



City of Woodland

Meeting Agenda - Final

Historic Preservation Commission

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

Wednesday, September 16, 2015

6:00 PM

Council Chambers

2015 Heritage Home and Historic Preservation Awards Ceremony

G. Presentations

[16-103](#)

SUBJECT: 2015 Heritage Home and Historic Preservation Awards
Ceremony

DATE: September 16, 2015

SUMMARY:

A Special Meeting of the Woodland Historical Preservation Commission will be on Wednesday, September 16, 2015 at 6:00PM to recognize the recipients of the 2015 Heritage Home and Historic Preservation Awards.

Attachments: [2015 Heritage Home and Historic Preservation Awards Presentation.pdf](#)



Legislation Details (With Text)

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Title: SUBJECT: 2015 Heritage Home and Historic Preservation Awards Ceremony
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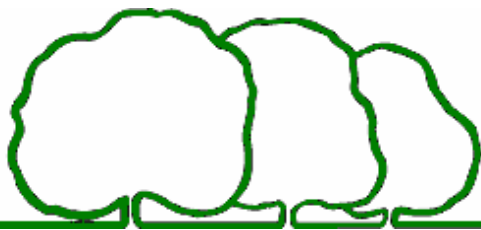
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Attachments: [2015 Heritage Home and Historic Preservation Awards Presentation.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission
FROM: Erika Bumgardner, AICP, Senior Planner
SUBJECT: 2015 Heritage Home and Historic Preservation Awards Ceremony
DATE: September 16, 2015
SUMMARY:

A Special Meeting of the Woodland Historical Preservation Commission will be on Wednesday, September 16, 2015 at 6:00PM to recognize the recipients of the 2015 Heritage Home and Historic Preservation Awards.
The 2015 award recipients include:

