



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, June 15, 2016

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-442](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meetings of January 20, 2016 and March 16, 2016.

Attachments: [A - January 20, 2016 Meeting Minutes](#)

[B - March 16, 2016 Meeting 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

H. New Business

[16-561](#)

SUBJECT: 2016 Heritage Home Award Nominations

DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve

the following nominations for the 2016 Heritage Home Awards (additional nominations may be presented at the June 15th meeting for consideration):

Attachments: [1 - 1137 West Street](#)

[2 - 638 4th Street](#)

[3 - 1003 1st Street](#)

[4 - 546 Elm Street](#)

[16-528](#)

SUBJECT: 2016-2017 Work Program (Draft for Discussion)

DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider the attached Draft 2016-2017 Historical Preservation Work Program, and provide recommendations or suggestions for modification as appropriate.

Attachments: [1 - Draft 2016-2017 Historical Preservation Commission Work Program](#)

[16-559](#)

SUBJECT: Downtown Revitalization Presentation

DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission receive a presentation from the Community Development Department regarding Downtown revitalization efforts and ongoing projects in support of the City's Downtown goals.

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 16-442 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 4/7/2016 **In control:** Historic Preservation Commission
On agenda: 6/15/2016 **Final action:**
Title: SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meetings of January 20, 2016 and March 16, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: [A - January 20, 2016 Meeting Minutes](#)
[B - March 16, 2016 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Historic Preservation Commission Minutes

TO: Members of the Woodland Historic Preservation Commission

DATE: June 15, 2016

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meetings of January 20, 2016 and March 16, 2016.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENTS:

Attachment A - January 20, 2016 Meeting Minutes

Attachment B - March 16, 2016 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Historic Preservation Commission

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

Wednesday, January 20, 2016

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:00 pm

Staff Present:

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 4:

Chairman Christine Casey, Commissioner Mark Aulman, Commissioner Tabatha Chavez and Commissioner Robert Folker

Absent 1:

Vice Chairman Cheryl Brookshear

C. Approval of Minutes

[16-303](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of December 16, 2015.

Attachments: [A - December 16, 2015 Meeting Minutes](#)

*A motion was made by Commissioner Aulman and seconded by Commissioner Folker to approve the Historic Preservation Commission Meeting minutes of December 16, 2015. The motion carried by the following vote:
Ayes: Chairman Casey and Commissioners Aulman, Chavez and Folker*

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

[16-297](#)

SUBJECT: Historic Renovation of the Commercial Facade of the Diggs Building located at 514-518 Main Street

DATE: January 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 514-518 Main Street; and
- 2) Approve the proposed façade renovation and remodel of the commercial space.

Attachments:

[A - Downtown Specific Plan Districts Map](#)

[B - Relevant Historic Survey Information](#)

[C - Applicant Statement and Proposed Elevations/Plan Set](#)

A motion was made by Commissioner Aulman and seconded by Commissioner Chavez to approve the proposed façade renovation and remodel of the commercial space of the Diggs Building at 514-518 Main Street. The motion was carried by the following vote:

Ayes: Chairman Casey and Commissioners Aulman, Chavez and Folker

[16-298](#)

SUBJECT: Review and Comment by the Historic Preservation Commission concerning Historic Preservation Goals and Policies in the 2002 General Plan

DATE: January 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review the goals and policies contained in the 2002 General Plan regarding Historic Preservation and provide comments for consideration in the 2035 General Plan Update.

Attachments:

[A - Table of Goals and Policies from the 2002 GP Re: Historic Preservation](#)

[B - Chapter 6 from the 2002 GP](#)

Staff gave a brief presentation and informational report. The Historical Preservation Commission may review the goals and policies contained in the 2002 General Plan regarding Historic Preservation and provide comments for consideration in the 2035 General Plan Update.

I. Old Business

J. Adjournment

Meeting was adjourned at 7:18 pm



City of Woodland

Meeting Minutes - Draft

Historic Preservation Commission

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

Wednesday, March 16, 2016

6:00 PM

Council Chambers

A. Call to Order

Meeting was called order at 6:05 pm

Staff Present:

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 3:

Vice Chairman Cheryl Brookshear, Commissioner Robert Folker, Commissioner

Tabatha Chavez

Absent 2:

Chairman Christine Casey, Commissioner Mark Aulman

C. Approval of Minutes

[16-406](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of January 20, 2016.

Attachments: [A - January 20, 2016 Meeting Minutes](#)

This item has been continued to the next meeting as there were not enough eligible members present to vote.

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

[16-407](#)

SUBJECT: Renovation of the Commercial Facade at 702 Main

Street

DATE: March 16, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 702 Main Street; and
- 2) Approve the proposed façade renovation and remodel of the commercial space.

