



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, August 17, 2016

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-663](#)

SUBJECT: Historic Preservation Commission Minutes

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

Attachments: [A - July 20, 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

[16-661](#)

SUBJECT: 440-442 College Street - Rescission of Historic Designation and Proposed Demolition. Review and make findings to rescind the historic designation of the residential structure at 440-442 College Street as a contributing resource to the Woodland Downtown Historic District due to the loss of integrity, and health and safety concerns associated with this building; and approve a request to

demolish this structure, which was declared a Dangerous Structure in 2014 and in violation of the California Health and Safety Code.

DATE: August 17, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review and make findings to rescind the historic designation of the residential property at 440-442 College Street as a contributing resource to the Woodland Downtown Historic District due to the loss of integrity, and health and safety concerns; and
- 2) Approve a request to demolish the structure located at 440-442 College Street pursuant to Woodland Municipal Code, Chapter 12A, Section 12A-4. .. body

Attachments: [1 - Historic Resource Analysis Study \(June 2016\)](#)

[2 - Historic Resource Inventory \(1982 & 1996\)](#)

[3 - City of Woodland Code Compliance Letters](#)

[4 - Letter from Project Applicant \(2016\)](#)

[5 - Letter from Structural Engineer \(2016\)](#)

[16-662](#)

SUBJECT: Election of Officers for Chair and Vice-Chair of the Historic Preservation Commission

DATE: August 17, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Hold Elections; and
- 2) Vote and select among current membership, the appointments for Chair and Vice Chair of the Historic Preservation Commission.

Attachments: [1- Excerpt for the City of Woodland Historical Preservation Commission Rules a](#)

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 16-663 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 8/9/2016 **In control:** Historic Preservation Commission
On agenda: 8/17/2016 **Final action:**
Title: SUBJECT: Historic Preservation Commission Minutes

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

Sponsors:

Indexes:

Code sections:

Attachments: [A - July 20, 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: August 17, 2016

SUBJECT: Historic Preservation Commission Minutes

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

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

ATTACHMENTS:

Attachment A - July 20, 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, July 20, 2016

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6 pm.

Staff Present:

Erika Bumgardner, Senior Planner

B. Roll Call

Present 5:

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

C. Approval of Minutes

[16-587](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of June 15, 2016.

Attachments: [A - June 15, 2016 Meeting Minutes](#)

A motion was made by Vice Chairman Brookshear and seconded by Commissioner Chavez to approve the Historic Preservation Commission Meeting minutes of June 15, 2016. The motion was carried by the following vote:

Ayes: Chairman Casey, Vice Chairman Brookshear and Commissioners Aulman, Chavez and Folker

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

[16-600](#)

SUBJECT: Renovation of the Commercial Facade at 702 Main

Street

DATE: July 20, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed revised 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 - Proposed Site Plan, Floor Plans and Elevations](#)

A motion was made by Commissioner Aulman and seconded by Commissioner Folker to approve the proposed facade renovation and remodel for 702 Main Street.

The motion was carried by the following vote:

Ayes: Chairman Casey, Vice Chairman Brookshear and Commissioners Aulman, Chavez and Folker

[16-599](#)

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

DATE: July 20, 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](#)

A motion was made by Commissioner Chavez and seconded by Vice Chairman Brookshear to approve the draft 2016-2017 Historical Preservation Work Program with limited modifications. The motion was carried by the following vote:

Ayes: Chairman Casey, Vice Chairman Brookshear and Commissioners Aulman, Chavez and Folker.

Chairman Casey will present Work Program to the City Council.

I. Old Business

J. Adjournment

Meeting adjourned at 7:30 pm.



Legislation Details (With Text)

File #: 16-661 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 8/8/2016 In control: Historic Preservation Commission
On agenda: 8/17/2016 Final action:
Title: SUBJECT: 440-442 College Street - Rescission of Historic Designation and Proposed Demolition. Review and make findings to rescind the historic designation of the residential structure at 440-442 College Street as a contributing resource to the Woodland Downtown Historic District due to the loss of integrity, and health and safety concerns associated with this building; and approve a request to demolish this structure, which was declared a Dangerous Structure in 2014 and in violation of the California Health and Safety Code.

DATE: August 17, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review and make findings to rescind the historic designation of the residential property at 440-442 College Street as a contributing resource to the Woodland Downtown Historic District due to the loss of integrity, and health and safety concerns; and
- 2) Approve a request to demolish the structure located at 440-442 College Street pursuant to Woodland Municipal Code, Chapter 12A, Section 12A-4. .. body

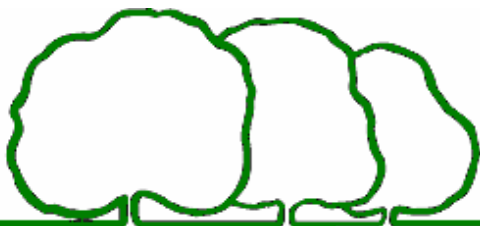
Sponsors:

Indexes:

Code sections:

Attachments: [1 - Historic Resource Analysis Study \(June 2016\)](#)
[2 - Historic Resource Inventory \(1982 & 1996\)](#)
[3 - City of Woodland Code Compliance Letters](#)
[4 - Letter from Project Applicant \(2016\)](#)
[5 - Letter from Structural Engineer \(2016\)](#)

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: 440-442 College Street - Rescission of Historic Designation and Proposed Demolition. Review and make findings to rescind the historic designation of the residential structure at 440-442 College Street as a contributing resource to the Woodland Downtown Historic District due to the loss of integrity, and health and safety concerns associated with this building; and approve a request to demolish this structure, which was declared a Dangerous Structure in 2014 and in violation of the California Health and Safety Code.

DATE: August 17, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review and make findings to rescind the historic designation of the residential property at 440-442 College Street as a contributing resource to the Woodland Downtown Historic District due to the loss of integrity, and health and safety concerns; and
- 2) Approve a request to demolish the structure located at 440-442 College Street pursuant to Woodland Municipal Code, Chapter 12A, Section 12A-4.

EXECUTIVE SUMMARY

The multi-family (4-plex) residential property located at 440-442 College Street, identified as a contributing resource to the Downtown Woodland Historic District, was maintained in a state of significant despair for many years. Code compliance letters issued by the City date back to at least 1993 (see Attachment 3). In 2014, the Building Division issued a “Notice and Order to Repair or Demolish a Dangerous Building” for the property, citing several ongoing health and safety violations. The owner at that time was unable to make those repairs and opted to sell the property later that year to the current owner and project applicant, Dave Snow. Mr. Snow, a reputable builder/developer in Woodland, hoped to rehabilitate the structure; working on rehabilitation plans and ideas with City staff for nearly a year before submitting a formal proposal to the City in March 2016 for review and consideration by the Historical Preservation Commission (HPC).

In anticipation of HPC review and eventual Design Review approval, Mr. Snow was permitted to proceed with exploratory demolition work to investigate the underlying condition of the building, as well as to shore up the building foundation which lacked sufficient support. Through this process, additional issues were unveiled to the point that Mr. Snow requested a continuance of the originally scheduled review of the proposed rehabilitation work to determine whether rehabilitation of the structure was still a feasible alternative to demolition. These issues are described below and in letters from the project applicant and his structural engineer (Attachments 4 and 5).

Upon further review, as a result of the building’s inherent construction deficiencies, neglect of the property for so many years and the resulting issues and expense necessary to repair the structure, the applicant finds repairing the building to be financially infeasible and anticipates that the structure will need to be demolished as required by the Chief Building Official if repairs are not completed in a timely manner.

Staff Recommendation

The City of Woodland goes to great lengths to preserve and protect its valued historic resources, particularly those located in the Downtown Historic District. Preservation of historic structures that retain their architectural integrity is important not only to the success and viability of the Downtown, but also to the cultural, social and architectural history of the community. Unfortunately, where historic buildings are neglected for long periods of time, the ability to repair and retain those structures and any remaining architectural features of value becomes very difficult and very expensive. It then becomes difficult to burden

property owners with the expense of stabilizing and repairing those structures, particularly when deterioration was allowed to occur prior to their ownership. This economic hardship is acknowledged in Ordinance 12A, Sec. 12A-4-6 (Historic Landmarks, Districts and Resources - Special considerations).

Staff reviewed the potential options for the future of the four-plex at 440-442 College Street including securing and boarding the structure for potential future restoration. However, given the associated health and safety hazards present with a substandard and boarded building, the amount of repair necessary to make this a viable building, and the limited historic value that remains, staff recommends that the Commission approve the request to demolish the structure pursuant to Section 12A-4 of the Woodland Municipal Code (WMC).

Should the Commission find that the property is no longer a historic resource and approve the demolition of the structure; the applicant may proceed with demolition upon receipt of a demolition permit by the city's Building Division.

PROJECT LOCATION

The subject residential four-plex is located at 440-442 College Street, APN 006-607-011, within the Downtown Specific Plan, District D. The Salvation Army Thrift Store is located immediately north of the parcel, and a parking lot and "Main Street Motors" Auto Repair is located to the south. An alleyway and city owned parking lot is located behind the parcel to the west and Elks Lodge is located directly across the street to the east.

District D of the Downtown Specific Plan is considered a "mixed use area" consisting of a mixture of commercial, residential, and institutional uses. The "vision" outlined for this District included the consolidation of the uses into more distinct single use blocks. The specific plan identifies the city owned parking lot located immediately west of the structure as a potential site for a future parking garage.

BACKGROUND

The wood-frame, two-story residential building was first constructed in 1904 by local contractor, William H. Winne. According to the historic analysis completed June 2016, Winne, who also built the German Lutheran and Episcopal Churches in Woodland, may have constructed 440-442 College Street to fulfil a general demand for rental housing units in the heart of the city, since at the time few multi-unit residential duplexes or apartments had been built. There is no evidence that William H. Winne ever lived in the house, however, he may have had a flat in a two-story carpenter shop in the rear of the property.

The analysis corrects the prior historic resource surveys completed for the property (Attachment 2) in that the building was originally constructed with just two units, a duplex, as opposed to the four-plex it is today. The earlier surveys mislabeled the building as one of Woodland's "early apartment houses," and emphasized its architectural importance as such. However; according to the more recent analysis, a duplex was generally considered a house divided into two living units rather than an apartment. It is believed that sometime after World War II, the building was converted to four flats, two downstairs and two upstairs. At some point, two additions in the rear of the building enclosed what were once rear porches; perhaps at the same time the duplex was converted into four units. (Please see Attachment 1, Historic Resource Analysis Study, (June 2016) for a more detailed history of the property and builder.)

The building's design, including a square center "tower" over a porch pediment hipped roof and round turned solid posts on the porch, shows Queen Anne influence, but the building's symmetry is not in keeping with the

irregularity or asymmetry typically associated with the Queen Anne style. Prior to the most recent work on the building, including the removal of the exterior stucco siding in anticipation of rehabilitation, the exterior façade consisted primarily of stucco finish with some rectangular shingles wrapping the front tower element and what may have been the original “fish-scale” shingles located within the roof gable on the south side of the building. The building’s original shingle wall cladding was replaced with the stucco exterior sometime after WWII, perhaps around 1975.

The windows, which were removed, were single pane, double-hung, except for a pair of single panes above the pediment, and single four pane sash in the part of the tower facing the street. The windows and frames were removed, again in anticipation of reconstruction, due to severe water damage resulting from poor design and obsolete weather proofing; the applicant believes that the original glass panes had already been replaced at a prior point in time.

Dangerous Building

Over the past decade or more, the structure was allowed to fall into disrepair. As documented in a 2008 code compliance letter addressed to the then property owner (Attachment 3), the City noted several building code violations that also impacted structural integrity, as well as individual health and safety, including:

- rear and side exterior exposure leading to dry rot;
- drainage issues related to the unpermitted concrete ramp on the side of the building with the potential to affect drainage, leading to foundation rot;
- unsafe stairs and upper rear balcony;
- potential dry rot issues on the front porch with porch in need of replacement; and
- general concerns with electrical wiring throughout the building.

A similar letter issued in 2014 (Attachment 3), classified the structure as a Dangerous Building, noting several Health and Safety Code violations including substantial mold issues, the need for all new electrical wiring throughout the structure, as well as sloping floors, showing that structural members were defective with likely foundational issues. The Building Division in 2014 required that the structure be repaired or demolished issuing a “Notice and Order to Repair or Demolish a Dangerous Building.”

The owner at the time the Notice was issued was unable (or unwilling) to make the necessary repairs and opted to sell the property at a discount price. Mr. Snow acquired the property in 2014 with the intention of full rehabilitation/renovation and worked with city staff to prepare historically sensitive façade elevations. Mr. Snow planned to retain the four residential, rental units consistent with the Downtown Specific Plan’s goal of providing high quality residential units within the Downtown. However, after beginning the initial demolition work to prepare the building for rehab, Mr. Snow, working with his structural engineer, identified critical foundational, structural and framing issues as well as electrical, dry rot and substantial termite damage throughout the structure (see Attachments 4 and 5, letters from applicant and structural engineer).

The costs to repair the structure, even to minimal health and safety standards became very expensive, to the point that the anticipated rental income that four units might have generated would not have off-set the rehabilitation and ongoing maintenance costs. At this time, the applicant believes it to be cost prohibitive to adequately repair the structure and anticipates that the structure will need to be demolished to avoid potential safety issues associated with boarding up a dangerous building long term.

WOODLAND MUNICIPAL CODE CHAPTER 12A. HISTORICAL LANDMARKS, DISTRICTS AND RESOURCES

Chapter 12A of the Woodland Municipal Code speaks to the demolition of structures within the Downtown Woodland Historic District as follows:

Sec. 12A-4-1(b). When permit is required: *No person shall demolish a designated historical resources [or, per Sec. 12A-4-2, any structure within a designated historical district] without first obtaining approval from the historical preservation commission, unless the chief building official certifies that such demolition is required for the public safety due to an unsafe or dangerous condition.*

The structure located at 440-442 College Street is located within the Downtown Woodland Historic District and was identified at the time the District was designated in 1999 as a contributing resource.

