has had just three owners in more than 100 years. William R. Fait, a design-build contractor who created many of Woodland’s finest homes and commercial buildings from 1911 to 1930, built the home in 1912 for Yolo County District Attorney Archibald Bailey. Fait’s work includes many of the classic homes on Pendegast Street and Beamer Park, the Cranston’s Hardware building on Main Street and the Agricultural Mechanics building for Woodland High School at 910 College Street, among many other projects. Janice and Malcom Leiser bought the home from the Bailey family in 1974 and resided there until the Monley’s purchased the property in 1998.

The classic residential architecture and landscape elements that enabled W.R Fait to create so many fine homes in Woodland’s historic residential neighborhoods have also been an inspiration for Pat Monley. As one of Woodland’s leading design-build contractors, he continues to keep more than a century of tradition alive by integrating timeless architectural design elements in the custom homes that his firm designs and builds today.

The Monleys especially love their home for its relaxed Craftsman style and the comfort, livability and flow of its open downstairs plan, including a warm and inviting living room and a dining area that they describe as ideal for family events and entertaining. In addition to the home’s beautiful hardwood floors, abundant windows and unique window seats, other classic Craftsman features include leaded glass cabinets that flank the rustic fireplace and echo the pattern of the windows on the front of the home.

Well-placed windows are definitely a strong point of the plan, as they invite the visitor’s eye toward the expansive rear yard with its gardens, trees, pool, and tennis court.

When asked why they love their home, the Monleys sum it up this way: “...a design that is not exotic, but simple and classic– something that is ageless.” These are the qualities that make 421 Pendegast Street an ideal example of Woodland’s Heritage Homes.

~ 421 Pendegast Street ~

Boulton - Dickey - Westwood

1896

~ 310 Cross Street ~



This unique home began life as a Victorian cottage that belonged to Malinda Boulton. The sidewalk leading from the street up to the front porch has an elevation that made it much easier to emerge from one's carriage when arriving at such a home in the late 1800's.

This is one of the rare carriage steps still left in Woodland. The Dickey family purchased the home in 1906 and lived here for many years. Mr. Dickey was a prominent merchant in Woodland, owning a local shoe store. Sometime in the 1920s the house evolved into the spacious two-story home seen today.

This Craftsman style home has a front porch that encompasses the width of the house and is horizontally emphasized by the two large square pillars that support it. It has wide overhanging eaves embellished with simple bracketry. The roof's high pitch was essential to completely cover up the once Victorian home beneath it. The current owner is Sue Westwood.

Hickey - Barzo

1927

~ 543 Third Street~



This Craftsman bungalow, built in 1927 for Joseph and Rowena Hickey, has been owned and cared for by Steve and Reva Barzo since their “move-in” day on St. Patrick’s Day, 1995.

All the windows in the house are original. Most windows are double-hung, with geometric Craftsman detailing. The large front porch has a smooth concrete floor and impressive rounded columns that flare at the base. The rusticated stucco exterior was at one time painted dark gold and brown, earning the house the nickname of the “giraffe house”.

The large front door opens into the living room, in typical Craftsman style. The living room has its original brick fireplace and mantel.

The living and dining areas are dramatically separated by one the home’s most noticeable features, a decorative archway of unpainted redwood. The arch spans the width of the room. On one side this strong Craftsman design element expands to a glass-front display case, and the opposite side features a built-in drop-leaf desk. Like the redwood arch, the other original woodwork in the house is unpainted.

The dining room has a beautiful built-in hutch with all original hardware. The kitchen was expanded to include the back porch and a small addition for a relaxed sitting area that leads to the back yard. The kitchen cabinets and natural wood finish were selected to harmonize with the simple and warm style found throughout the home.

The picture railings original to the bedrooms were removed at one time in the home’s history, and the Barzos have had custom milled railings made to replace them. The Douglas fir and pine wooden floors are original to each room, as is the seven-inch high floor molding.

The quality in craftsmanship, functionality in design, as well as the warm atmosphere created through the use of woodwork is what attracted the Barzos to this home. Twenty years later the original integrity remains, as these homeowners prefer preservation and restoration.