Attachments:

[A - Downtown Specific Plan Districts Map](#)

[B - Relevant Historic Survey Information](#)

[C - Applicant Statement and Proposed Site Plan, Floor Plans and Elevations](#)

A motion was made by Commissioner Folker and seconded by Commissioner Chavez to approve the proposed façade renovation and remodel of the commercial space at 702 Main Street. The motion was carried by the following vote:

Ayes: Vice Chairman Brookshear and Commissioners Folker and Chavez

I. Old Business

J. Adjournment

Meeting was adjourned at 6:35 pm



Legislation Details (With Text)

File #: 16-561 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 6/6/2016 In control: Historic Preservation Commission
On agenda: 6/15/2016 Final action:
Title: SUBJECT: 2016 Heritage Home Award Nominations
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2016 Heritage Home Awards (additional nominations may be presented at the June 15th meeting for consideration):

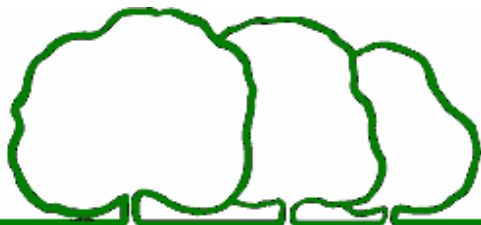
Sponsors:

Indexes:

Code sections:

Attachments: [1 - 1137 West Street](#)
[2 - 638 4th Street](#)
[3 - 1003 1st Street](#)
[4 - 546 Elm Street](#)

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, Senior Planner
SUBJECT: 2016 Heritage Home Award Nominations
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2016 Heritage Home Awards (additional nominations may be presented at the June 15th meeting for consideration):

Nomination #1. 1137 West Street - (As nominated by Commissioner Cheryl Brookshear.) This residence built in 1951 is a modest, well maintained Minimal Traditional home. The first residents were Stanley and Eleanor Georgeson who lived in the home through the 1950s. In the 1960s the home was sold to Fred and

Velda Moedinger. The Moedingers were a well-established Woodland family. Fred Parker purchased the home from the Moedinger estate in 1998.

The Minimal Traditional home has a bracket plan with attached garage. The house features corner windows typical of the earlier International style, and blends them with the more traditional low pitched roof of the 1950s. The city lot prevents the house from sprawling into a larger Ranch style configuration.

The Minimal Traditional style reduced the amount of architectural ornament on houses which makes the windows of this home in their original wood frames stand out. These windows have been preserved and details on the corner supports called out with decorative paint. Parker has turned the central fixed window into an ornament with regular seasonal displays and carefully placed flower arrangements. The surrounding yard is also neatly xeriscaped without altering the setting. While lawns were historically important features of home in the 1950s, the low gravel and detailed beds retain the focus on a public area without requiring extensive irrigation. (See also Attachment 1.)

Nomination #2. 638 4th Street - (As nominated by Commissioner Tabatha Chavez.) The Italianate home at 638 4th Street was built in 1886 by James C. Harlan for himself and his wife, Laura Bartels. The home was later purchased by Jacob Dekalb “JD” Musgrove, former Woodland Mayor as well as a member of the Woodland Cemetery Board of Directors.

On this Italianate house, the features used to give its flavor are the heavy, bracketed cornice thrust up into a pedimental form, the turned posts, and the pedimented trim over the windows. The home retains many of its original ornate design features. (See also Attachment 2.)

Nomination #3. 1003 1st Street - (As nominated by Commissioner Mark Aulman.) The home at 1003 1st Street is a Tudor Revival cottage constructed in 1928 by Francisco Acedo and his wife, the former Hattie Worsley. The home occupies the site of an early-day Woodland baseball field. Following her husband’s death, Mrs. Acedo lived in the home until she passed away in 1990 at the age of 98.

The home was purchased in 2010 by Anika and Cody Burton.

The exterior of the home is characterized by Tudor-style architectural treatments, including a peaked roofline, eaves without overhangs, and prominent brick-trimmed chimney. Over the past six years, Cody and Anika have applied their construction and design expertise to a sensitive restoration and remodeling program that has added 800 square feet to the home’s footprint, while preserving its period character and distinctive original features. These efforts include removing carpeting to expose the original oak floors and restoration of the fireplace and mantel to period style. Other preserved features include original windows and fir flooring in children’s rooms.

As they remodeled their home’s interior to make it more livable, the Burtons have been guided by the concept that authentic design treatments can be used to provide the visual context for modern improvements. Examples include the use of original picture molding to accent baseboard molding and achieve a custom appearance, and the retention and relocation of the original tub in the bathroom. The home includes an expanded kitchen, which incorporates custom designed cabinets faced with wood brought from a 1920s-era Esparto barn.

Remodeling efforts also have included the reconstruction of an earlier addition, performed in the 1950s, to restore the home’s historic visual context. The remodel includes an interior stairway to the basement wine cellar. The Burtons have added a garage facing Marshall Avenue that precisely matches the architecture and exterior stucco treatment of the original home, while framing a secluded backyard space.

The Burtons' home at 1003 1st Street proves that sensitive remodeling can enhance the livability of a home, while preserving and enhancing its authentic historic character. This home was a Historic Stroll home in 2015. (See also Attachment 3.)

Nomination #4. 546 Elm Street (Walking Tour Book, Page 37) - (As nominated by current home owner, Tim Doyle.) The property at 546 Elm Street was first recorded in May of 1888 in the names of J.E. and Bessie G. Card. The house appears to have been built for Louis D. Walker beginning later in that year. After several owners the house was sold by Estelle B. Hughes in 1944 to Mr. and Mrs. William Brecht. The current owners, Tim Doyle and Sarah Martinez, purchased the home in November of 1980.