In 2014, the City's Chief Building Official identified the building as a dangerous structure and made a determination that the structure either be repaired or demolished. The owner of the property (at that time), unable or unwilling to complete the necessary repairs required, sold the property to Mr. Snow later that year. City staff finds that Mr. Snow, an experienced local builder, in good faith attempted to rehabilitate the property consistent with city standards and with the goals of the Downtown Specific Plan. However; unforeseen and underlying issues elevated the repair costs in a manner that renders the project financially infeasible.

While efforts made to date by Mr. Snow have stabilized the structure for the time being, the building remains in a state of significant disrepair requiring substantial investment to allow for future occupancy. The structure could be boarded and secured; however the risk of vagrants breaking in and sleeping in the structure is of concern without certainty that the structure could be repaired in the near future.

Sec. 12A-4-4. Criteria for evaluating application. *In reviewing and acting upon each application, the commission shall consider to the extent applicable, the following criteria:*

- (1) The historic value and significance, or the architectural value and significance, or both, of the designated historical landmark, the structure within a designated historical district, or the designated historical resource, and its relation to the historic value of the surrounding area;*
- (2) The relationship of the exterior architectural features of the structure to the rest of the structure itself and to the surrounding area;*
- (3) The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant;*
- (4) Plans for structures which have little or no historical value or plans for new construction for their compatibility with surrounding structures;*
- (5) Conformance with guidelines and standards adopted by the commission;*

(6) *Conformance with the Woodland area general plan.*

At the request of city staff, the project applicant funded a Historic Resource Analysis Study for the property which was completed in June 2016 by Historic Resource Associates (Attachment 1). The purpose of the historical resource analysis was to document the property as it currently exists, as it previously existed prior to 2012, and to provide a more comprehensive historic context in which to evaluate the building's historical significance. The evaluation was carried out under the regulatory guidance of the National Register of Historic Places (NRHP) Criteria A, B, C, and D, CEQA California Register of Historic Resources (CRHR) Criteria 1, 2, 3, and 4, and the City of Woodland Chapter 12A3-1, Standards for designation of historical landmarks, historical districts, and historical resources.

In determining the significance of the property, integrity together with historic context were taken into consideration, along with the role the property played in the community, culture, economics, architecture, and landscape architecture. Ultimately, the report determined that 440-442 College Street in its present condition is not a significant resource under any of the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR) criteria, and the City of Woodland Sec. 12A-3-1 standards for designation of historical landmarks, historical districts, and historical resources. As stated in the report, "This recommendation is largely due to the loss of nearly all its primary character defining features or architectural detail, including its original exterior wall cladding or siding and fenestration (windows and doors)."

[The following historical significance evaluation excerpts are taken directly from the resource analysis prepared for the property. Please see Attachment 1 for the complete analysis, background and findings.]

The property lacks integrity of materials, and, to a lesser degree, design, workmanship, association, and feeling. Although the property retains adequate integrity of setting and location, not having been moved since its original construction in 1904. The loss of all the interior walls and architectural detail was also taken into consideration, but not to the same degree as the exterior finishes. Another consideration were two additions in the rear that involved enclosure of what were once rear porches.

No evidence has been found to suggest that the subject property is associated with an event or events significant in history of Woodland or a person or persons of significance in the history of Woodland. Historic documents suggest that William H. Winne was the owner of record of 440-442 College Street and perhaps George E. Whitney, who is listed in the 1982 Historic Resource Inventory form, was a silent partner or benefactor in the construction of the two-unit residence. Winne had a long history in the local building trades in Sacramento and Woodland, including constructing the Woodland Opera House. However, there is no evidence that Winne ever lived at 440-442 College Street, although, he may have had a flat in the two-story carpenter shop in the rear of the parcel, illustrated on Sanborn Fire Insurance Maps. In summary, neither Whitney nor Winne appears to have occupied 440-442 College Street. Therefore, the property appears to have been built as income property for its owner.

Despite the property's current lack of integrity, its overall massing, including original door and window openings, retain integrity of design and provide some opportunity for restoring the

property to a point that it may again be considered a "contributing" building to the Downtown Woodland Historic District. The restoration costs would be substantial, given the fact that the building has been nearly gutted.

Prior to the removal of nearly all of the building's historic fabric, and based upon historic photographs (refer to Photographs 16 and 17 of the analysis), the building would still have qualified as a "contributing" property to the Downtown Woodland NRHP Historic District. This observation is based upon the fact that the building, prior to gutting, retained adequate integrity to convey most of its character defining architectural features.

However, prior to the gutting of the building it does not appear to have possessed enough integrity to consider it individually eligible for historic designation, due to a number of alterations that had already occurred, such as the removal of the original exterior wall surface, replacing it with a stucco wall surface. On a positive note, it should be pointed out that removal of the stucco exterior wall cladding in the last three years was an appropriate and sensitive solution at addressing what would have been deemed an inappropriate design element not reflective of its historic character. Similarly removal of some of the non-historic windows could be seen as a positive step at restoring the property to its former design and workmanship.

Sec. 12A-4-2. Special Considerations:

- (a) *If an application affects the exterior appearance of a structure or proposes to move, remove, or demolish a structure which the commission considers will be a great loss to the city, the commission shall attempt to work out an economically feasible plan for the preservation of the structure.*

As noted above, the property, in its current condition, was found to no longer contain sufficient architectural integrity to warrant its significance as a historic resource due to the most recent removal of architectural detail and exterior finishes, and due to prior alterations to the building including replacement of the original exterior shingle cladding and some of the original windows and doors, removal of original porch rails or balustrades, and additions in the rear that involved enclosure of what were once rear porches. However, the structure's overall massing, including original window and door openings, retain integrity of design and provide some opportunity for restoring the property to a point that would allow for the structure to again be considered a "contributing" building to the Downtown Woodland Historic District.

No evidence has been found to suggest that the property is associated with an event significant in the history of Woodland or a person or persons of significance in the history of Woodland.

Nor is the structure a prime example of Queen Anne architecture. It could be considered a fair example of Late-Victorian Queen Anne style; however there are much better examples of this style of architecture in Woodland. The original duplex was quite large for its time, given that rental properties were typically much smaller, so the building is unusual in that regard.

- (b) *If the commission is satisfied that the proposed construction or alteration will not materially*

impair the historic or architectural value of the structure, it shall approve the application.

Any remaining historic or architectural value of the structure would be eliminated if the structure is removed.

- (c) If the commission finds that the retention of the structure constitutes a hazard to public safety and the hazard cannot be eliminated by economic means available to the owner, the commission shall approve the application for demolition.*

As noted in the attached letter issued by the city's Chief Building Official (Attachment 3) and in letters submitted by the project applicant and structural engineer (Attachments 4 & 5), the retention of the structure in its current state constitutes a health and safety hazard and poses a serious risk to any individual entering the structure. Based on analysis completed by the project applicant, repair of the structure is financially infeasible and obtaining financing would be very difficult.

- (d) If the commission considers the structure valuable for the period of architecture it represents and important to the neighborhood in which it exists, the commission may nevertheless approve the application if any of the following circumstances exist:*

- (1) The structure is a deterrent to a major improvement program which substantially benefits the city;*
- (2) The site is required for a public use which will be of more benefit to the public than the building which is the subject of the application, and there is no feasible alternative location for the public use;*
- (3) The proposed application is necessary to construct a project of special merit;*
- (4) Denial of the proposed application will result in unreasonable economic hardship to the owner, and it is not feasible to preserve or restore the building, taking into consideration the economic feasibility of alternatives to the proposal, and balancing interest of the public in preserving the historic resource or portion thereof and the interest of the owner of the building in its utilization;*
- (5) Retention of the structure is not in the interest of the majority of inhabitants of the city.*

Plans for the proposed re-use of the site have not been determined; however a mix of uses are permitted in this area (District D) including, but not limited to retail stores, restaurants, laundry stations, financial institutions, commercial or office uses, or parking facilities. One of the "issues" noted in relation to District D is the "out of place residential uses (adjacent to incompatible land uses)."

The subject building at 440-442 College Street, located between an auto repair shop, a thrift store, the Elks Lodge and a city parking lot likely qualifies as one of the identified "out of place residential uses." Removal of the structure may allow for a more viable future reuse of the parcel. Because the property is located within the National Register Historic District, any future development would require review by the Historical Preservation Commission.

While the applicant finds restoring the structure to be financially infeasible, he has expressed his willingness to fund the completion of a Level II or III Historic American Building Survey (HABS)

documentation of the building including archival photographs to document what remains of the property. As recommended in the historic analysis, the Commission may request that the applicant fund the research and printing of a brief history of the builder, William H. Winne, who played an important part in the late 19th century development of Woodland. The history could be printed into a “brochure” type publication and be made available at the Yolo County Archives and Library.

(e) *The commission may approve the moving of a structure of historical or architectural value as an alternative to demolition.*

Given the limited structural integrity of the building, relocation of the structure would be very difficult without deconstructing and then reconstructing the building in a new location. Moving the structure would essentially eliminate any remaining historical integrity associated with the property as its limited remaining historical value is in part associated with its setting and location, not having been moved since its original construction in 1904.

RECOMMENDATION TO RESCIND THE HISTORIC DESIGNATION OF 440-442 COLLEGE STREET

Pursuant to Ordinance 12A of the Woodland Municipal Code, properties eligible for designation as a historical resource must either demonstrate historical importance and/or architectural importance. Historical importance refers to a building that has interest of value as part of the development, heritage or cultural characteristics of the city, state or nation; or it is the site of an historic event with an effect on society; or is identified with a person or group that had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community (WMC, Sec. 12A-3-1(a)(1)).

Architectural importance refers to a building that exemplified the environment of a group of people in an era of history characterized by distinctive architectural style or embodies those distinguishing characteristics of an architectural type specimen; or is the work of an architect or master builder whose individual work has influenced the development of the area; or contains elements of architectural design, detail, materials or craftsmanship which represents a significant innovation (WMC, Sec. 12A-3-1(a)(2)).

As previously noted, no evidence has been found to suggest that the property is associated with an event significant in the history of Woodland or a person or persons of significance in the history of Woodland. While William H. Winne had a long history in the local building trades in Sacramento and Woodland, including constructing the Woodland Opera House, there is no evidence that he ever lived at 440-442 College Street, although, he may have had a flat in the two-story carpenter shop in the rear of the parcel. The property appears to have been built as income property for its owner.

Further; the property, in its current condition, was found to no longer contain sufficient architectural integrity to warrant its significance as a historic resource due to the most recent removal of architectural detail and exterior finishes, and due to prior alterations to the building including replacement of the original exterior shingle cladding and some of the original windows and doors, removal of original porch rails or balustrades, and additions in the rear that involved enclosure of what were once rear porches. The structure is not a prime example of Queen Anne architecture although could be considered a fair example of Late-Victorian Queen Anne style; however there are much better examples of this style of architecture in Woodland.

As such, staff finds that the property does not meet the standards for designation as a historical resource as outlined in the Woodland Municipal Code. In its current state, the structure also poses concerns for public health and safety. The building is easily accessed and even security fencing can be easily breeched. Staff recommends that the Commission rescind the property's designation as a contributing resource to the Downtown Woodland Historic District.

A specific process for the rescission of a historical designation is not outlined within the Municipal Code; therefore staff recommends that the Commission take action to rescind the property's designation and, similar to the process outlined for designating a historic resource, staff will forward the Commission's action on to the City Council, members of which can request to consider the item or move to accept the Commission's action as taken.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CONSIDERATION

The preponderance of evidence establishes that the structure located at 440-442 College Street is no longer historically or culturally significant and there is no substantial evidence in the record to support a Commission finding that the structure qualifies as a historic resource pursuant to its discretionary authority. Rescinding the structure's designation as a contributing resource to the Downtown Woodland Historic District recognizes the fact that the building fails to qualify as a historic resource and that it no longer falls within the definition of a presumptive historic resource for purposes of CEQA. Since it is no longer a historic resource for the purposes of CEQA, it is not considered part of the environment to be evaluated in determining if an action will have a substantial adverse change on the environment. The request to rescind the designation of the structure does not require CEQA environmental review.

RECOMMENDED ACTION:

Staff recommends that the Historical Preservation Commission:

1. 1) Review and make findings to rescind the historic designation of the residential property at 440-442 College Street as a contributing resource to the Woodland Downtown Historic District due to the loss of integrity, and health and safety concerns; and
- 2) Approve a request to demolish the structure located at 440-442 College Street pursuant to Woodland Municipal Code, Chapter 12A, Section 12A-4.

ATTACHMENTS:

Attachment 1 - Historic Resource Analysis Study (June 2016)
Attachment 2 - Historic Resource Inventory (1982 & 1996)
Attachment 3 - City of Woodland Code Compliance Letters
Attachment 4 - Letter from Project Applicant (2016)
Attachment 5 - Letter from Structural Engineer (2016)

**HISTORIC RESOURCE ANALYSIS STUDY,
440-442 COLLEGE STREET, WOODLAND,
YOLO COUNTY, CALIFORNIA 95695**

JUNE 2016



PREPARED FOR:

City of Woodland
300 First Street
Woodland, CA 95695

PREPARED BY:

Historic Resource Associates
2001 Sheffield Drive
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- Photograph 16: View of the front façade of the property prior to the recent gutting of the exterior and interior features.
- Photograph 17: View looking at the south elevation of the property.

Attachments

- DPR 523A - Primary Record
- DPR 523B - Building, Structure, and Object Record
- Historic Resources Inventory 1996
- Historic Resources Inventory 1982
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I.0 SUMMARY OF FINDINGS

A pedestrian survey and archival research was performed in order to document 440-442 College Street, Woodland, Yolo County, California. The subject property, identified as Assessor's Parcel Number (APN) 006-607-11, consists of a wood-frame, two-story, 4-unit residential building that was constructed in 1904. The building was originally designed as a duplex and after World War II it was converted to a 4-unit apartment. From an architectural standpoint, the building is best described as a transitional Queen-Anne style.