Historic Preservation Commission

Presents The

2014

Preservation Awards

~ **Meg and Tom Stallard** ~



Since starting their first renovation project in 1981, Tom and Meg Stallard have devoted thousands of hours and substantial funds renovating buildings on Woodland's Main Street. Working in conjunction with Woodland architect Duane Thompson, Tom did much of the labor himself, while Meg kept an eye on the finances. Starting with 712 Main Street, they went on to purchase and renovate 610, 612, 614, 616, 618, 620, 622, 626, 630, 706, 708, 710, 714, 716, 720, 722, 724 and 726 Main Street as well as 400 Second Street.

Interior details were kept or repaired when possible; when not they were recreated. Consistent standards, attention to detail, and preservation of good architecture are the hallmarks of Tom and Meg's work. Artifacts found during renovation are kept on display in several of the buildings and create a strong connection to the history of the spaces. This is reinforced by the use of historical photos in many of the common areas. Upgrades to modern HVAC, electrical, and plumbing systems ensure that these buildings will be in use for many years to come.

Some of Tom's recommendations for renovation of historical buildings for commercial use include:

- Take it one step at a time. It helps to be foolish, naïve, and enthusiastic.
- Do as much of the renovation work as you can yourself, and build relationships with reliable trades people to ensure quick repairs once the spaces are occupied.
- Watch the finances. Most of their projects were done with tenants in the building; renovated spaces were immediately rented. A steady income stream is imperative.
- Be creative. Many of the spaces were long and narrow with limited access and utility for modern commercial needs. Adding rear courtyards and interior hallways allowed these to be divided into smaller units, which facilitated rental.
- The rents reflect renovation costs but the character and appeal of the spaces attracts reliable, long-term tenants.

~ Meg and Tom Stallard ~

~ Beamer Place ~

Beamer Place, their initial project on Main Street harked back to the early 1980's and dealt with a partially abandoned building that was eviscerated during the streamlining phase the City of Woodland endured in the mid 20th century. The building was full of surprises as wrought iron columns uncovered and old photos helped guide a historically sympathetic remodel.



Meg and Tom
Stallard



~ Northern Electric Depot building ~

Going from the old to the new, the Tom and Meg bought the parking lot just East of Cranston's and did a sensitive recreation of the old Northern Electric Depot building - but this time to house offices and retail shops instead of trains.

Meg and Tom
Stallard

~ Krellenburg Building ~

The Evans Furniture building was close on the heels of the Depot Building as they invested yet again in an older structure that ended up extending the renovated properties all the way to 3rd Street.



Meg and Tom
Stallard

~ Krellenburg Shops ~

They also renovated the small shop buildings immediately to the west of Krellenburg Building. Again, these were tastefully reworked to bring back some of their original character.



Meg and Tom
Stallard

~ Cranston Building ~

Having run out of real estate on the present block the Stallard's looked west of the Depot building and began a major renovation of the old Cranston's Hardware building.



Meg and Tom
Stallard

~ Cranston Shops ~

They also extended their holdings here in acquiring and renovating the small shop buildings immediately to the west of Cranston's. These buildings were originally a set of triplets which had become individualized over the years. Again, these were tastefully reworked to bring back some of their original character.



Meg and Tom
Stallard

~ BJ Ford ~



In recognition of her commitment to preserving and celebrating Woodland's history and heritage, B.J. Ford has demonstrated a tireless commitment to historic preservation through her active participation as the Downtown Coordinator, Co-organizer of the first “Stroll Through History” and Stroll Board Member since its inception, Chairperson for the City Cemetery Fence fund-raiser, President of the Yolo County Historical Society, Chairperson of the Yolo County Women's History Month, and Vice-chairperson of the Historic Preservation Commission. Her name is synonymous with historic preservation throughout the Woodland community.

Southern Pacific Depot

1911

~ 1120 Lincoln Avenue ~



Southern Pacific Depot

1911

~ 1120 Lincoln Avenue ~



Southern Pacific Depot 1911

~ 1120 Lincoln Avenue ~



Southern Pacific Depot

1911
~ 1120 Lincoln Avenue ~



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Southern Pacific Depot

1911
~ 1120 Lincoln Avenue ~



The Woodland Southern Pacific train depot at the corner of Lincoln Avenue and Sixth Street, is the third of four depots built in Woodland, and is the only one remaining. After being pressured by the Chamber of Commerce, the Railroad agreed to build a new depot for their main line west of East Street between Main and Oak streets.