This tall (2 ½ stories) and relatively narrow structure with a full basement was built as a typical Victorian with many “gingerbread” features typical of the style. Sometime after WWII, the Brechts removed the “gingerbread” and stuccoed the exterior adding a brick “skirt” at the base, which led the style to be dubbed “Click Vic.” Fortunately, the interior was left intact as originally constructed with extra wide plaster crown moldings, ceiling medallions of Queen Victoria, hardwood floors and twelve-foot ceilings throughout. The interior is currently being re-plastered and painted, with lime-washed ceilings, faux-finished cabinets and other elegant touches.

As a boarding house for single men in the fifties, it was home to the likes of Ken Fielding and longtime WJUSD principal Tom Wilcox.

In the summer of 2015, the house was painted by Cosme Munoz of Creative Painting with a color selection and placement balancing the old Victorian with a scheme more reminiscent of a detached row house that it now resembles.

The front yard landscaping is currently being converted from lawn to more drought tolerant and water-wise plantings. (See also Attachment 4.)

ATTACHMENTS

Attachment 1 - 1137 West Street Nomination

Attachment 2 - 638 4th Street Nomination

Attachment 3 - 1003 1st Street Nomination

Attachment 4 - 546 Elm Street Nomination

**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

**Application for Nomination for the
Heritage Home Award**

What is the address of the home to be nominated? **1137 West Street**

What are the nearest cross streets? **Casa Linda Drive**

Approximate date of construction of the home (if known). **1951**

Is the home occupied now? **Yes** Who lives there?

State the name of the owner of the property (if known). **Fred Parker**

What is the address of the owner of the property?

Street Address: **1137 West Street**

City: **Woodland** State: **CA** Zip **95695**

Phone:

Email:

This residence built in 1951 is a modest, well maintained Minimal Traditional home. The first residents were Stanley and Eleanor Georgeson who lived in the home through the 1950s. In the 1960s the home was sold to Fred and Velda Moedinger. The Moedingers were a well established Woodland family. Fred Parker purchased the home from the Moedinger estate in 1998.

The Minimal Traditional home has a bracket plan with attached garage. The house features corner windows typical of the earlier International style, and blends them with the more traditional low pitched roof of the 1950s. The city lot prevents the house from sprawling into a larger Ranch style configuration.

The Minimal Traditional style reduced the amount of architectural ornament on houses which makes the windows of this home in their original wood frames stand out. These windows have been preserved and details on the corner supports called out with decorative paint. Parker has turned the central fixed window into an ornament with regular seasonal displays and carefully placed flower arrangements. The surrounding yard is also neatly xeriscaped without altering the setting. While lawns were historically important features of home in the 1950s, the low gravel and detailed beds retain the focus on a public area without requiring extensive irrigation.

Nominated by Cheryl Brookshear, Woodland Historical Preservation Commission

HISTORIC RESOURCES INVENTORY

Ser. No. 57-5695 -117

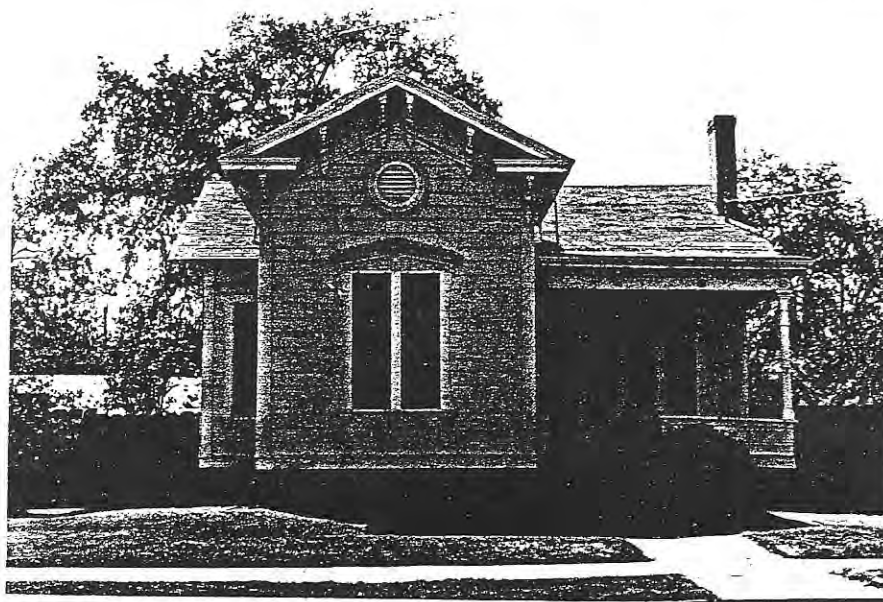
HABS _____ HAER _____ NR 4c SHL _____ Loc _____
UTM: A 10-608890-4280980 B _____
C _____ D _____

IDENTIFICATION

1. Common name: Cox House
2. Historic name: _____
3. Street or rural address: 638 4th Street
City Woodland Zip 95695 County Yolo
4. Parcel number: 6-216-27
5. Present Owner: Gerald and Madge Cox Address: 638 4th Street
City Woodland Zip 95695 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Italianate
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: A low gable roof with an offset extended gable facing front caps this single storied house. A flat roof protects the entrance porch. A chimney is off to one side. The back gable roof extends to expose eaves. The offset gable has a boxed cornice that extends around to the front, and is supported by brackets. The wide frieze is plain. At the center of the pediment is a bullseye vent. All windows are tall and narrow. They have an eyebrow trim and heavily decorated lugsills. The door and transom is recessed. Cement steps lead to the porch. The roof is supported by the turned posts resting on the solid rail enclosing the porch. Corners are plain, and the siding is shiplap.