The purpose for this historical resource analysis is to document the property as it currently exists, as it previously existed prior to 2012, and to provide a more comprehensive historic context in which to evaluate the building's historical significance. The evaluation was carried out under the regulatory guidance of the National Register of Historic Places (NRHP) Criteria A, B, C, and D, CEQA California Register of Historic Resources (CRHR) Criteria 1, 2, 3, and 4, and the City of Woodland Chapter 12A3-1, Standards for designation of historical landmarks, historical districts, and historical resources.

It should be noted that the subject property has already been designated a contributing resource to the Downtown Woodland NRHP historic district. The subject property was also assessed individually. Finally, the proposed disposition of the building that may include possible demolition was discussed in terms of its effect upon other historic properties and the Woodland Downtown Historic District.

In determining the significance of the property, integrity together with historic context were taken into consideration, along with the role the property played in the community, culture, economics, architecture, and landscape architecture. In order to establish the historic context for the property, extensive archival research was conducted at the Yolo County Archives; Yolo County Recorder and Tax Collectors Office; U.C. Davis Special Collections and Map Library; California State Library, History Room; and the California State Archives.

Taking into consideration the aforementioned criteria for determining the potential significance of the subject property in its current condition, it has been determined that 440-442 College Street is not a significant resource under any of the NRHP or CRHR criteria, and the City of Woodland Sec. 12A-3-1 standards for designation of historical landmarks, historical districts, and historical resources. This recommendation is largely due to the loss of nearly all its primary character defining features or architectural detail, including its original exterior wall cladding or siding and fenestration (windows and doors).

In essence, the property lacks integrity of materials, and, to a lesser degree, design, workmanship, association, and feeling. Although the property retains adequate integrity of setting and location, not having been moved since its original construction in 1904. The loss of all the interior walls and architectural detail was also taken into consideration, but not to the same degree as the exterior finishes. Another consideration were two additions in the rear that involved enclosure of what were once rear porches.

It should also be noted that the building is mislabeled in the Downtown Woodland Historic District National Register Nomination as one of Woodland's "early apartment houses." The subject property began its life as a duplex, which was not that uncommon in Woodland and Sacramento during the late nineteenth and early twentieth century. Historically speaking, a duplex was generally considered a house divided into two living units. Another consideration was the loss of the combination rear carpenter shop and carriage house that was apparently built the same year as the house, and served its original owner, William H. Winne, as a place to conduct his business, being that his primary occupation was as a builder-carpenter.

No evidence has been found to suggest that the subject property is associated with an event or events significant in history of Woodland or a person or persons of significance in the history of Woodland. Historic records, particularly Yolo County tax assessment rolls, verify that the building was owned by William H. Winne and not George Whitney as the 1982 Historic Resources Inventory form indicates¹. George Whitney was an attorney working in Woodland, according city directories and United States Federal Census records, and although he was not the owner the house he may had some form of partnership with Winne, since the two lived together for a short time at 440 First Street. Whitney also lived in the Julian Hotel on Main Street and at 506 Second Street close to the subject property.

There is no evidence that William H. Winne ever lived at 440-442 College Street, however, he may have had a flat in the two-story carpenter shop in the rear of the parcel, illustrated on Sanborn Fire Insurance Maps. Winne had a long history in the local building trades in Sacramento and Woodland, including constructing the Woodland Opera House. In summary, neither Whitney nor Winne appears to have occupied 440-442 College Street. Therefore, the property appears to have been built as income property for its owner.

In regards to the building's pre-2012 condition, previously the building retained sufficient integrity of materials, workmanship, design, association, feeling, setting, and location for it to have been considered a "contributing" resource to the Downtown Woodland NRHP Historic District. This recommendation was based upon the building's retention of key architectural features, despite being in "poor" or "degraded" condition. Those materials included most of its original wood-sash windows. The stucco exterior wall cladding would have been considered a

¹ City of Woodland. Historic Resources Inventory, 440-442 College Street, Woodland, May 1982.

non-contributing element to the building, however, its existence would not have been substantial enough for it not to be considered a contributing resource to the historic district.

Despite the property's current lack of integrity, its overall massing, including original door and window openings, provide some opportunity for restoring the property to a point that it may again be considered a "contributing" building to the Downtown Woodland Historic District. The restoration costs would be substantial, given the fact that the building has been nearly gutted. The restoration costs would need to include residing the house with wood shingles, which can still be acquired; building or purchasing new wood double-hung windows to match the original windows; replacing porch railings and other architectural details that are missing; as well as a full interior "renovation" to adopt the house for whatever use is appropriate for its location, including returning it to a two-unit or four-unit rental.

If demolition is the preferred alternative, then the building may be offered for a nominal price if an appropriate location exists for its reconstruction, with the condition that it be returned to its former visual appearance. Normally, Historic American Building Survey (HABS) documentation is a standard applied to projects that involve an adverse effect to a listed or significant historic property. A Level II or III HABS documentation may be appropriate if the building is to be demolished, which focuses largely on archival photographs and a written history to document what remains of the property. There are other creative methods to mitigate a potential adverse effect to a historic property, including developing a publishable history of the building and its original owner William Winne, who played an important role in the commercial and residential development of Woodland.

2.0 INTRODUCTION AND PROJECT DESCRIPTION

The current owner of the subject property, Dave Snow, is considering different options in regards to restoration, rehabilitation, or demolition of 440-442 College Street. Since its construction in 1904, the subject property has undergone a number of changes that include exterior and interior alterations. Today, the building sits vacant with all its interior and exterior wall surfaces removed, with the exception of the wood sheathing.

Because the building was previously listed as "3B" as a result of a December 1996 historic resource inventory,² and is a "contributing" resource to the Downtown Woodland NRHP Historic District (June 22, 1999), along with alterations that occurred many years ago combined with recent work on the building, a re-analysis of the building was requested by the City of Woodland, Community Development Department to provide guidance on its significance and ultimately its future disposition.

² Napoli, Donald S. Historic Resources Inventory, 440-442 College Street, Woodland, Yolo County, California. "Redevelopment Area Historic Structures Inventory." March 1997.

This architectural assessment was conducted by Dana E. Supernowicz, M.A., R.P.A., Historic Resource Associates, in May and June 2016. The Principal Investigator meets and/or exceeds the qualifications described in the Secretary of the Interior's Professional Guidelines (Federal Register 48:190:44738-44739).³

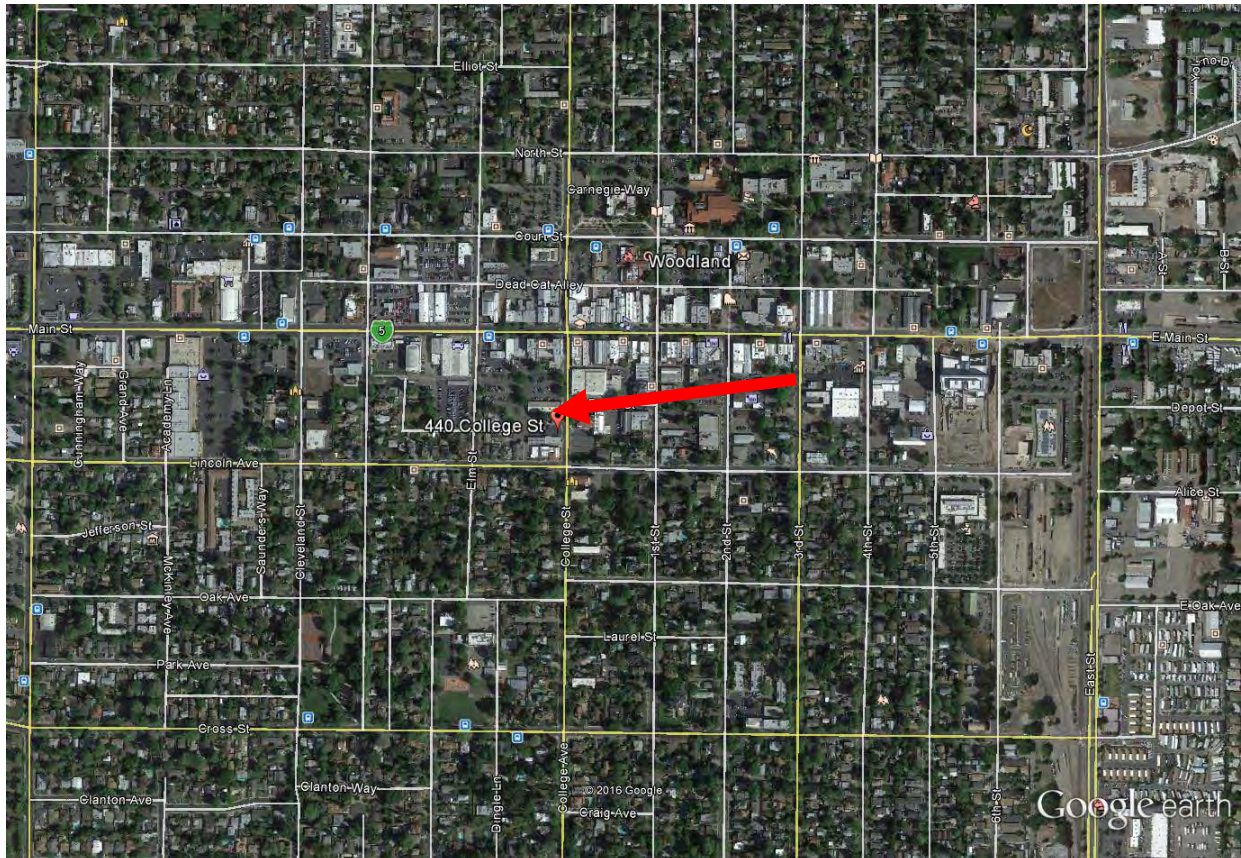


FIGURE 1: Project Vicinity Aerial Map (Google Earth 2016)

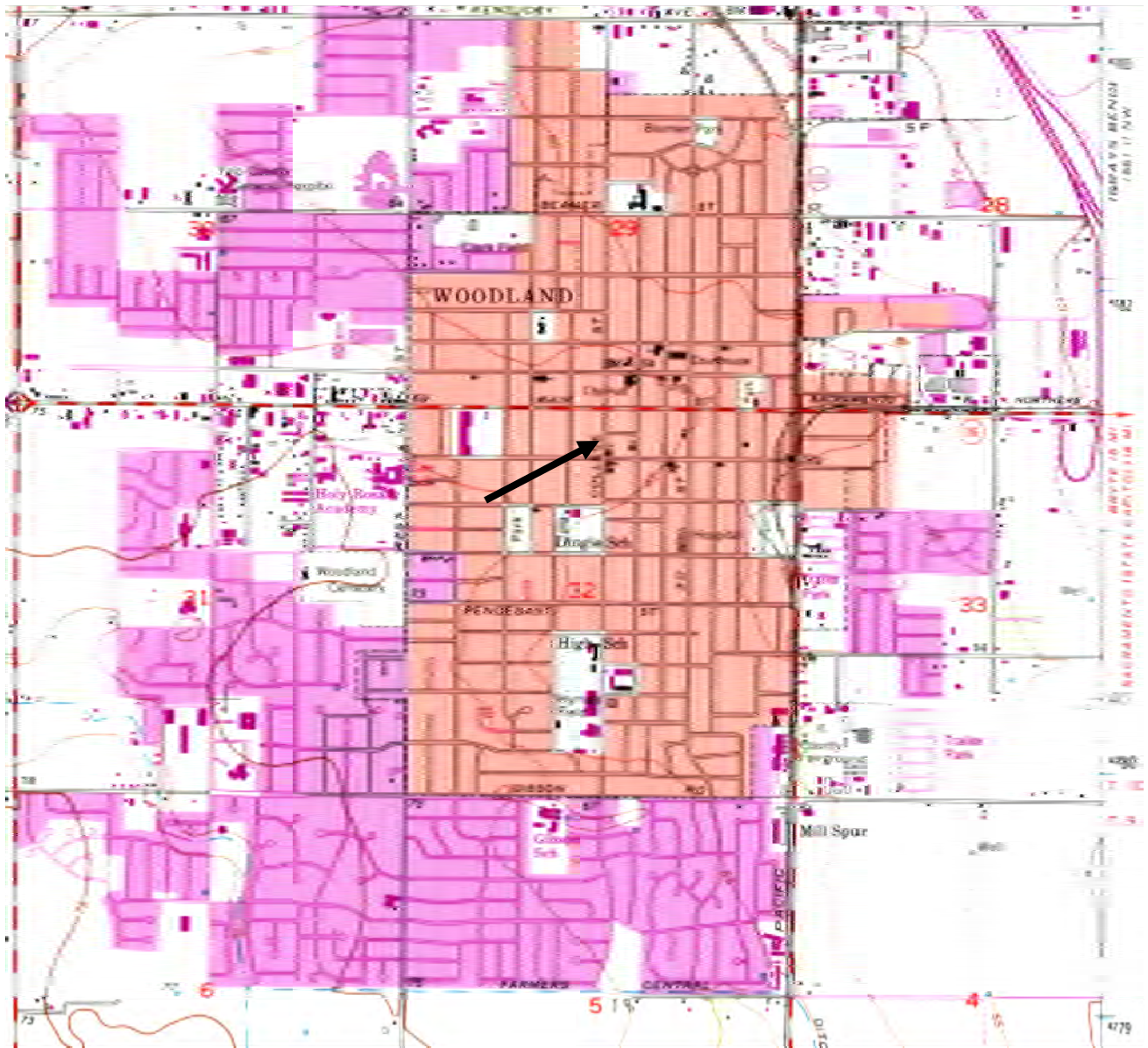
³ United States Department of the Interior. *Archaeology and Historic Preservation: Secretary of the Interiors Standards and Guidelines. Federal Register Part IV, 48(2):44716-44742*. Annotated version showing later technical and officially adopted revisions available from the National Park Service's preservation laws, regulations, and standards website at http://cr.nps.gov/local-law/arch_stnds_0.htm. 1983.

3.0 SUBJECT PROPERTY

The subject property, located at 440-442 College Street, is sited on a rectangular parcel facing College Street and bounded on the north by Main Street and on the south by Lincoln Avenue (Figures 2 and 3).