Construction of this depot started April 1911, and was completed August 7, 1911. It had the standard Southern Pacific colonnade design with Colonial Revival and Craftsman elements, popular at the time. For the most part, Southern Pacific crews brought in by train, were used to construct the depot with the exception of local contractor W.M. Williams, who plastered the walls and ceilings and laid the cement floors in the waiting rooms and restrooms.

Constructed of prime redwood and Douglas fir, the new depot was equipped with “every modern accommodation,” including electricity and indoor restrooms. It had a larger waiting room, a separate women’s waiting room, an attic storeroom, baggage room, and station agent’s office. The 156-foot long arcade platform was 40-feet longer than the old depot it replaced and was supported by 13 cast iron Tuscan columns with Doric capitals. It thus protected passengers from the weather while accommodating the longer trains. Living quarters were no longer provided for the station agent.

During the early years of its operation, the depot was heavily patronized and was a stop for many scheduled and named passenger trains on the Southern Pacific West Valley Line. It was witness to several historic events, including presidential campaign speeches by Charles Evans Hughes in 1916 and Franklin Delano Roosevelt in 1932. On May 20, 1942, at the height of World War II, 418 Yolo County citizens of Japanese ancestry were required to board a train to the Merced Assembly Center for internment for the remainder of the war. Photographer Dorothea Lange, captured this moment in a series of black and white photographs.

After World War II ended, things began to change at the Woodland depot. In 1951, significant repairs were made and the depot received a new roof. A few years later, in January 1956, the depot was painted “sea foam green” replacing its original colonial yellow paint scheme, no longer popular with local residents. The next year, in April 1957, as a cost cutting measure, freight operations were moved from the old freight depot to the baggage room of the passenger depot, and the baggage room and office were heavily modified.

~ 1120 Lincoln Avenue ~

In November 1959, additional repairs and alterations were made to the depot by Southern Pacific, and by January 1960, the Greyhound Bus Company had moved from its Main Street location to two leased waiting rooms in the depot; fewer people were travelling by rail .

By 1966, Southern Pacific passenger trains no longer stopped in Woodland, although they still passed through. The last regularly scheduled passenger train on the West Valley Line, Amtrak's No.11 Coast Starlight, rolled past the depot on April 24, 1982.

Restoration Efforts

After the 1950's, maintenance diminished and the depot became a community eyesore. During the 1970's and 1980's, the City of Woodland and the Woodland Chamber of Commerce made several attempts to clean up and restore the depot but met with opposition by the railroad even though there was community support. In September 1987, the railroad announced it was planning to demolish the depot during the first quarter of 1988.

With that announcement, a group of local preservationists, historians, service organizations, and the Chamber of Commerce began a campaign to save the depot from destruction. In November 1987, the **Sacramento Valley Historical Railways** (SVHR) agreed to be the organization to lead the preservation movement and formed the "**Woodland S.P. Depot Committee.**" The committee consisted of local preservationists, representatives from the Yolo County Historical Society, and the City of Woodland, with SVHR member, John McMahan as Chairman. At the time, the **SVHR** was the Woodland non-profit organization that was restoring Southern Pacific steam locomotive No. 1233, at the Woodland fairgrounds.

Negotiations with the Southern Pacific railroad took place over many months and the Depot Committee finally secured an agreement to have the depot sold to the **SVHR**, provided that it was moved away from the railroad's main line. On September 23, 1991, Southern Pacific sold the depot building to the **SVHR** for five dollars and additionally sold the property at Lincoln Avenue and Sixth Street for its relocation. On June 12, 1992, the depot was moved to the new site and placed over its new foundation.

Since moved to its new location, **SVHR** volunteers have spent thousands of hours restoring the depot to what it looked like when it was new. The interior and exterior have been painted the original colors, it has a new wood shingle roof, and original plumbing, electrical, and hardware fixtures have been used wherever possible. Current work is on the historical restoration of the restrooms. The depot will be able to open to the public after this work and a few minor projects are completed.

The restoration of the Woodland Southern Pacific depot has been a community effort and the **SVHR** has received support from many sources. Funding has been provided by private donations, SVHR fundraising, federal grants, and generous local grants from the Stroll Through History and the Yolo County Historical Society. Efforts are underway to get it listed on the National Register of Historic Places. When restoration is completed, the depot will be used as a railroad museum, public meeting place, and event venue.