Construction date:
Estimated 1880 Factual _____

Architect unknown

Builder unknown

Approx. property size (in feet)
Frontage 65 Depth 140
or approx. acreage _____

Date(s) of enclosed photograph(s)
April 1982

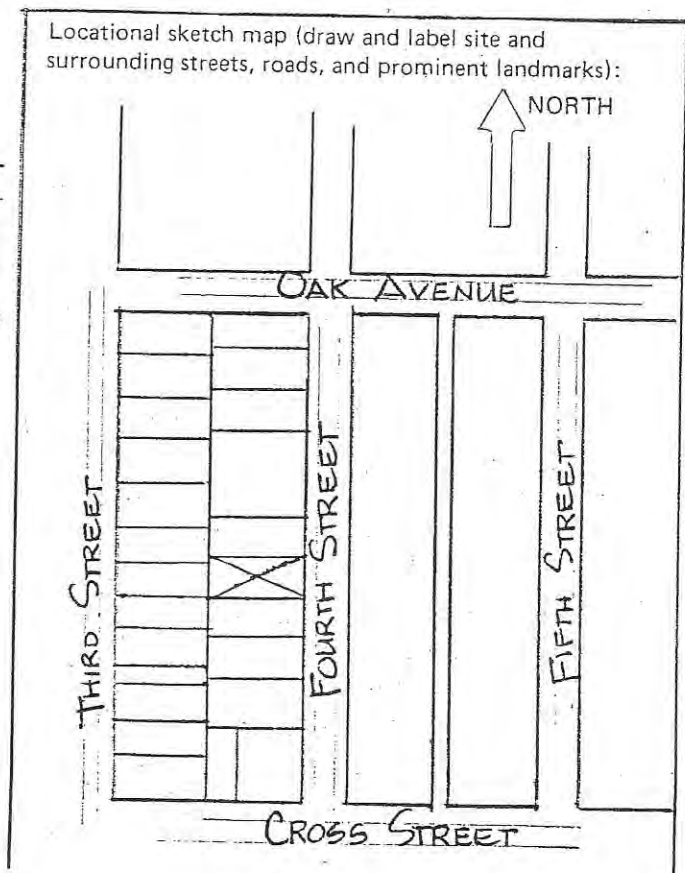
13. Condition: Excellent ☐ Good ☒ Fair ☐ Deteriorated ☐ No longer in existence ☐
4. Alterations: none
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
One of the most popular of the Romantic Victorian Revival Styles completed, with varying degrees of Victorian enthusiasm and excess. Various elements of historical Italian and Renaissance Style structures were incorporated in the Victorian design solutions with little regard to authenticity or honesty of purpose. The sole intent was to produce a style representing the graceful Italianate flavor. On this Italianate house, the features used to give its flavor are the heavy, bracketed cornice thrust up into a pedimental form, the turned posts, and the pedimented trim over the windows.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐
21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared April 1982
By (name) Janice Knepp
Organization City of Woodland
Address: 300 First Street
City Woodland Zip 95695
Phone: (916) 662-5416



648 Fourth Street, Woodland, CA

Timeline compiled by M. Sarmiento, Archivist, Yolo County Archives

- January 22, 1866:** Military Bounty Warrant issued to **William Gill** (deceased) granting him 160 acres (East ½ of East ½ of Section 32, Township 10 North, Range 2 East) for his military duty in the 2nd Regiment Mississippi Volunteers during the Mexican American War (1845-1848). The land went to the administrator of his estate, **Philip H. Parsons**.
- May 5, 1866:** **P.H. Parsons** deeds the land to **William Messinger** and **George Fiske** for the sum of \$250.00. (Deed Book F, pg. 230 – 231)
- May 5, 1871:** **William Messinger** deeds a portion of the land to **William H. Winne** for the sum of \$850.00. The portion being described as: “commencing at the Southwest corner of Oak Avenue and Fourth streets and running thence South to the South line of the Northeast quarter of Section Thirty Two (32) of Township Ten (10) North of Range Two (2) East, Mt. Diablo Base and Meridian thirteen hundred and thirty feet more or less. Thence West one hundred and forty (140) feet. Thence North to the South line of Oak Avenue. Thence East one hundred and forty (140) feet to the place of beginning.” (Deed Book L, pg. 71)
- Sept. 9, 1872:** **William Winne** deeds a portion of the land to **John Cunningham** for the sum of \$400.00. The portion being described as: “commencing at a point one hundred and eight (180) feet South from the Southwest corner of Oak Avenue and Fourth Street as laid down on Fiske and Messingers Map of Town of Woodland and running thence south one hundred and sixty (160) feet along the line of Fourth Street thence West one hundred and forty (140) feet thence North one hundred and sixty (160) feet thence East one hundred and forty (140) feet to the place of beginning.” (Deed Book N pg. 292 – 293)
- June 9, 1874:** **John Cunningham and wife (Laura A. Cunningham)** deed a parcel containing the above to **P.C. Fenner** for the sum of \$3000.00. The parcel is described as: “commencing at a point on the West line of Fourth Street one hundred fifty one feet six inches south from the South line of Oak Avenue and thence running south two hundred and forty (240) feet thence West one hundred and forty (140) feet, thence North two hundred and forty (240) feet, thence East one hundred and forty (140) feet to the place of beginning.” (Deed Book R pg. 442 – 443)
- August 25, 1885:** **P.C. Fenner** deeds a portion of the above to **B.F. Harlan** and **J.C. Harlan** for the sum of \$400.00. The portion is described as:

“commencing at the Northeast corner of the land now owned by William Coulter on the West side of 4th Street ... and the Southeast corner of the land ... now owned by the party of the first part on said West side of 4th Street, running thence North sixty one (61) feet, thence West one hundred and forty (140) feet more or less to the land now owned by S.G. Rhodes; thence South sixty one (61) feet, thence East one hundred and forty (140) feet to the place of beginning (more or less).” (Deed Book 39, pg. 44 – 45).

1886: According to tax assessment rolls for 1886, the value of the land was \$200 and the value of improvements to the land was \$1000.00, indicating that at some time in 1886 the house at 638 4th Street was built. (1886 Tax Assessment Roll A, pg. 42).

March 29, 1908: **J.C. Harlan** passes away, leaving the parcel to his estranged wife, **Lillie D. Harlan** of Fresno.

January 21, 1909: **Lillie D. Harlan** deeds the “residence property” to **J.D. Musgrove** for the sum of \$10.00. (Deed Book 71, pg. 445 – 446).

1960: **J.D. Musgrove** passes away, leaving the property to his wife, **Evaline Musgrove**.

December 1966: **Evaline Musgrove** passes away.

******The Yolo County Archives has deed indexes covering the years 1950 – 1964. Deeds from August 1970 can be looked up on the Yolo County Clerk Recorder’s website. For Deeds falling between 1965 and 1970, please inquire at the County Clerk Recorder’s office.

648 Fourth Street, Woodland, CA

Timeline compiled by M. Sarmiento, Archivist, Yolo County Archives

- January 22, 1866:** Military Bounty Warrant issued to **William Gill** (deceased) granting him 160 acres (East ½ of East ½ of Section 32, Township 10 North, Range 2 East) for his military duty in the 2nd Regiment Mississippi Volunteers during the Mexican American War (1845-1848). The land went to the administrator of his estate, **Philip H. Parsons**.
- May 5, 1866:** **P.H. Parsons** deeds the land to **William Messinger** and **George Fiske** for the sum of \$250.00. (Deed Book F, pg. 230 – 231)
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- Sept. 9, 1872:** **William Winne** deeds a portion of the land to **John Cunningham** for the sum of \$400.00. The portion being described as: “commencing at a point one hundred and eight (180) feet South from the Southwest corner of Oak Avenue and Fourth Street as laid down on Fiske and Messingers Map of Town of Woodland and running thence south one hundred and sixty (160) feet along the line of Fourth Street thence West one hundred and forty (140) feet thence North one hundred and sixty (160) feet thence East one hundred and forty (140) feet to the place of beginning.” (Deed Book N pg. 292 – 293)
- June 9, 1874:** **John Cunningham and wife (Laura A. Cunningham)** deed a parcel containing the above to **P.C. Fenner** for the sum of \$3000.00. The parcel is described as: “commencing at a point on the West line of Fourth Street one hundred fifty one feet six inches south from the South line of Oak Avenue and thence running south two hundred and forty (240) feet thence West one hundred and forty (140) feet, thence North two hundred and forty (240) feet, thence East one hundred and forty (140) feet to the place of beginning.” (Deed Book R pg. 442 – 443)
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“commencing at the Northeast corner of the land now owned by William Coulter on the West side of 4th Street ... and the Southeast corner of the land ... now owned by the party of the first part on said West side of 4th Street, running thence North sixty one (61) feet, thence West one hundred and forty (140) feet more or less to the land now owned by S.G. Rhodes; thence South sixty one (61) feet, thence East one hundred and forty (140) feet to the place of beginning (more or less).” (Deed Book 39, pg. 44 – 45).

1886: According to tax assessment rolls for 1886, the value of the land was \$200 and the value of improvements to the land was \$1000.00, indicating that at some time in 1886 the house at 638 4th Street was built. (1886 Tax Assessment Roll A, pg. 42).

March 29, 1908: **J.C. Harlan** passes away, leaving the parcel to his estranged wife, **Lillie D. Harlan** of Fresno.

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1960: **J.D. Musgrove** passes away, leaving the property to his wife, **Evaline Musgrove**.

December 1966: **Evaline Musgrove** passes away.

******The Yolo County Archives has deed indexes covering the years 1950 – 1964. Deeds from August 1970 can be looked up on the Yolo County Clerk Recorder’s website. For Deeds falling between 1965 and 1970, please inquire at the County Clerk Recorder’s office.