Heritage Home Award

10 Toyon Drive
Tom and Meg Stallard

631 First Street

Dallas and Angela Hyde

Historic Preservation Award

540 Main Street

Ron Caceres

Clark Field

Clark Field Restoration Committee
City of Sacramento

Attachments

1. 2015 Heritage Home and Historic Preservation Awards Presentation



The City of Woodland's
Historical Preservation Commission
Proudly Presents the

2015 Heritage Home and
Historic Preservation Awards

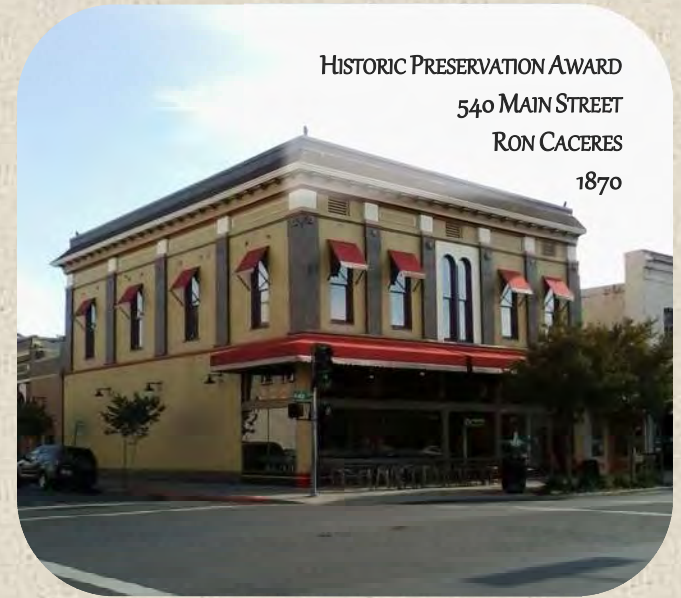
City of Woodland

2015 Heritage Home and Historic Preservation Awards

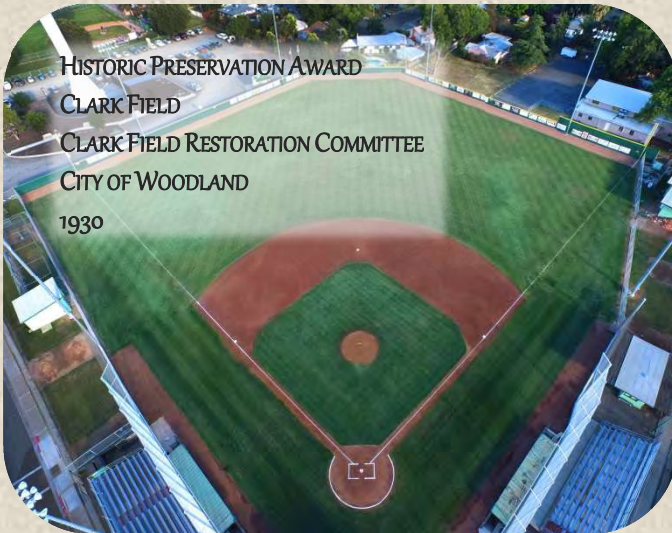
HERITAGE HOME AWARD
10 TOYON DRIVE
KEYS-WHITE-STALLARD
HOUSE
1962



HISTORIC PRESERVATION AWARD
540 MAIN STREET
RON CACERES
1870



HISTORIC PRESERVATION AWARD
CLARK FIELD
CLARK FIELD RESTORATION COMMITTEE
CITY OF WOODLAND
1930



HERITAGE HOME AWARD
631 FIRST STREET
HYDE HOUSE
1909



THE KEYS-WHITE-STALLARD HOUSE ~ 10 TOYON DRIVE



The Keys-White-Stallard House ~ 10 Toyon Drive

This Usonian-style house was designed by architect Robert Crippen in 1961 for Dr. and Mrs. Lynn Keys. Dr. Keys had purchased mail order plans for a different Frank Lloyd Wright-inspired house and asked Crippen to use these as his inspiration. The house was constructed by builder Michael Landucci in 1962. It was owned by the Keys until 1973 and by Dr. and Mrs. White from then until the Stallards purchased it in 1984.

Crippen graduated from Woodland High School in 1940 and studied music at the University of the Pacific. Exposure to European architecture during his WWII military service led to an interest in the profession and he completed academic training at the University of Oregon in 1951. Upon return to Woodland he worked with the firm of Cox & Liske before starting his own practice; during this time he also served as chair of the City's Planning Commission. His firm was the first Woodland architecture company owned by a licensed architect.

Crippen was a versatile designer. His works include government buildings (e.g. Yolo County Jail at Third and North); commercial structures (e.g. Wells Fargo Bank at 444 Court Street); community organizations (e.g. Yolo County YMCA at 1300 College Street); and private residences like the Keys-White-Stallard House.

An avid skier, Crippen moved to the Sierra in the late 1960s where he ran a ski resort and practiced architecture. He continued to work in both California and Nevada and was that state's oldest practicing architect when he retired at 78 in 2000. Mr. Crippen died in 2004.

Typical of Usonian houses, the Keys-White-Stallard House presents an unassuming appearance to the street. Its facing house, 19 Toyon Drive, is of similar style and was built in 1968. The remaining houses on Toyon Drive are of the same period but in the more typical Ranch Style, many with 60s-era Storybook Ranch features.

The house makes extensive use of redwood on walls and ceilings. Floors of concrete or terrazzo, along with walls of stone, complete the natural feel. Other Wright-inspired features are clerestory lighting and battered walls. The Asian-style garden is original to the house and was renovated by the Stallards. Sensitive remodels and additions designed by architect Duane Thomson have allowed the house to continue to meet the family's needs while ensuring its place in Woodland history.

THE HYDE HOUSE ~ 631 FIRST STREET



The Hyde House ~ 631 First Street

The home at 631 1st Street was constructed for Frank and Etta Blanchard in 1909. The Blanchards lived here until 1924, when the home was sold to Dan and Viva Wooster. The Woosters remained here until 1954, when they sold the home to Dr. and Mrs. Roy Neumann. Dallas and Angela Hyde purchased the home in 2013.