FIGURE 2: Project Location Aerial Map (Google Earth 2016)



**FIGURE 3: Project Location Topographic Map
(Woodland, CA USGS 7.5' revised 1981)**



FIGURE 4: View looking west at 440-442 College Street



FIGURE 5: View looking southwest at 440-442 College Street

4.0 PROPERTY DESCRIPTION

The subject property is identified as Assessor's Parcel Number 006-607-011 (Figure 6). The legal description of the property is as follows: Beginning at a point on the west line of College Street, distant thereon 174 feet, more or less, south of the south line of the alley running east and west along the north line of Jacobs Addition to Woodland, filed July 18, 1890 in Book 1 of Maps, Page 20, Yolo County Records, said point being also the southeast corner of the parcel of land described in the deed to Edward T. Goodykoontz recorded June 8, 1961 in Book 639 of Official Records, at page 175; running thence along the west line of said College Street, south 62.5 feet, more or less, to the north line of the parcel of land described in the deed to American Lutheran Church, recorded December 15, 1944 in Book 209 of Official Records, at page 253; thence along said north line west 166 feet, more or less, to the east line of an alley; thence along said east line north 62.5 feet, to the south line of said Goodykoontz property; thence along said south line, east 166 feet, more or less, to the point of beginning.⁴

The building is a two story, four-plex with a square center tower over a porch pediment hipped roof. A local contractor, William H. Winnie, constructed the building in circa 1904. The design, with its tower and turned posts, indicates the influence of the Queen Anne, which was still popular in the first decade of the nineteenth century.⁵ The building is gabled both north and south of center. Siding was plain with some shingle siding on the second story still evident in 1982. The windows are single pane, double hung, except for a pair of single panes above the pediment, and single four pane sash in the part of the tower facing the street. The porch has round turned solid posts and lacks its original rails or balustrades.

The two-story building has a high-pitched hipped roof with cross gables facing north and south. The finish is stucco, and the windows are primarily one-over-one. The front elevation is symmetrical. Taking the appearance of a tower is a centered wall dormer with shingle siding, pyramidal roof, and prominent eaves. Beneath it the second-story wall projects slightly. On each side of the projection is a pair of windows. Below is a full-width front porch with a low wall and a hipped roof supported by turned posts. Over the centered double staircase is a fretwork pediment. The stairs lead to two paneled doors. On the side elevations are boxed windows. In the rear are two single-story extensions. The building appears unaltered, except for a stucco coating that had been sprayed over most of the exterior in circa 1975.⁶

⁴ Placer Title Insurance Company. Policy No. JT-1-CA1000-3079978, 440-442 College Street, Woodland, California, June 19, 2014.

⁵ Napoli 1997.

⁶ Ibid.

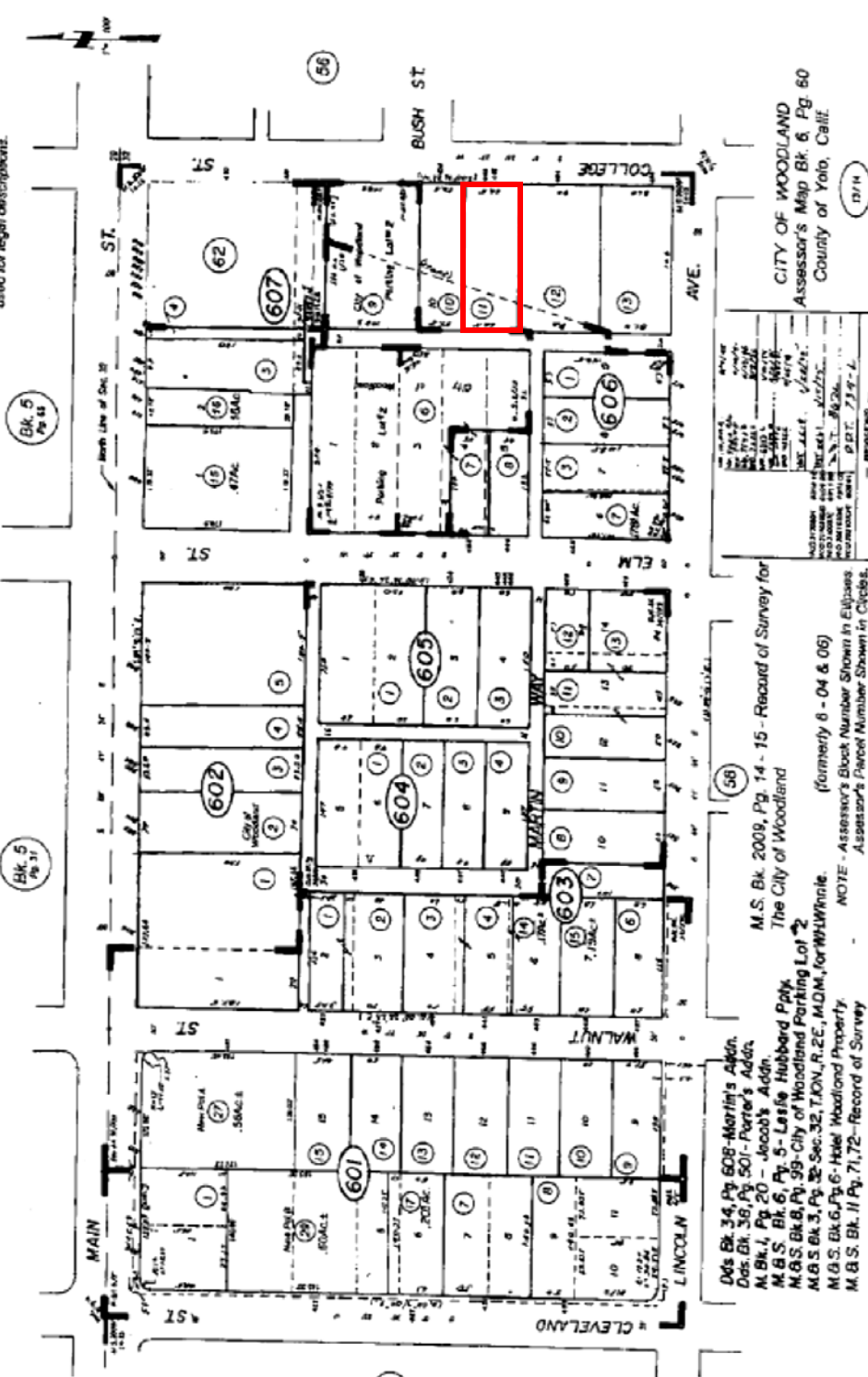


FIGURE 6: Assessor's Parcel Map 6-60



FIGURE 7: View looking west at 440-442 College Street in 1992 (Courtesy of Yolo County Archives, Woodland, CA). Note that when this photograph was taken the applied stucco wall surfaces were still on the building, the interior was not gutted, and the shingle wall cladding still remained on the tower. The windows in the photograph on the second floor appear to be original and consistent with a 1904 house, but the tower window appears to have been replaced.



FIGURE 8: Close-up of the shingled tower at 440-442 College Street (Courtesy of Yolo County Archives, Woodland, CA).

5.0 HISTORICAL CONTEXT

Before the settlement of the Woodland area by Europeans, the *Poo-e-win*, a dialect group of the Hill Patwin Indians, inhabited the region, occupying the river courses and tributary drainages, such as the Sacramento River, and Cache and Putah Creeks. Of special importance to the Poo-e-win was the main trading trail which followed the course of Cache Creek and served as an important economic supply line to the Nomlaki to the north, the Nisenan to the east, and the Pomo to the west. The Poo-e-win likely occupied the Woodland area in seasonal camps for hunting and seed gathering. The Patwin occupied homes of tule leaves and ate acorns, berries, roots, fish, duck and game. The enslavement of the Poo-e-win by the Spanish missionaries rapidly reduced their numbers and a smallpox epidemic in 1837 decimated the surviving population.⁷

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small box frame dry goods store near Court and Sixth Streets in present-day Woodland, establishing Yolo City. The store served farmers and ranchers living nearby and travelers along the trail between the small towns of Washington (West Sacramento) and Cacheville (Yolo). Thereafter, A. Weaver opened a blacksmith shop, and in about three months was succeeded by James McClure, and he by E. R. Moses. The first shop was at a point near the former railroad, about 400 feet north from Main Street.

In 1856, Henry Wyckoff established a second store near Court Street, but sold out in April 1857 to Missourian Franklin S. Freeman, who demolished the old residence and erected a new house, still standing at 1037 Court Street. He married local school teacher Gertrude Swain in 1858, and they lived in the house until about 1868, after which they constructed a larger house on the 400 block of First Street, which was demolished in 1948.⁸ His wife, Gertrude taught 60 pupils in the school which was located across from the present-day Freeman Park.⁹

By 1857, Major Frank S. Freeman had acquired 160 acres of land, and offered free lots to settlers who would clear the land and build homes. Eventually the settlement of Yolo City was established around the central part of present-day Main Street. Yolo City developed into an

⁷ City of Woodland. "A Brief History of Woodland." Excerpted from the Woodland General Plan. www.cityofwoodland.org. 1996; Walters, Shipley. "A Brief History of Woodland." Prepared for the Residential Walking Tour Booklet. www.strollthroughhistory.com. 2008.

⁸ Gilbert, Frank T. *The Illustrated Atlas and History of Yolo County, Cal., containing a History of California from 1513 to 1850, a History of Yolo County from 1825 to 1880*. San Francisco: DePue & Company. 1879; City of Woodland 1996; Walters 2008.

⁹ Hayes, Elinor. "Woodland's Godmother to be Honored Tonight." *Daily Democrat*. Woodland, California. March 9, 1928.

agricultural community, bolstered by the first irrigation canal developed in 1856 by James Moore, who owned exclusive rights to Cache Creek. In 1861, Major Freeman gained permission to build a post office in the town, and Yolo City was officially renamed Woodland by his wife, Gertrude Freeman in honor of the Valley Oak forest that filled the valley. Frank Freeman was appointed Postmaster in 1861, and he established the first Woodland post office in a brick commercial building he constructed on the northwest corner of Main and First Streets (539 Main Street). A saloon, the first in the town, was opened in 1861 by Benjamin Hotchkiss on Main Street. There were two boarding houses, one kept by James W. Stotenburg and the other by E. Dollarhide.¹⁰

The grade of the road once known as the "old Vallejo Railroad Grade" was completed to Woodland in 1860. The same year Hesperian College was completed. The flood of 1861-1862 demonstrated the necessity of a more accessible point for the county seat than the current town of Washington.¹¹ In 1862, the Yolo County seat was transferred from Washington (present-day West Sacramento) to Woodland. The first plat of the town was recorded in 1863 with Sixth Street designated as the eastern boundary, College Street as the western boundary, North Street as the northern boundary, and South Street (now Main Street) as the southern boundary. By the mid-1860s Woodland was the most important commercial center in the county, with a business district that boasted the county courthouse and hospital, a steam flour mill, brewery, livery stable, two blacksmith shops, wagon shop, two hotels, drugstore and six retail stores.¹²

In 1869, the California Pacific Railroad Company constructed a line between Davisville and Marysville with a Woodland station in the vicinity of College Street and Lincoln Avenue. Warehousing and industries requiring rail service developed along the railroad tracks, creating the industrial area that still remains between East and Fifth Streets. By 1870, the population of Woodland was approximately 1,600. By the time Woodland was incorporated in 1871 most of the oaks for which the town was named had vanished. Agricultural produce included tobacco, peanuts, grapes, rice, sugar beets, various grains, and row crops. Wineries and livestock were also important agricultural operations.

In 1891, Woodland acquired the water works system, built a sewer system, and completed the city hall. The Opera House, which was destroyed by fire in 1891 and rebuilt in 1896, became a center for recreation and culture. William H. Weeks, a renowned Northern California architect, designed many buildings in Woodland, including the Yolo County Courthouse, Hotel Woodland, Elks Lodge, and the Bank of Woodland.¹³ By 1910, Woodland was the largest city in

¹⁰Gilbert 1879:76; City of Woodland 1996; Walters 2008.

¹¹Gilbert 1879:76.

¹²City of Woodland 1996; Walters 2008.

¹³City of Woodland 1996; Walters 2008.

the county, with a population of 3,187. For the next 40 years, Woodland remained a stable community, anchored by agricultural industrial plants, such as the three rice mills, a sugar beet refinery, and a tomato cannery. The post-World War II period heralded explosive growth for California, and Woodland's population tripled between 1950 and 1980. New subdivisions and shopping centers developed around the town's perimeter, while industrial plants and distribution centers have been established in the northeast area of Woodland.¹⁴

6.0 QUEEN ANNE ARCHITECTURE IN WOODLAND

Queen Anne architecture is perhaps the most quintessential Victorian style architecture that flourished throughout the United States from the late 1870s through the early 1900s. Janet W. Foster in her definitive book on this form of architecture notes that Queen Anne architecture was popularized in England, but not until the 1860s, when Queen Anne herself was on the throne.¹⁵ In England much of the Queen Anne residences were constructed of masonry materials, predominantly brick, whereas in America the majority of Queen Anne homes were built of wood, particularly in California where lumber was plentiful.

The first press release of any substance in America occurred in June 1876 printed in the *American Architect and Building News*.¹⁶ The style did not catch on as quickly as thought in America, evidenced by the fact that the vast majority of Queen Anne residences in the United States were built in the 1880s and 1890s. By the 1880s, Queen Anne house plans could be acquired through numerous architects and designers of homes.

A common construction technique of the Queen Anne home, was balloon framing. Balloon framing allowed a house frame to be constructed quicker, using less-skilled carpenters or laborers. The framing technique also allowed for more flexibility in design and roof forms - hence the framing of circular bays, turrets, and towers were much easier to build, as well as complex roofs.

Queen Anne architecture succeeded Italianate architecture in Woodland. The same is true in Sacramento and other larger metropolitan cities, including San Francisco. Asymmetry is one of the key features of Queen Anne homes, as depicted in good examples at 520 2nd Street (Figure 9) and First and Lincoln Streets (Figure 10). Other common features include towers and turrets, turned porch columns, gingerbread, and fretwork.

¹⁴Walters 2008.

¹⁵ Foster, Janet W. *The Queen Anne House: America's Victorian Vernacular*. New York: Harry N. Abrams, Inc. 2006: 12.