**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

**Application for Nomination for the
Heritage Home Award**

What is the address of the home to be nominated? **1003 1st Street**

What are the nearest cross streets? **1st Street and Marshall Avenue**

Approximate date of construction of the home (if known). **1928**

Is the home occupied now? **Yes** Who lives there? **Anika and Cody Burton and Family**

State the name of the owner of the property (if known). **Anika and Cody Burton**

What is the address of the owner of the property?

Street Address: **1003 1st Street**

City: **Woodland** State: **CA** Zip **95695**

Phone: **(530) 908-6635**

Email: **cjbconstruction.anika@yahoo.com**

The home at 1003 1st Street is a Tudor Revival cottage constructed in 1928 by Francisco Acedo and his wife, the former Hattie Worsley. The home occupies the site of an early-day Woodland baseball field. Following her husband's death, Mrs. Acedo lived in the home until she passed away in 1990 at the age of 98.

The home was purchased in 2010 by Anika and Cody Burton.

The exterior of the home is characterized by Tudor-style architectural treatments, including a peaked roofline, eaves without overhangs, and prominent brick-trimmed chimney. Over the past six years, Cody and Anika have applied their construction and design expertise to a sensitive restoration and remodeling program that has added 800 square feet to the home's footprint, while preserving its period character and distinctive original features. These efforts include removing carpeting to expose the original oak floors and restoration of the fireplace and mantel to period style. Other preserved features include original windows and fir flooring in children's rooms.

As they remodeled their home's interior to make it more livable, the Burtons have been guided by the concept that authentic design treatments can be used to provide the visual context for modern improvements. Examples include the use of original picture molding to accent baseboard molding and achieve a custom appearance, and the retention and relocation of the original tub in the bathroom. The home includes an expanded kitchen, which incorporates custom designed cabinets faced with wood brought from a 1920s-era Esparto barn.

Remodeling efforts also have included the reconstruction of an earlier addition, performed in the 1950s, to restore the home's historic visual context. The remodel includes an interior stairway to the basement wine cellar. The Burtons have added a garage facing Marshall Avenue that precisely matches the architecture and exterior stucco treatment of the original home, while framing a secluded backyard space.

The Burtons' home at 1003 1st Street proves that sensitive remodeling can enhance the livability of a home, while preserving and enhancing its authentic historic character. This home was a Historic Stroll home in 2015.

Nominated by Mark Aulman, Woodland Historical Preservation Commission

Application for Nomination for the Heritage Home Award

The property at 546 Elm St. was first recorded in May of 1888 in the names of J.E and Bessie G. Card. The house appears to have been built for Louis D. Walker beginning later in that year. After several owners the house was sold by Estelle B. Hughes in 1944 to Mr. and Mrs. William Brecht. The current owners, Tim Doyle and Sarah Martinez, purchased the home in November of 1980.

This tall (2 1/2 stories) and relatively narrow structure with a full basement was built as a typical Victorian with many "gingerbread" features typical of the style. Sometime after WWII, the Brechts removed the "gingerbread" and stuccoed the exterior adding a brick "skirt" at the base, which led the style to be dubbed "Slick Vic". Fortunately, the interior was left intact as originally constructed with extra wide plaster crown moldings, ceiling medallions of Queen Victoria, hardwood floors and twelve-foot ceilings throughout. The interior is currently being re-plastered and painted, with lime-washed ceilings, faux-finished cabinets and other elegant touches.

As a boarding house for single men in the fifties it was home to the likes of Ken Fielding and longtime WJUSD principal Tom Wilcox.

In the summer of 2015 the house was painted by Cosme Munoz of Creative Painting with a color selection and placement balancing the old Victorian with a scheme more reminiscent of a detached row house that it now resembles.

The front yard landscaping is currently being converted from lawn to more drought tolerant and water-wise plantings.







5. FENTON-CRAWFORD/POSEHN

1925

532 Elm Street

Built by Delmurs and Josephine Fenton, this two story California Bungalow has all the classic features: a roomy veranda for outside living on long, warm summer evenings, blocky elephantine columns supporting the gabled porch roof and lattice attic vents at the eaves of both roofs. The home is sturdy and executed with a stucco finish. Born in Springfield, Ohio in 1876, Delmurs "Del" Fenton learned the builder's craft from his father. In 1900 he arrived in Davis to work on his uncle Eli Snyder's ranch. He worked for a period in Berkeley as a construction foreman before settling in Woodland in 1909. Fenton had a long, successful contracting business in Woodland spanning the period from 1909 through the 1950s. During this time he built many homes and commercial buildings. Until the time of his death in 1973 at age 97, he resided and conducted business at this home. The owners of the home since 1989 are Larry Crawford and Cath Posehn.



6. BEAN-GILLIES/TONEY

1890

540 Elm Street

This Queen Anne Cottage is typical of modest custom homes built during the late Victorian period in Woodland. The house has tall interior ceilings and a very tall attic which keeps the home relatively cool during the hot season. The main roof line is hipped with a gable on the front facade of the house. Victorian detail is evident in the bracketed cornice frieze and gingerbread trim, accented nicely by the colors chosen for the home. D.O. Bean was the original owner of the home, followed by Cerrie Gregory, the owner of record in 1915. In the 1920s the owners were D.O. and Anna Ross. The current owners are Sandy Gillies and J. Toney.