This elegant home is distinguished by many of the Colonial Revival architectural elements which enjoyed such great popularity in the late 19th and early 20th centuries. Notable exterior features include recessed columned porches at the front entry and Laurel Street side of the house, clapboard siding, symmetrical first-floor front windows, and compass-style oval windows on the second floor. The Hydes have invested much time and energy to restore many of the home's original features, including reinstalling and refurbishing the antique Empire-style wood-paneled mantle with its detailed scrollwork, classical Ionic columns, and beveled glass mirrors.

Among other projects, the Hydes have reinstalled the original French doors dividing the front parlor and the dining room and re-created two-piece baseboards for installation on the first floor, which they modeled after original examples found in the home. In addition to many necessary projects such as plumbing, rewiring, and foundation improvements, the Hydes have restored the built-in antique hutch in the dining room, restored and refinished original wooden floors, replaced traditional linoleum floors in the kitchen and bedrooms, remodeled the bathrooms in period style including installation of subway tile and claw-foot tubs, and restored ceilings to their original heights in the kitchen, master bath and downstairs bath. Other signature aspects of this home include large windows, complete with their original glass, which lend a welcoming light-filled atmosphere to the downstairs rooms.

Through their energy and devotion to detail, the Hydes have worked carefully to restore and preserve the defining characteristics of one of Woodland's most unique and distinguished heritage homes.



540 MAIN STREET
RON CACERES



540 Main Street

540 Main Street is located in the heart of Woodland's Downtown Historic District. It was built in 1870 as the International Order of Odd Fellows hall. Local craftsman Charles A. Brown, Levi S. Craft and L.S. Still constructed the building in the popular Renaissance revival style of the period with a deep cornice and engaged pilasters. The brick building was originally three stories tall with stores on the first floor, offices on the second, and a meeting hall for the Odd Fellows on the third. In 1873 the Bank of Woodland, the oldest financial institution in town, moved into the first floor. The bank had been founded by leading members of the community in 1868 and was influential in the development of the city.

In 1905 the Odd Fellows constructed a new building. Their old hall building was substantially remodeled as the third floor meeting hall was removed. By the late 1920s long term tenant the Bank of Woodland also left the building. The new first floor tenant was Skaggs Safeway, providing groceries to the city. Small offices had extended the building to the south along First Street. In 1928 these were remodeled into a cohesive whole. The new Neo Classical façade had deep arching windows, a classical frieze, and a metal marquee sheltering the entrance. This secondary façade became the home of Mrs. Goyet's millinery shop. Later in the twentieth century the Main Street shop became a pharmacy before becoming Sofy's Furniture. By the 2000s the building was ready for a face lift. The floorplan prevented full use of the second floor offices and left the First Street façade blank.

Local real estate developer Ron Caceres developed a plan with the Redevelopment Authority to provide the needed facelift in 2007, but the project was not completed until after the program was dissolved. The rehabilitation of the first floor storefront and exterior was completed in June 2015 and work to convert the upper floor to four apartments is continuing. Exterior work included a reworking of the storefront and polychrome paint scheme which highlights the distinctive second floor windows and cornice. This project continues improvements to a key intersection in the historic downtown, represents one of the last major downtown façade improvements carried out through the Redevelopment Agency, and a new direction for Downtown Woodland which focuses on mixed uses and evening entertainment and dining. The improvements made to the building also represent the continued involvement of Ron Caceres who is also undertaking the State Theater project.

CLARK FIELD



Clark Field

Clark Field, Woodland's historic baseball facility, celebrated its 85th Anniversary this year on April 27th, the first game played on that date in 1930. Woodland had been without a baseball team in an organized league for several years. The opportunity to start a semi-professional franchise in Woodland was attractive to Charles (Charley) Clark, a sports promoter and baseball aficionado who was president of the Sacramento Valley League. He also had interests in wrestling, semi-pro football, and was on the State Horse Racing Commission.