¹⁶ Foster 2006: 16.



FIGURE 9: 520 Second Street, looking west. One of the key characteristics of the Queen Anne residence is its asymmetric design. Note the offset porch to the left and the tower as compared to the older Late Victorian symmetrical design to the right.



FIGURE 10: A very important example of a classic Queen Anne residence in Woodland at the corner of First and Lincoln Streets.

7.0 HISTORY OF 440-442 COLLEGE STREET

The history of 440-442 College Street lies in the renaissance that Woodland experienced during the first decade of the 1900s. While the 1890s witnessed an economic panic followed by a recession, heavy rains, flooding, an earthquake, and fire in downtown Woodland, the early 1900s was characterized by steady growth in both the population and economy. In 1904, the Woodland Chamber of Commerce commented that "there was not a single house in course of construction in Woodland . . . since that time 85 houses have been built or are now contracted for or are in the course of construction."¹⁷ The Woodland Chamber of Commerce may have in fact included 440-442 College Street, which was reportedly built in 1904. Based upon H.C. Miller's ownership map of Woodland, 440-442 College Street, which was undeveloped in the 1890s, was originally owned by R.A. Armstrong.¹⁸

According to Napoli (1997), 440-442 College Street was built by William H. Winne, who was listed as a carpenter in local directories.¹⁹ Historic documents suggest that William H. Winne was the owner of record of 440-442 College Street, and perhaps George E. Whiney, who is listed in the 1982 Historic Resource Inventory form, was a silent partner or benefactor in the construction of the two-unit residence. Beginning in 1904, Yolo County Tax Assessor records list William H. Winne as owning the following property in the City of Woodland: "North by Black, East by College, South by Levy, West by an Alley (value \$675 plus \$1,500 in improvements)." ²⁰ In addition, Winne also owned property bordering Solomon next to Lincoln Avenue (value \$750) and Lots 3, 4, 5, 6, 8, and 9 in Jacob's Addition (valued at \$1,700 plus \$1,575 in improvements).²¹ This information is further corroborated by A. G. Proctor's Official Map of Yolo County.²²

In the 1900 United States Census, George E. Whitney (32 years of age) is listed as a "lodger," living with his wife Evelyn M. (31 years of age). While George was born in Oregon, Evelyn was born in Illinois. George is listed as an Express Company agent for Wells, Fargo Express. George and Evelyn are enumerated along with other lodgers, presumably in one of the city's hotels like the Julian.²³ In 1904, W. H. Whitney is listed as living at 707 Main Street.²⁴

In 1910, George and Evelyn Whitney are still enumerated as lodgers living on the 700 block of Main Street (presumably in the Julian Hotel), although George is now listed as a lawyer. George

¹⁷ Walters 1995: 60.

¹⁸ Ibid: 48.

¹⁹ Sacramento City Directory. Ancestry.com Website. 1869.

²⁰ Yolo County Tax Assessor Records, Yolo County Archives, 1904-1905.

²¹ Ibid.

²² A.G. Proctor's Official Map of Yolo County. Yolo County Archives, Woodland, CA. 1915.

²³ United States Federal Census. Woodland, Yolo County, California. 1900.

²⁴ Woodland City Directory, Yolo County Archives, Woodland, CA. 1904.

is listed as having his own office and his wife is listed as clerk at the Wells, Fargo agency.²⁵ Interestingly, in 1912, according to city directories, both Whitney and Winne were living in the same dwelling at 440 First Street. In that same year insurance underwriters made note that the dwelling at 440-442 College Street was valued at \$200 for the building and \$200 for the contents, and that 440 1/2, which was the "carpenter shop" was valued at \$375 for the building and \$375 for the contents.²⁶ The disparity between the two buildings may be explained by the fact the carpenter shop was built of brick or masonry material rather than wood and it held Winne's shop equipment.

By 1920, according to the United States Federal Census, George and Evelyn Whitney were still renting in Woodland, this time at 506 College Street, which is less than 1/2 block south of 440-442 College Street.²⁷ The 1920 United States Federal Census is the last census where either George or Evelyn Whitney were enumerated in Woodland.

W. H. Winne was born in New Amsterdam, Montgomery County, New York in 1840 and spent his boyhood at the farm of his parents, John P. and Amelia (Snyder) Winne. He developed carpentry skills as a young adult, but his career in carpentry was forestalled by the Civil War in which he enlisted in the Thirty-second New York Volunteer Infantry. He was honorably discharged in June 1863. Winne migrated west in 1867, ultimately settling for a time in San Francisco, and later employed by the City of Sacramento. Winne acquired numerous properties in Woodland, including large swath of parcels along College Street, which included the subject property.

The German Lutheran and Episcopal Churches were erected by Winne, along with stores and residences. He built Woodland's first public schoolhouse. In 1879, associated with James Silby, he built and operated the first planing mill in Woodland at First and Bush streets. Winne was a member of the Masons, Woodland Chapter No. 46.²⁸ Winne died on February 12, 1933.²⁹

The construction 440-442 College Street may have been a result of a general demand for rental housing in the heart of the city, since at the time few multi-unit residential duplexes or apartments had been built. The average wage earner in 1904 could not afford to buy a house. The alternatives included living with family members or renting in a hotel. Prior to the development of duplexes or apartments, most renters lived in boarding houses, where often-times meals were included with the rent. Boarding houses and tenements were more common

²⁵ United States Federal Census. Woodland, Yolo County, California. 1910; Woodland City Directory 1910.

²⁶ Yolo County Archives, Woodland, California.

²⁷ United States Federal Census. Woodland, Yolo County, California. 1920.

²⁸ Vaughters, Jacque Reimer, ed. *Daily Democrat*, November 19, 2000; Gregory, Tom. *History of Yolo County, California*. Historic Record Company: Los Angeles, 1913.

²⁹ Yolo County Archives, Woodland, California.

in industrialized cities, such as San Francisco and New York, however, they were also common in mining communities with a large lower-wage working class population.

As previously noted, according to Sanborn Fire Insurance Maps of Woodland (1906-1949), 440-442 College Street was built as a duplex. If so, the units would have been rather commodious, considering that the size of each unit. Historic records seem clear that neither Whitney nor Winne ever lived at 440-442 College Street, which was likely always occupied by tenants.

Based upon the 1910 United States Federal Census, 440 College Street was occupied by Esther Marders [sic], aged 62, who was head of the household. Marders lived with John and Jane Lawson, both of whom are listed as boarders. Marders was born in Michigan and had 5 children, 4 of whom were still living in 1910. Presumably, Marders earned some income from subletting her apartment to boarders.³⁰

In 1910, the unit at 442 College Street was occupied by Julia A. Adams, who is listed as head of household, 72 years of age, having had two children, one of who was still living. Adams who was born in Pennsylvania was living with Minnie White (33 years of age) and Edyth Vanarda [sic] (30 years of age), both of whom were lodgers. Apparently, like Marders, Adams earned extra income from boarders. Julia Adams died in 1922 at the age of 86.³¹

After Winne died in 1933, the property changed hands several times until it came in the possession of Michael and Marian Lee in the 1970s, who sold it to Jose F. and Maria A. Castellanos, who sold it in 2014 to the present owner David Snow under the name Fourth and One, Inc.

Sometime after World War II, the two unit residential building was converted to four flats, two downstairs and two upstairs. Perhaps around this time, the building underwent some modernization, including removing the majority of its original shingle wall cladding and blowing stucco exterior wall cladding over nearly the entire house, with the exception of the tower, where the shingles remained. In the last 5 years the house has been entirely gutted, with only original pine board sheeting remaining on the exterior walls.

³⁰ United States Federal Census. Woodland, Yolo County, California. 1910.

³¹ Ibid.

8.0 HISTORIC MAPS AND AERIAL PHOTOGRAPHS

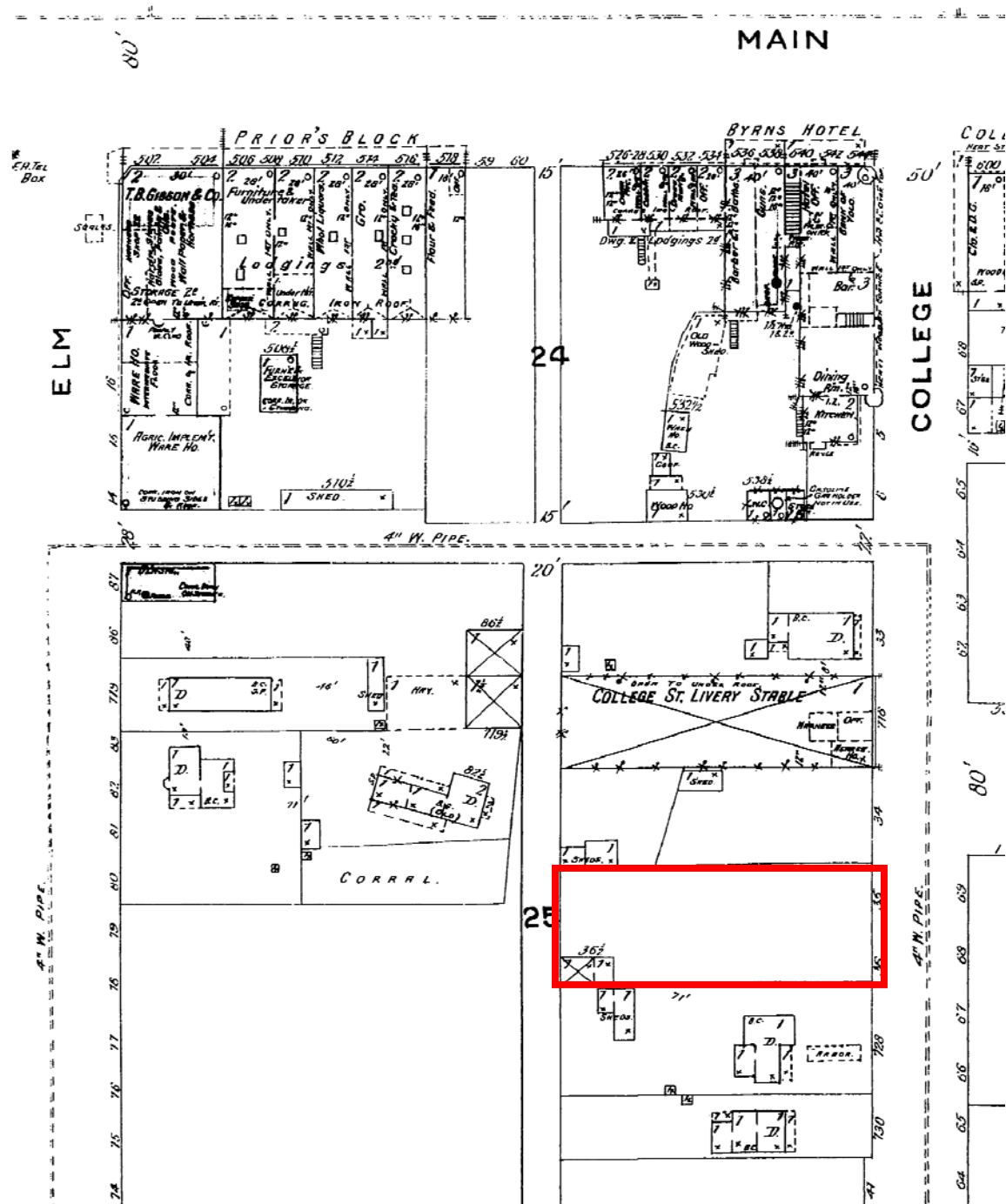


FIGURE 11: Sanborn Fire Insurance Map, Woodland, CA, 1895, Sheet 9.

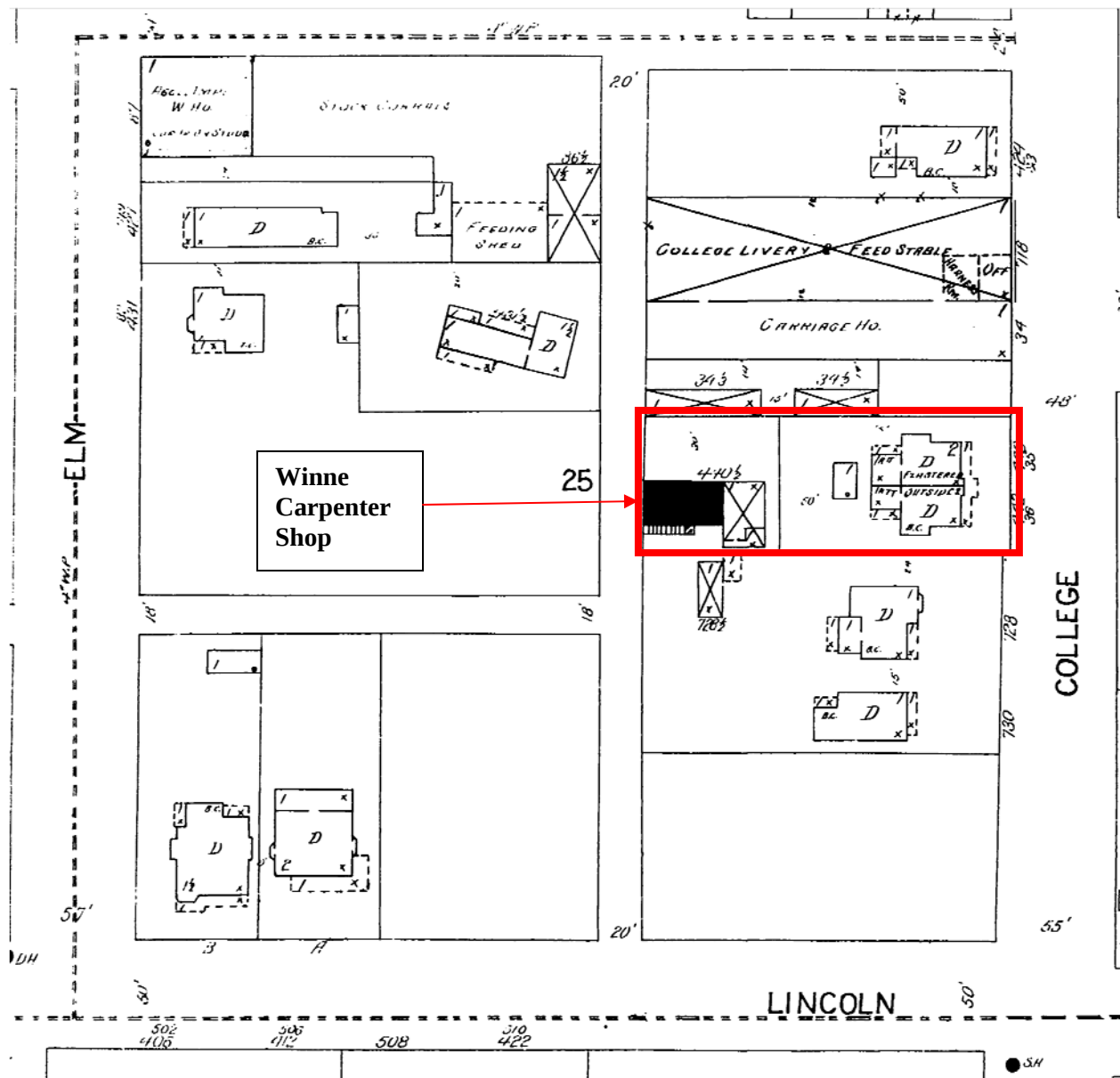


FIGURE 12: Sanborn Fire Insurance Map, Woodland, CA 1906, Sheet 13.