7. HUGHES-DOYLE/MARTINEZ

c1890

546 Elm Street

This stucco home exhibits vertical massing and many tall double-hung windows, indicative of its Victorian beginnings. Somewhere in time, the house was given a stucco exterior and a new look. The front of the house has an upper story gable extending from the main surface of the facade adding visual interest. The colors chosen for the home are bold and exuberant complementing the large scale of the house. The front entrance has paned windows and an etched glass transom window. There is brick banding on the lower portion of the house. I.G. Hughes owned the home from about 1900 to 1930. For many years the home functioned as a boarding house operated by the Brecht family. The current owners are Tim Doyle and Sarah Martinez who have lived here since 1980.

HISTORIC RESOURCES INVENTORY

Ser. No. 57-5695
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10 B _____
C _____ D _____

IDENTIFICATION

1. Common name: DOYLE HOUSE
2. Historic name: _____
3. Street or rural address: 546 Elm Street
City Woodland Zip 95695 County Yolo
4. Parcel number: 6-585-09
5. Present Owner: Timothy Doyle Address: 546 Elm Street
City Woodland Zip 95695 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Simplified Italianate
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A tall two-storied, stucco house on a raised brick foundation. The composition shingle roof is of the hip style with a gable over the second story squared bay. The house projects out over certain points where the corners have been cut diagonally. Below the squared bay is a slanted bay. Brick steps and a low brick wall ascend to the brick portico protected by a slight hip roof supported by slightly tapered stucco posts. The windows are tall, and narrow, and have plain trim. The door has a transom and side lights and is shaded by an awning. A similar portico opens off to the side.



Construction date:
Estimated 1888 Factual _____

Architect Unknown

0. Builder Unknown

1. Approx. property size (in feet)
Frontage 64' Depth 210.5
or approx. acreage _____

12. Date(s) of enclosed photograph(s)
June 23, 1982

13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Probably was wood sided Victorian with early transition to stucco
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ☒
Residential ☒ Industrial ____ Commercial ____ Other: ____
16. Threats to site: None known ☒ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: None

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

One of the most popular of the Romantic Victorian Revival Styles completed, with varying degrees of Victorian enthusiasm and excess. Various elements of historical Italian and Renaissance Style structures were incorporated in the Victorian design solutions with little regard to authenticity or honesty of purpose. The sole intent was to produce a style representing the graceful Italianate flavor.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared June 1982
By (name) Janice Knepp
Organization City of Woodland
Address: 300 First Street
City Woodland, CA Zip 95695
Phone: (916) 662-5416

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





Legislation Details (With Text)

File #: 16-528 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 5/19/2016 In control: Historic Preservation Commission
On agenda: 6/15/2016 Final action:
Title: SUBJECT: 2016-2017 Work Program (Draft for Discussion)
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider the attached Draft 2016-2017 Historical Preservation Work Program, and provide recommendations or suggestions for modification as appropriate.

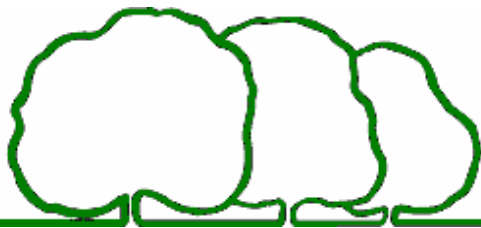
Sponsors:

Indexes:

Code sections:

Attachments: [1 - Draft 2016-2017 Historical Preservation Commission Work Program](#)

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, Senior Planner
SUBJECT: 2016-2017 Work Program (Draft for Discussion)
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission review and consider the attached Draft 2016-2017 Historical Preservation Work Program, and provide recommendations or suggestions for modification as appropriate.

DISCUSSION: On April 28, 2016, staff met with the Work Program Subcommittee of the Historical Preservation Commission to prepare the draft 2016-2017 Historical Preservation Commission Work Program, as provided in Attachment 1.

If the Commission is satisfied with the Work Program, as presented or modified at the meeting, action may be

taken to approve the program and a member of the Commission selected to present the item to City Council at a future date for their review and approval.

City staff will assist with scheduling the item for presentation at the City Council.

RECOMMENDED ACTION:

Staff recommends that the Historical Preservation Commission:

1. Review the Draft 2016-2017 Historical Preservation Commission Work Program, and provide comments and recommendations for adjustments/modifications.
2. If comfortable with the Work Program as presented or modified at the meeting, take action to approve the 2016-2017 Historical Preservation Commission Work Program and select a member of the Commission to present the item to the City Council.
-OR-
Direct staff to incorporate modifications as presented at the June 15th meeting and bring the Work Program back for consideration at the July 20th Historical Preservation Commission meeting for approval.