Charlie could be described as a self-made man. He attended an orphanage school in Sacramento and later drove a milk wagon before starting work at the Ed Harvey Hat Store in downtown Sacramento. He assumed ownership of the hat business on the death of Harvey in 1926.

Charley resigned his presidency of the Sacramento Valley League so that he could realize his dream of reviving baseball in Woodland by starting a semi-professional franchise there. He wisely organized a local advisory group of prominent citizens and started searching for adequate property, since Beamer Park, the existing baseball field was slated to be demolished to make room for a new school, Beamer Elementary School. After much searching Charlie signed a lease for four acres on Beamer St. between West and Walnut streets, at the time just inside the city limits. Architect Fred A. Harrison, prepared the plans for the field which were then turned over to Woodland's premier builder, Joseph Motroni, for its construction. This was a period of economic hard times for many people. Low cost diversions were needed and construction jobs were welcomed. Many ballplayers with professional skills chose or were forced to stay home and take other jobs, settling for a Sunday game day. The new field in Woodland held great promise for the community.

J.G.Motroni hired 36 carpenters and laborers to rush construction of the ballpark to be ready for the 1930 season. This modern facility had roofed wooden grandstands with a thousand seats and private boxes with six seats. A box office fronted three gateways on the Beamer Street side of the field, and it had wide aisles, easy steps, and comfortable seats. Dressing rooms for the home and guest teams were well equipped with showers, lockers, and benches and the men's and women's restrooms had the most modern appliances. Ushers, ticket sellers, and venders wore uniforms and had white caps bearing "Clark Field" across the front.

...Clark Field Continued

The diamond was measured by the County Surveyor and the playing field was graded and rolled to avoid errant bounces. The distances from home plate were the same as they are today, 316 feet to left and right fields and 397.5 feet to center field. A 12-foot fence surrounded the ballpark. Clark's slogan for the park was, "Clean, Convenient, Commodious and Comfortable." The park, touted as the finest ballpark on the West Coast, was a source of civic pride.

The dedication of the field on Saturday, April 27, 1930, started with great ceremony that included a parade with band, the Woodland Oaks and Colusa Prunepickers teams, the mayors of Woodland and Colusa, and representatives of Woodland's National Guard companies and civic clubs. That first game was attended by 1500 fans necessitating the use of sideboards to accommodate the standing room only fans who exceeded the seating capacity. Fortunately, the Woodland Oaks won their opening game against Colusa, beating the champions of the Sacramento Valley League.

Additional improvements that quickly followed included additional exits, roofing over the dugouts, and lighting in the restrooms.

The first season for the Oaks ended with a fourth place finish in league, however the 1931 Oaks won the league title, beating a Sacramento All-Star team and Colusa, but lost the State League Championship game to the Santa Cruz Padres. This was also the year that professional teams started using the field for their training season. The first professional Pacific Coast League team to relocate their spring training was the Seattle Indians, followed in 1932 by the San Francisco Missions. The Oaks ended this year with the State League runner-up title. The San Francisco Missions returned for spring training in 1933; by this time Woodland fans were getting accustomed to well-played games by professional players. This also gave the Oaks the benefit of playing scheduled practice games against pro teams.

This was all to change very suddenly on July 21, 1933, when Joseph Motroni and Chas. and Alma Robinson, the owners of the ballfield property filed suit against Chas. Clark, president of the Woodland Baseball Club. The complaint alleged that Clark failed to meet the terms of the lease and that \$846.99 in rent was overdue. Additionally, \$500 was requested for damages. The knowledge of this financial trouble prior to the announcement led to a drop-off in wins exacerbated during the playoff game with Grass Valley when five starters headed to Modoc County for deer hunting season. By December, Chas. Clark resigned as manager of the Woodland Baseball Club and severed all ties with the Oaks.