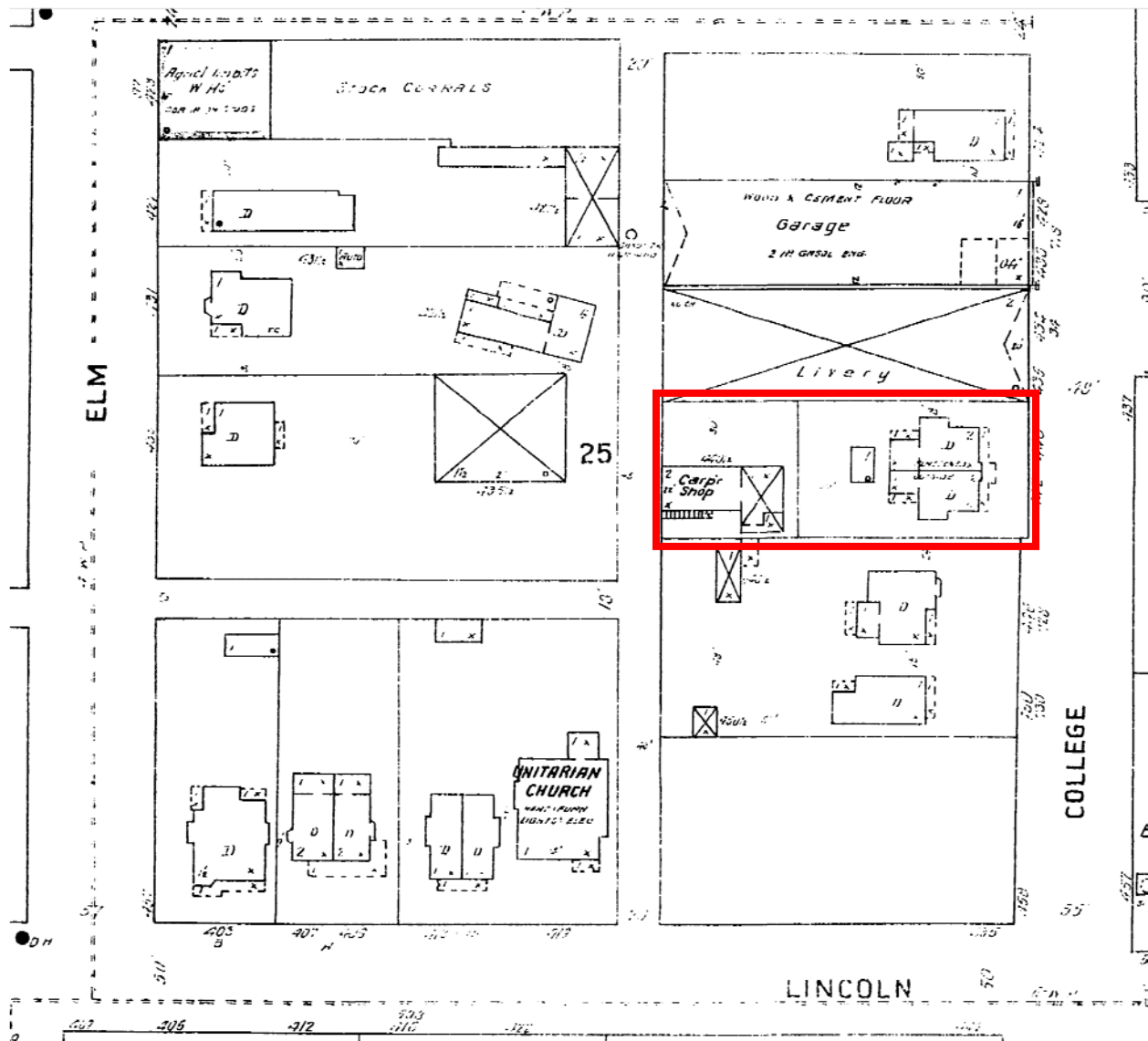


FIGURE 13: Sanborn Fire Insurance Map, Woodland, CA 1912, Sheet 14.

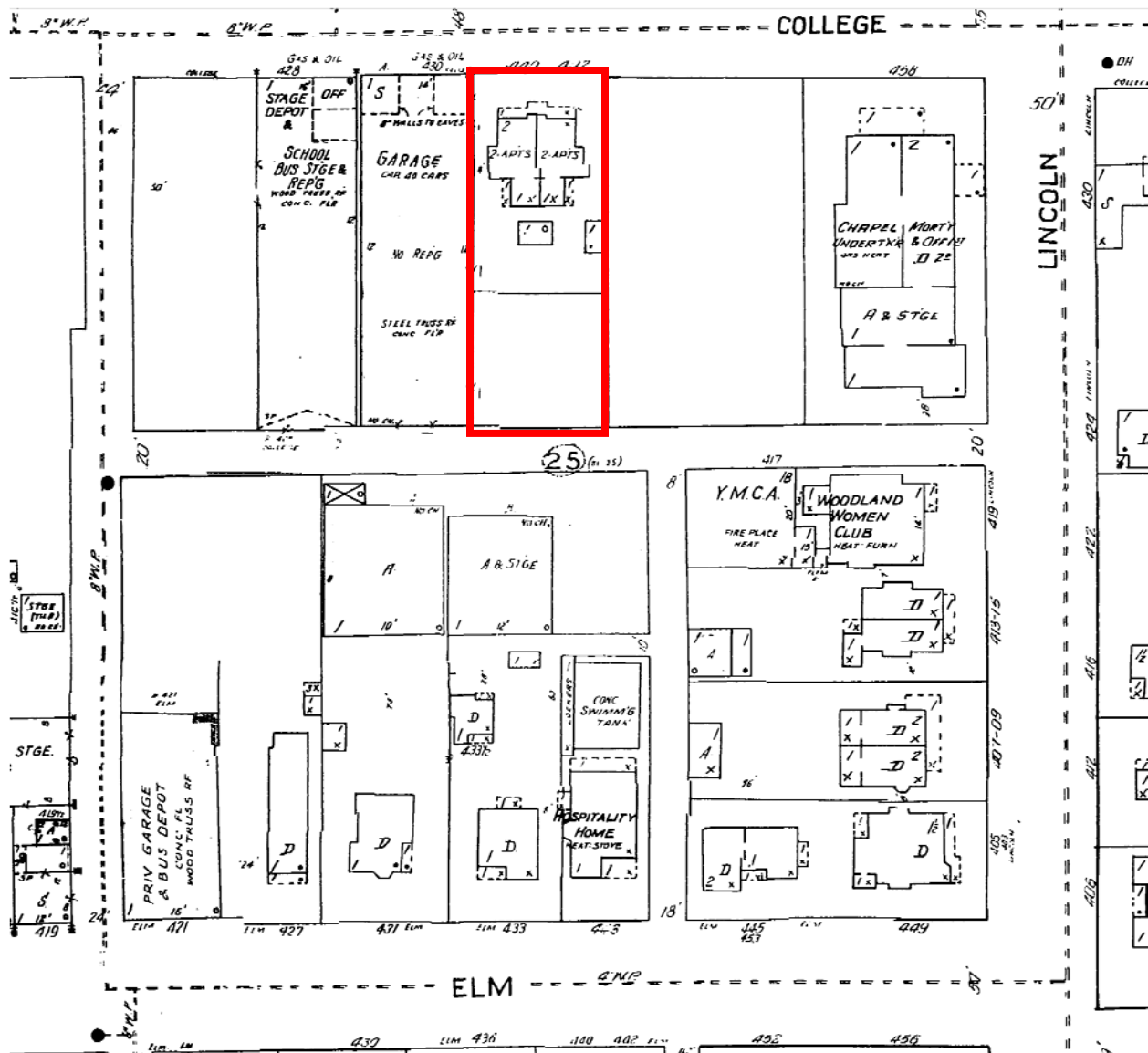


FIGURE 15: Sanborn Fire Insurance Map Woodland, CA 1926, revised July 1949, Sheet 18. Note that the building is now a 4-unit apartment dwelling.

9.0 REGULATORY PROCESS

9.1 NRHP Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history. As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context.³²

9.2 CEQA and CRHR Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA

³² United States Department of the Interior, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, n.d.

guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR.

A historical resource may be eligible for inclusion in the CRHR if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an “historical resource” for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

9.3 City of Woodland Standards

In addition, the City of Woodland Sec. 12A-3-1. Standards for designation of historical landmarks, historical districts, and historical resources was taken into consideration. The standard is as follows:

(a) A building, structure, object, or particular place may be designated for preservation as a landmark if it meets one or more of the following criteria:

(1) Historical Importance. The building, structure, object, particular place, vegetation or geology, has character, interest of value, as part of the development, heritage or cultural characteristics of the city, state or nation; or is the site of an historic event with an effect upon society; or is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

(2) Architectural Importance. The building, structure, object, or particular place exemplifies the environment of a group of people in an era of history characterized by distinctive architectural style; or embodies those distinguishing characteristics of an architectural type specimen; or is the work of an architect or master builder whose individual work has influenced the development of the area; or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

(b) An area may be designated as an historical district which it includes at least two designated historical landmarks in such proximity that they create a setting historically or culturally significant to the local community, the state, or the nation, sufficiently distinguishable from other areas of the city to warrant preservation by such means. Such districts may include structures and sites that individually do not meet criteria for landmark status but which geographically and visually are located so as to be part of the setting in which the other structures are viewed.

(c) The city council shall approve and maintain a historical resources list. A building, structure, or object may be included on the list as a historical resource if, in the determination of the city council, it satisfies the historical preservation commission's historical resources inventory study list evaluation criteria. (Ord. No. 1004, § 2 (part); Ord. No. 1310, § 3 (part).)

10.0 INTEGRITY CRITERIA

Determining the significance of 440-442 College Street is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design,

materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

11.0 DETERMINATION OF INTEGRITY AND ELIGIBILITY

Location - The property retains its original location.

Design - While the overall design or massing of the property remains largely intact, with the exception of the filling or two open porches in the rear, the design details of the house have been removed, such as windows, doors, and siding.

Setting - The setting of property is compromised by modern infill to the south, although the property still lies in a commercial/light industrial part of the city.

Materials - The majority of the original materials associated with the building have been removed.

Workmanship - The original workmanship of the building has been compromised by the removal of most of its historic fabric.

Feeling - The feeling of the building has been compromised by the removal of most of its historic fabric.

Association - The association of the building has been compromised by the alterations to the property and removal of most of its historic fabric.

12.0 EVALUATION CRITERIA

In determining the significance of the property, integrity together with historic context were taken into consideration, along with the role the property played in the community, culture, economics, architecture, and landscape architecture. In order to establish the historic context for the property, extensive archival research was conducted at the Yolo County Archives; Yolo County Recorder and Tax Collectors Office; U.C. Davis Special Collections and Map Library; California State Library, History Room; and the California State Archives.

In summary, taking into consideration the aforementioned criteria for determining the potential significance of the subject property, it has been determined that 440-442 College Street in its present condition is not a significant resource under any of the NRHP or CRHR criteria, and the City of Woodland Sec. 12A-3-1 standards for designation of historical landmarks, historical districts, and historical resources. This recommendation is largely due to the loss of nearly all its primary character defining features or architectural detail, including its original exterior wall cladding or siding and fenestration (windows and doors).

In essence, the property lacks integrity of materials, and, to a lesser degree, design, workmanship, association, and feeling. Although the property retains adequate integrity of setting and location, not having been moved since its original construction in 1904. The loss of all the interior walls and architectural detail was also taken into consideration, but not to the same degree as the exterior finishes. Another consideration were two additions in the rear that involved enclosure of what were once rear porches.

It should also be noted that the building is mislabeled in the Downtown Woodland Historic District National Register Nomination as one of Woodland's "early apartment houses." The property began its life as a duplex, which was not that uncommon in Woodland and Sacramento during the late nineteenth and early twentieth century. Historically speaking, a duplex was generally considered a house divided into two living units. Another consideration was the loss of the rear carpenter shop and carriage house that was apparently built the same year as the house, and served its original owner, William H. Winne, as a place to conduct his business, being that his primary occupation was as a builder-carpenter.

No evidence has been found to suggest that the subject property is associated with an event or events significant in history of Woodland or a person or persons of significance in the history of Woodland. Historic records, particularly Yolo County tax assessment rolls, verify that the building was owned by William H. Winne and not George Whitney as the Historic Resource Inventory form (May 1982) indicates. George Whitney was an attorney working in Woodland, according city directories and United States Federal Census records, and although he was not the owner the house he may had some form of partnership with Winne, since the two lived

together for a short time at 440 First Street. Whitney also lived in the Julian Hotel on Main Street and at 506 Second Street.