ATTACHMENTS:

Attachment 1 - Draft 2016-2017 Historical Preservation Commission Work Program

WORK PROGRAM OF THE HISTORICAL PRESERVATION COMMISSION

June 15, 2016

(DRAFT for review by the Historical Preservation Commission)

PROJECT/PROGRAM NAME	DESCRIPTION	FREQUENCY/TIME FRAME	PRIORITY
<i>Routine Ongoing and Annual Projects/Programs</i>			
Historical Preservation Commission Meetings	Regular meeting of the Historical Preservation Commission as provided for in Ordinance 12A of the Municipal Code. Staff updates on ongoing and pending projects in the Downtown or with historical significance.	As needed to review proposed alterations to structures within the designated historical district and to carry out other duties and responsibilities as outlined in Ordinance 12A of the Municipal Code (Sec. 12A-2-5).	1
Heritage Home and Historic Preservation Awards	Annual awards ceremony, recognizing historic homes and properties that have been well preserved or cared for and/or those programs, business or individuals that further the goals of historic preservation or bring awareness to the City's cultural heritage.	Annual (The award ceremony typically takes place in September in-lieu of a regularly scheduled HPC meeting, with preparation for the event beginning the preceding April).	1
Historic Resources, Landmarks and Districts Designation	The Historical Preservation Commission recommends to the City Council the designation of historical resources (i.e. buildings, structures, trees), landmarks and districts (Ord 12A, Section 12A-2-5(c)).	As needed as specific resources, landmarks and/or districts are identified as significant to the City.	1
Commission Partnership with Stroll Through History	Volunteer members (and/or appointed ad-hoc subcommittee) of the	Annual	2

Historical Preservation Commission to assistant Stroll Through History Committee with annual event and provide informational updates to the Commission and public regarding the event. Walking Tour Book sales.

Special Projects

General Plan Update	The Historical Preservation Commission will actively engage in and provide feedback regarding the General Plan 2035 Update, specifically in regard to updates to the Historic Preservation Element.	Throughout the General Plan update process. Projects to follow may include Residential Design Guidelines for Historic Properties.	1
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Post-WWII Housing Survey	Student, thesis-level, project involving the creation of a historic context and evaluation guidelines for post-World War II housing in Woodland.	Project lead by two member ad-hoc subcommittee of the Commission with technical support from City staff.	1
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Funds Allocation to Special Projects (Re-allocation of funds from “Walking Tour Book” project)	The Historical Preservation Work Program Subcommittee in partnership with the full Historical Preservation Commission and staff will work to identify and prioritize projects (such as street sign toppers, downtown plaque program, façade rehab, etc.) for funding allocation. A recommendation for allocation of funds will be brought before the City Council for approval.	Goal to bring a recommendation to City Council in Fall 2016.	2
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Historical Preservation Website Update/Interactive Walking Tour App	Ad-hoc subcommittee of the Historical Preservation Commission to work with staff to update the City's web site to include additional information regarding history of city, active preservation groups, links, inventory listing, walking tour maps and/or downloadable walking tour application for smart phone/mobile device.	Estimated one to two year timeframe.	2
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Recommend Heritage and Landmark Trees	Ad-hoc subcommittee of the Historical Preservation Commission to work with the Woodland Tree Foundation and the City's Park and Recreation Division/Commission to inventory trees eligible for "landmark tree" designation starting with those trees located on public property. Provide information and resources for ongoing maintenance and health of the trees.	Estimated one year timeframe.	2
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Future Projects

Designation of Historic Neighborhoods	Explore process and procedures, advantages and obstacles regarding the establishment of designated historic neighborhood districts in Woodland. Make a recommendation to City Council regarding possible establishment of historic neighborhood district(s).	Estimated one to two year timeframe.	3
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**Residential Design
Guidelines for Historic
Neighborhoods**

The Historical Preservation Commission will work with staff to develop design guidelines that protect the historic architectural character and heritage of the City's treasured historic neighborhoods.

Estimated two year timeframe. Project may dovetail and/or complement General Plan update process.

3

**Certified Local
Government (CLG)**

The Historical Preservation Commission will work with Planning staff to explore the certification process to become recognized as a Certified Local Government through the National Park Service and State Historic Preservation Office.

Ongoing/As necessary to research and, at the discretion of the City Council, complete the application and certification process (estimated one to two year timeframe).

3



Legislation Details (With Text)

File #: 16-559 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 6/6/2016 In control: Historic Preservation Commission
On agenda: 6/15/2016 Final action:
Title: SUBJECT: Downtown Revitalization Presentation
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission receive a presentation from the Community Development Department regarding Downtown revitalization efforts and ongoing projects in support of the City's Downtown goals.

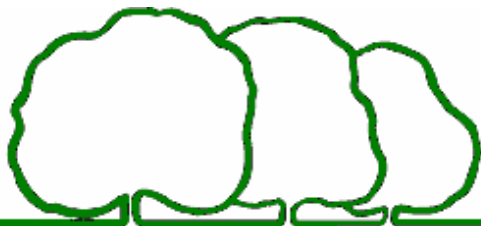
Sponsors:

Indexes:

Code sections:

Attachments:

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, Senior Planner
SUBJECT: Downtown Revitalization Presentation
DATE: June 15, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission receive a presentation from the Community Development Department regarding Downtown revitalization efforts and ongoing projects in support of the City's Downtown goals.

BACKGROUND:

The presentation will focus on one of the City's major economic development initiatives which is to advance Downtown as a Cultural, Entertainment, and Innovation Center including efforts to:

- Expand Existing / Attract New Arts, Entertainment, and Cultural uses
- Create a Center for Sustainable Agricultural Research and Applied Technology Accelerator

- Form Business Improvement / Entertainment District