...Clark Field Continued

In January 1934, the Woodland Chamber of Commerce appointed James Cordano to head the Woodland franchise, Motroni's choice to manage the club. In February, the Woodland City Council passed a motion to lease Clark Field for 15 years at a dollar a year with the following conditions: that the City have complete control of the ballpark, that no fees were to be charged to the Oaks, that the cost of materials not be borne by the City, and that the owners provide liability insurance coverage.

The San Francisco Missions returned to Clark Field in late February for spring training. They were scheduled to play against other Pacific Coast League teams and the Woodland Oaks. (Notably, in right field for the San Francisco Seals, in a doubleheader against the Missions, was Joe Dimaggio, who had set a record sixty-one consecutive games hitting streak the prior season.) The Oaks started the season with a team of veterans, but continuing financial turmoil led to the resignation of Manager Cordano, who was replaced by Lou Wood, who also soon resigned and was replaced by Dr. F.L. Reese, who had managed the 1931 and 1932 Oaks championship teams. The financial problems continued, reflected in the team's losing season. Just before the 15th week of the season, the ballpark closed and a scheduled game against Redding was forfeited. The Depression and competition from the Sacramento Solons eroded local team support to the point where owner Motroni was unable to meet expenses and make mortgage payments to the Bank of Yolo.

Motroni withdrew the club from the League and closed the park rather than go deeper in debt, estimated at \$5,000. Mayor H.I. Bobb, an ardent fan, alleged that the Chamber of Commerce did not adequately support the home team and that they spent the money needed by the Oaks bringing Coast League teams to town. Editorials praised Motroni for his efforts to keep baseball alive in the community and for assuming the indebtedness incurred by the Oaks. Plans were made to tear down the grandstands and salvage the materials to help defray the debt.

The effort to save Clark Field was initiated by the Daily Democrat in editorials that challenged the local American Legion Post 77 to assume management of the ballpark, based on its success with other civic ventures. The Legion promptly passed a resolution to negotiate with the Bank for the purchase of the park as a community service and planned to stage "numerous activities at the park in order to provide wholesome recreation and healthful entertainment." This prompt action by the Legion led to reinstatement in the league and salvaged the Oaks 1934 season. Additionally, on July 22, Post 77 sponsored its first Junior Legion game; admission was free but donations were collected.

...Clark Field Continued

The 1935 season started with the continuing financial, ownership, and, sponsorship turmoil. Doc Reese declined to continue as manager and the Legion stated that they did not want to be in the baseball business and their only interest was in Clark Field and the Junior Legion Circuit. This time the Chamber of Commerce stepped up and members raised the funds to keep the Oaks in the League and pay the Legion rent for Clark Field.

The 1936 season start was in jeopardy with the rental fee the primary problem for Chamber members. At that point the Legion relinquished ownership of the park and turned it back over to the Bank of Yolo. The local businessmen stepped up again, pooled their funds and bought the field in liquidation from the bank for \$1,750. On March 6, 1936, the deed to the ballpark was turned over to the City of Woodland.

Memorably, in the 1930s pro Pacific Coast League teams, including the Seattle Indians and the San Francisco Missions, liked playing at Clark Field as well as the accommodations at the Woodland Hotel. The Detroit Tigers played there in 1931, and in 1932, the Pittsburgh Pirates played San Francisco, and the Cincinnati Reds played the New York Giants. Joe DiMaggio returned after 30 years to be the guest of honor at the opening game of the Babe Ruth World Series and many others who played there have also been inducted to the Baseball Hall of Fame. The field is now home to Woodland High School, Babe Ruth, and the American Legion Post 44 teams.

A committee of Legion Post members and local volunteers now manage the field and are responsible for its maintenance and many of the new improvements. This work and these volunteers have been recognized by the City this year with a bronze plaque, which we hope with the Historic Preservation Award plaque, can find a permanent place for display at the field.