There is no evidence that William H. Winne ever lived at 440-442 College Street, however, he may have had a flat in the two-story carpenter shop in the rear of the parcel, illustrated on Sanborn Fire Insurance Maps. Winne had a long history in the local building trades in Sacramento and Woodland, including constructing the Woodland Opera House. In summary, neither Whitney nor Winne appears to have occupied 440-442 College Street. Therefore, the property appears to have been built as income property for its owner.

Despite the property's current lack of integrity, its overall massing, including original door and window openings, retain integrity of design and provide some opportunity for restoring the property to a point that it may again be considered a "contributing" building to the Downtown Woodland Historic District. The restoration costs would be substantial, given the fact that the building has been nearly gutted. The restoration costs would need to include residing the house with wood shingles, which can still be acquired; building new wood double-hung windows to match the original windows; replacing porch railings and other architectural details that are missing; as well as a full interior "renovation" to adopt the house for whatever use is appropriate for its location, including returning it to a two-unit or four-unit rental.

If demolition is the preferred alternative, then the building may be offered for a nominal price if an appropriate location exists for its reconstruction. Normally, Historic American Building Survey (HABS) documentation is a standard applied to projects that involve an adverse effect to a listed or significant historic property. A Level II or III HABS documentation may be appropriate if the building is to be demolished, which focuses largely on archival photographs to document what remains of the property.

13.0 CONCLUSIONS AND RECOMMENDATIONS

As discussed in the summary of findings, there were two primary purposes for this historical resource analysis. The first was to assess whether 440-442 College Street in its present condition was a significant resource under the criteria of the NRHP, CRHR, and City of Woodland Chapter 12A3-1, Standards for designation of historical landmarks, historical districts, and historical resources. The second part of the analysis was to determine if 440-442 College Street still warranted "historic" designation prior to the recent gutting and removal of most of its exterior fabric in the past three years.

In regards to the first point of analysis, based upon the extensive removal of nearly all the building's exterior and interior historic fabric, particularly its exterior siding and all its original windows, the property does not appear in its present form to warrant listing as a significant

resource under any of the aforementioned criteria. In terms of the second part of the analysis, approximately three years ago, prior to the removal of nearly all of the building's historic fabric, and based upon historic photographs (refer to Photographs 16 and 17), the building would still have qualified as a "contributing" property to the Downtown Woodland NRHP Historic District. This observation is based upon the fact that the building, prior to gutting, retained adequate integrity to convey most of its character defining architectural features.

However, prior to the gutting of the building it does not appear to have possessed enough integrity to consider it individually eligible for historic designation, due to a number of alterations that had already occurred, such as the removal of the original exterior wall surface, replacing it with a stucco wall surface. On a positive note, it should be pointed out that removal of the stucco exterior wall cladding in the last three years was an appropriate and sensitive solution at addressing what would have been deemed an inappropriate design element not reflective of its historic character. Similarly removal of some of the non-historic windows could be seen as a positive step at restoring the property to its former design and workmanship.

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USGS 7.5' *Woodland, California* Topographic Quadrangle 1952, revised 1981.

PHOTOGRAPHS



1. View looking west at 440-442 College Street from College Street.



2. View looking northwest at the subject property.



3. View looking north at the south elevation of the property. Note the deteriorated sheathing in part caused by moisture trapped in the stucco wall cladding.



4. View of the south elevation of the property.



5. View looking east at the west elevation of the property. Note the two contemporary enclosures flanking the gable in the rear, where an open porch once stood.



6. Closer view looking east at the west elevation.



7. Distant view of the entire parcel looking east. The photograph was taken near the location where the carpenter shop was situated.



8. View looking west at the two front entry doors.



9. View looking at the footing below the front porch and the old stucco wall cladding.



10. View looking north at the south elevation electrical boxes and sub-floor.



11. View looking at the top of the tower where the shingle siding existed until recently.



12. View looking west at the northeast elevation and the contemporary ADA ramp.



13. View looking northwest at the subject property from near Lincoln Avenue.



14. View looking north up College Street from Lincoln Avenue towards the Downtown Woodland NRHP Historic District.



15. View looking northwest at the subject property from College Street.



16. View of the front façade of the property prior to the recent gutting of the exterior and interior features. When this photograph was taken all the wood-sash windows on the front façade appear to be original (Courtesy City of Woodland)



17. Views looking at the south elevation of the property with its original 1/1 light wood-sash, double-hung windows and fish scale shingles below the gable end. Note the altered windows on the west elevation of the property when the photograph was taken (Courtesy City of Woodland).

PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 440-442 College Street

- P1. Other Identifier:** APN 006-607-011
- *P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Yolo
- b. USGS 7.5' Quadrangle:** Woodland, CA **Date:** 1952, revised 1981
- c. Address:** 440-442 College Street **City:** Woodland **Zip:** 95695
- d. UTM:** N/A
- e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):** The subject property fronts College Street facing east, between Main Street on the north and Lincoln Avenue on the south. The parcel is backed up by an alley in the rear or the west. APN 006-607-11.

***P3a. Description:** The legal description of the property is as follows: Beginning at a point on the west line of College Street, distant thereon 174 feet, more or less, south of the south line of the alley running east and west along the north line of Jacobs Addition to Woodland, filed July 18, 1890 in Book 1 of Maps, Page 20, Yolo County Records, said point being also the southeast corner of the parcel of land described in the deed to Edward T. Goodykoontz recorded June 8, 1961 in Book 639 of Official Records, at page 175; running thence along the west line of said College Street, south 62.5 feet, more or less, to the north line of the parcel of land described in the deed to American Lutheran Church, recorded December 15, 1944 in Book 209 of Official Records, at page 253; thence along said north line west 166 feet, more or less, to the east line of an alley; thence along said east line north 62.5 feet, to the south line of said Goodykoontz property; thence along said south line, east 166 feet, more or less, to the point of beginning (Placer Title Insurance Company 2014).

The building is a two story, four-plex with a square center tower over a porch pediment hipped roof. A local contractor, William H. Winnie, constructed the building in circa 1904. The design, with its tower and turned posts, indicates the influence of the Queen Anne, which was still popular in the first decade of the nineteenth century (Napoli 1997). Refer to Primary Record, Page 2 of 2.

***P3b. Resource Attributes:** HP3 - Multiple family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: View looking northwest from College Street.

***P6. Date Constructed/Age and Sources:** ☒ Historic Constructed 1904 (Yolo County Tax Assessor records)

***P7. Owner and Address:** David Snow, Fourth & One, Inc., 1310 West Street, Woodland, CA.

***P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

***P9. Date Recorded:** June 1, 2016

***P10. Type of Survey:** ☒ Architectural

***P11. Report Citation:** Historic Resource Analysis Study of 440-442 College Street, Woodland, Yolo County, California 95695. Prepared for the City of Woodland, 300 First Street, Woodland, CA 95695. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762. June 2016.

***Attachments:** Building, Structure, and Object Record, Photograph Record.

PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 2 of 2

*Resource Name or #: (Assigned by recorder) 440-442 College Street

***P3a. Description: (Continued):**

The building is gabled both north and south of center. Siding was plain with some shingle siding on the second story still evident in 1982. The windows are single pane, double hung, except for a pair of single panes above the pediment, and single four pane sash in the part of the tower facing the street. The porch has round turned solid posts and lacks its original rails or balustrades (Napoli 1997).

The two-story building has a high-pitched hipped roof with cross gables facing north and south. The finish is stucco, and the windows are primarily one-over-one. The front elevation is symmetrical. Taking the appearance of a tower is a centered wall dormer with shingle siding, pyramidal roof, and prominent eaves. Beneath it the second-story wall projects slightly. On each side of the projection is a pair of windows. Below is a full-width front porch with a low wall and a hipped roof supported by turned posts. Over the centered double staircase is a fretwork pediment. The stairs lead to two paneled doors. On the side elevations are boxed windows. In the rear are two single-story extensions. The building appears unaltered, except for a stucco coating that had been sprayed over most of the exterior in circa 1975 (Napoli 1997).

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 7

*Resource Name or #: (Assigned by recorder) 440-442 College Street

NRHP Status Code: 6Z

- B1. Historic Name:** William H. Winne Duplex
B2. Common Name: 440-442 College Street
B3. Original Use: Duplex
***B5. Architectural Style:** Transitional Queen Anne
***B6. Construction History:** Based upon Yolo County Tax Assessor's records the subject property, which once included a carpenter shop/carriage house, was built in 1904. Extensive remodeling occurred around 1947-48 when the building was converted from a duplex to a four-unit dwelling. During the 1950s, the original wood shingles were removed from the entire building with the exception of the tower and replaced with stucco exterior wall cladding. In the past three years, all the exterior stucco wall cladding has been removed revealing the wood sheathing. Furthermore, the interior has been entirely gutted down to the studs.
***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:**
***B8. Related Features:** Downtown Woodland NRHP Historic District
B9a. Architect: Possibly William H. Winne **B9b. Builder:** William H. Winne
***B10. Significance: Theme:** Queen Anne Architecture **Area:** Woodland
Period of Significance: 1904-1947 **Property Type:** Multi-Residence **Applicable Criteria:** A, B, C, and D

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small box frame dry goods store near Court and Sixth Streets in present-day Woodland, establishing Yolo City. The store served farmers and ranchers living nearby and travelers along the trail between the small towns of Washington (West Sacramento) and Cacheville (Yolo). Thereafter, A. Weaver opened a blacksmith shop, and in about three months was succeeded by James McClure, and he by E. R. Moses. The first shop was at a point near the former railroad, about 400 feet north from Main Street (refer to BSO, Page 2 of 7).

B11. Additional Resource Attributes: None.

B12. References: City of Woodland. "A Brief History of Woodland." Excerpted from the Woodland General Plan. www.cityofwoodland.org. 1996; City of Woodland. Historic Resources Inventory, 440-442 College Street, Woodland. May 1982; Foster, Janet W. *The Queen Anne House: America's Victorian Vernacular*. New York: Harry N. Abrams, Inc. 2006; Gebhard, David ed. *The Guide to Architecture in San Francisco and Northern California*. 1976, revised 1985; Gilbert, Frank T. *The Illustrated Atlas and History of Yolo County, Cal., containing a History of California from 1513 to 1850, a History of Yolo County from 1825 to 1880*. San Francisco: DePue & Company. 1879; Gregory, Tom. *History of Yolo County, California*. Historic Record Company: Los Angeles. 1913; Hayes, Elinor. "Woodland's Godmother to be Honored Tonight." *Daily Democrat*. Newspaper. Woodland, California. March 9, 1928 (refer to BSO, Page 5 of 7).

B13. Remarks:

B14. Evaluator: Dana E. Supernowicz, Historic Resource Associates, 2001 Sheffield Dr., El Dorado Hills, CA 95762.
Date of Evaluation: June 2016

AERIAL PHOTOGRAPH 2016 (Google Earth)



(This space reserved for official
comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*Resource Name or #: (Assigned by recorder) 440-442 College Street

NRHP Status Code: 6Z

***B10. Significance: (Continued):**

Before the settlement of the Woodland area by Europeans, the *Poo-e-win*, a dialect group of the Hill Patwin Indians, inhabited the region, occupying the river courses and tributary drainages, such as the Sacramento River, and Cache and Putah Creeks. Of special importance to the Poo-e-win was the main trading trail which followed the course of Cache Creek and served as an important economic supply line to the Nomlaki to the north, the Nisenan to the east, and the Pomo to the west. The Poo-e-win likely occupied the Woodland area in seasonal camps for hunting and seed gathering. The Patwin occupied homes of tule leaves and ate acorns, berries, roots, fish, duck and game. The enslavement of the Poo-e-win by the Spanish missionaries rapidly reduced their numbers and a smallpox epidemic in 1837 decimated the surviving population (City of Woodland 1996; Walters 2008).

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small box frame dry goods store near Court and Sixth Streets in present-day Woodland, establishing Yolo City. The store served farmers and ranchers living nearby and travelers along the trail between the small towns of Washington (West Sacramento) and Cacheville (Yolo). Thereafter, A. Weaver opened a blacksmith shop, and in about three months was succeeded by James McClure, and he by E. R. Moses. The first shop was at a point near the former railroad, about 400 feet north from Main Street.

In 1856, Henry Wyckoff established a second store near Court Street, but sold out in April 1857 to Missourian Franklin S. Freeman, who demolished the old residence and erected a new house, still standing at 1037 Court Street. He married local school teacher Gertrude Swain in 1858, and they lived in the house until about 1868, after which they constructed a larger house on the 400 block of First Street, which was demolished in 1948 (Gilbert 1879; City of Woodland 1996; Walters 2008). His wife, Gertrude taught 60 pupils in the school which was located across from the present-day Freeman Park (Hayes 1928).

By 1857, Major Frank S. Freeman had acquired 160 acres of land, and offered free lots to settlers who would clear the land and build homes. Eventually the settlement of Yolo City was established around the central part of present-day Main Street. Yolo City developed into an agricultural community, bolstered by the first irrigation canal developed in 1856 by James Moore, who owned exclusive rights to Cache Creek. In 1861, Major Freeman gained permission to build a post office in the town, and Yolo City was officially renamed Woodland by his wife, Gertrude Freeman in honor of the Valley Oak forest that filled the valley. Frank Freeman was appointed Postmaster in 1861, and he established the first Woodland post office in a brick commercial building he constructed on the northwest corner of Main and First Streets (539 Main Street). A saloon, the first in the town, was opened in 1861 by Benjamin Hotchkiss on Main Street. There were two boarding houses, one kept by James W. Stotenburg and the other by E. Dollarhide (Gilbert 1879; City of Woodland 1996; Walters 2008).

The grade of the road once known as the "old Vallejo Railroad Grade" was completed to Woodland in 1860. The same year Hesperian College was completed. The flood of 1861-1862 demonstrated the necessity of a more accessible point for the county seat than the current town of Washington (Gilbert 1879: 76). In 1862, the Yolo County seat was transferred from Washington (present-day West Sacramento) to Woodland. The first plat of the town was recorded in 1863 with Sixth Street designated as the eastern boundary, College Street as the western boundary, North Street as the northern boundary, and South Street (now Main Street) as the southern boundary. By the mid-1860s Woodland was the most important commercial center in the county, with a business district that boasted the county courthouse and hospital, a steam flour mill, brewery, livery stable, two blacksmith shops, wagon shop, two hotels, drugstore and six retail stores (City of Woodland 1996; Walters 2008).

In 1869, the California Pacific Railroad Company constructed a line between Davisville and Marysville with a Woodland station in the vicinity of College Street and Lincoln Avenue. Warehousing and industries requiring rail service developed along the railroad tracks, creating the industrial area that still remains between East and Fifth Streets. By 1870, the population of Woodland was approximately 1,600. By the time Woodland was incorporated in 1871 most of the oaks for which the town was named had vanished. Agricultural produce included tobacco, peanuts, grapes, rice, sugar beets, various grains, and row crops. Wineries and livestock were also important agricultural operations.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 7

*Resource Name or #: (Assigned by recorder) 440-442 College Street

NRHP Status Code: 6Z

***B10. Significance: (Continued):**

In 1891, Woodland acquired the water works system, built a sewer system, and completed the city hall. The Opera House, which was destroyed by fire in 1891 and rebuilt in 1896, became a center for recreation and culture. William H. Weeks, a renowned Northern California architect, designed many buildings in Woodland, including the Yolo County Courthouse, Hotel Woodland, Elks Lodge, and the Bank of Woodland (City of Woodland 1996; Walters 2008). By 1910, Woodland was the largest city in the county, with a population of 3,187. For the next 40 years, Woodland remained a stable community, anchored by agricultural industrial plants, such as the three rice mills, a sugar beet refinery, and a tomato cannery. The post-World War II period heralded explosive growth for California, and Woodland's population tripled between 1950 and 1980. New subdivisions and shopping centers developed around the town's perimeter, while industrial plants and distribution centers have been established in the northeast area of Woodland (Walters 2008).

Queen Anne architecture is perhaps the most quintessential Victorian style architecture that flourished throughout the United States from the late 1870s through the early 1900s. Janet W. Foster in her definitive book on this form of architecture notes that Queen Anne architecture was popularized in England, but not until the 1860s, when Queen Anne herself was on the throne (Foster 2006: 12). In England much of the Queen Anne residences were constructed of masonry materials, predominantly brick, whereas in America the majority of Queen Anne homes were built of wood, particularly in California where lumber was plentiful.

The first press release of any substance in America occurred in June 1876 printed in the American Architect and Building News (Foster 2006: 16). The style did not catch on as quickly as thought in America, evidenced by the fact that the vast majority of Queen Anne residences in the United States were built in the 1880s and 1890s. By the 1880s, Queen Anne house plans could be acquired through numerous architects and designers of homes.

A common construction technique of the Queen Anne home, was balloon framing. Balloon framing allowed a house frame to be constructed quicker, using less-skilled carpenters or laborers. The framing technique also allowed for more flexibility in design and roof forms - hence the framing of circular bays, turrets, and towers were much easier to build, as well as complex roofs. Queen Anne architecture succeeded Italianate architecture in Woodland. The same is true in Sacramento and other larger metropolitan cities, including San Francisco. Asymmetry is one of the key features of Queen Anne homes, as depicted in a good example at 520 2nd Street in Woodland. Other common features include towers and turrets, turned porch columns, gingerbread, and fretwork.



520 Second Street, looking west. One of the key characteristics of the Queen Anne residence is its asymmetric design. Note the offset porch to the left and the tower as compared to the older Late Victorian symmetrical design to the right.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 7

*Resource Name or #: (Assigned by recorder) 440-442 College Street

NRHP Status Code: 6Z

***B10. Significance: (Continued):**

History of 440-442 College Street

The history of 440-442 College Street lies in the renaissance that Woodland experienced during the first decade of the 1900s. While the 1890s witnessed an economic panic followed by a recession, heavy rains, flooding, an earthquake, and fire in downtown Woodland, the early 1900s was characterized by steady growth in both the population and economy. In 1904, the Woodland Chamber of Commerce commented that "there was not a single house in course of construction in Woodland . . . since that time 85 houses have been built or are now contracted for or are in the course of construction" (Walters 1995: 60). The Woodland Chamber of Commerce may have in fact included 440-442 College Street, which was reportedly built in 1904. Based upon H.C. Miller's ownership map of Woodland, 440-442 College Street, which was undeveloped in the 1890s, was originally owned by R.A. Armstrong (Walters 1995: 48).

According to Napoli (1996), 440-442 College Street was built by William H. Winne, who was listed as a carpenter in local directories (Sacramento City Directory 1869). Historic documents suggest that William H. Winne was the owner of record of 440-442 College Street, and perhaps George E. Whiney, who is listed in the 1982 Historic Resource Inventory form, was a silent partner or benefactor in the construction of the two-unit residence. Beginning in 1904, Yolo County Tax Assessor records list William H. Winne as owning the following property in the City of Woodland: "North by Black, East by College, South by Levy, West by an Alley (value \$675 plus \$1,500 in improvements)" (Yolo County Tax Assessor Records, Yolo County Archives, 1904-1905). In addition, Winne also owned property bordering Solomon next to Lincoln Avenue (value \$750) and Lots 3, 4, 5, 6, 8, and 9 in Jacob's Addition (valued at \$1,700 plus \$1,575 in improvements (Ibid). This information is further corroborated by A. G. Proctor's Official Map of Yolo County (Yolo County Archives, Woodland, CA).

In the 1900 United States Census, George E. Whitney (32 years of age) is listed as a "lodger," living with his wife Evelyn M. (31 years of age). While George was born in Oregon, Evelyn was born in Illinois. George is listed as an Express Company agent (Wells, Fargo Express). George and Evelyn are enumerated along with other lodgers, presumably in one of the city's hotels like the Julian (United States Federal Census, Woodland, Yolo County, CA 1900; Woodland City Directory, 1910). In 1904, W. H. Whitney is listed as living at 707 Main Street (Woodland City Directory, Yolo County Archives, Woodland, CA 1904).

In 1910, George and Evelyn Whitney are still enumerated as lodgers living on the 700 block of Main Street (presumably in the Julian Hotel), although George is now listed as a lawyer. George is listed as having his own office and his wife is listed as clerk at the Wells, Fargo agency (United States Federal Census, Woodland, Yolo County, CA 1910). Interestingly, in 1912, according to city directories, both Whitney and Winne were living in the same dwelling at 440 First Street. In that same year insurance underwriters made note that the dwelling at 440-442 College Street was valued at \$200 for the building and \$200 for the contents, and that 440 1/2, which was the "carpenter shop" was valued at \$375 for the building and \$375 for the contents (Yolo County Archives, Woodland, CA). The disparity between the two buildings may be explained by the fact the carpenter shop was built of brick or masonry material rather than wood and it held Winne's shop equipment.

By 1920, according to the United States Federal Census, George and Evelyn Whitney were still renting in Woodland, this time at 506 College Street, which is less than 1/2 block south of 440-442 College Street (United States Federal Census, Woodland, Yolo County, CA 1920). The 1920 United States Federal Census is the last census where either George or Evelyn Whitney were enumerated in Woodland.

W. H. Winne was born in New Amsterdam, Montgomery County, New York in 1840 and spent his boyhood at the farm of his parents, John P. and Amelia (Snyder) Winne. He developed carpentry skills as a young adult, but his career in carpentry was forestalled by the Civil War in which he enlisted in the Thirty-second New York Volunteer Infantry. He was honorably discharged in June 1863. Winne migrated west in 1867, ultimately settling for a time in San Francisco, and later employed by the City of Sacramento. Winne acquired numerous properties in Woodland, including large swath of parcels along College Street, which included the subject property.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 7

*Resource Name or #: (Assigned by recorder) 440-442 College Street

NRHP Status Code: 6Z

***B10. Significance: (Continued):**

The German Lutheran and Episcopal Churches were erected by Winne, along with stores and residences. He built Woodland's first public schoolhouse. In 1879, associated with James Silby, he built and operated the first planing mill in Woodland at First and Bush streets. Winne was a member of the Masons, Woodland Chapter No. 46 (Vaughters 2000; Gregory 1913). Winne died on February 12, 1933 (Yolo County Archives, Woodland, CA).

The construction 440-442 College Street may have been a result of a general demand for rental housing in the heart of the city, since at the time few multi-unit residential duplexes or apartments had been built. The average wage earner in 1904 could not afford to buy a house. The alternatives included living with family members or renting in a hotel. Prior to the development of duplexes or apartments, most renters lived in boarding houses, where often-times meals were included with the rent. Boarding houses and tenements were more common in industrialized cities, such as San Francisco and New York, however, they were also common in mining communities with a large lower-wage working class population.

As previously noted, according to Sanborn Fire Insurance Maps of Woodland (1906-1949), 440-442 College Street was built as a duplex. If so, the units would have been rather commodious, considering that the size of each unit. Historic records seem clear that neither Whitney nor Winne ever lived at 440-442 College Street, which was likely always occupied by tenants.

Based upon the 1910 United States Federal Census, 440 College Street was occupied by Esther Marders [sic], aged 62, who was head of the household. Marders lived with John and Jane Lawson, both of whom are listed as boarders. Marders was born in Michigan and had 5 children, 4 of whom were still living in 1910. Presumably, Marders earned some income from subletting her apartment to boarders (United States federal Census, Woodland, Yolo County, CA 1910).

In 1910, the unit at 442 College Street was occupied by Julia A. Adams, who is listed as head of household, 72 years of age, having had two children, one of who was still living. Adams who was born in Pennsylvania was living with Minnie White (33 years of age) and Edyth Vanarda [sic] (30 years of age), both of whom were lodgers. Apparently, like Marders, Adams earned extra income from boarders. Julia Adams died in 1922 at the age of 86 (United States Federal Census, Woodland, CA, Yolo County, 1910).

After Winne died in 1933, the property changed hands several times until it came in the possession of Michael and Marian Lee in the 1970s, who sold it to Jose F. and Maria A. Castellanos, who sold it in 2014 to the present owner David Snow under the name Fourth and One, Inc. Sometime after World War II, the two unit residential building was converted to four flats, two downstairs and two upstairs. Perhaps around this time, the building underwent some modernization, including removing the majority of its original shingle wall cladding and blowing stucco exterior wall cladding over nearly the entire house, with the exception of the tower, where the shingles remained. In the last 5 years the house has been entirely gutted, with only original pine board sheeting remaining on the exterior walls.

B12. References: (Continued):

Larkey, Joann Leach. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.

Larkey, Joann Leach and Shipley Walters. *Yolo County, Land of Changing Patterns*. Windsor Publications. 1987.

Lightfoot, K.G. and Parrish, O. *California Indians and Their Environment: An Introduction*. University of California Press, Berkeley, CA. 2009.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington DC: Preservation Press. 1987.

McAlester, Lee. *Field Guide to American House*. New York: Knopf. 1984.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 7

*Resource Name or #: (Assigned by recorder) 440-442 College Street

NRHP Status Code: 6Z

B12. References: (Continued):

Napoli, Donald S. Historic Resources Inventory, 440-442 College Street, Woodland, Yolo County, California. "Redevelopment Area Historic Structures Inventory." March 1997.

Placer Title Insurance Company. Policy No. JT-1-CA1000-3079978. 440-442 College Street, Woodland, California. June 19, 2014.

State of California. *California Historical Landmarks*. Department of Parks and Recreation. Sacramento, CA. 1979.

State of California. *California Inventory of Historic Resources*. Department of Parks and Recreation. Sacramento, CA. 1976.

State of California. California Historical Resources Status Codes Manual and California Department of Parks and Recreation (DPR) forms. March 1995.

United States Department of the Interior. *Archaeology and Historic Preservation: Secretary of the Interiors Standards and Guidelines. Federal Register Part IV, 48(2):44716-44742*. Annotated version showing later technical and officially adopted revisions available from the National Park Service's preservation laws, regulations, and standards website at http://cr.nps.gov/local-law/arch_stnds_0.htm. 1983.

United States Department of the Interior. National Parks Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. n.d.

Vaughters, Jacque Reimer, ed. *Daily Democrat*. November 19, 2000.

Walters, Shipley. "A Brief History of Woodland." Prepared for the Residential Walking Tour Booklet. www.strollthroughhistory.com. 2008.

Walters, Shipley. *Woodland, City of Trees: A History*. Woodland: Yolo County Historical Society. 1995.

Primary Records

California State Death Index.

California State Archives, Sacramento, California.

California State Library, History Room, Sacramento, California.

Daily Democrat. Newspaper. Woodland, California. 1904-2000.

Sacramento City Directory. Ancestry.com Website. 1869.

U.C. Davis Special Collections, Davis, California.

U.C. Davis Map Library, Davis, California

United States Federal Census. Woodland, Yolo County, California. 1900-1940.

Woodland City Directories. Yolo County Archives, Woodland, California. 1904-1920.

Yolo County Tax Assessor's Office. Official Records. Woodland, California.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7 of 7

*Resource Name or #: (Assigned by recorder) 440-442 College Street

NRHP Status Code: 6Z

B12. References: (Continued):

Yolo County Recorder's Office. Official Deeds. Woodland, California.

Yolo County Archives. Woodland, California.

Maps

A.G. Proctor's Official Map of Yolo County. Yolo County Archives, Woodland, CA. 1915.

Assessor Parcel Maps, Yolo County, California.

Sanborn Fire Insurance Map Company. Sanborn Fire Insurance Maps. Woodland, Yolo County, California. 1895, 1906, 1912, 1926, and 1949.

USGS 7.5' *Woodland, California* Topographic Quadrangle 1952, revised 1981.

Primary # _____
HRI # _____
Trinomial _____
National Register Status Code **3B** _____
Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Woodland
HISTORIC RESOURCES INVENTORY

440-442 College Street

Resource Name/Address

P2. Location: Unrestricted **a. County:** Yolo

b. USGS 7.5' Quad: Woodland, Calif.,

Date: 1952, photorevised 1981

c. Address: 440-442 College Street

City: Woodland

ZIP: 95695

e. Other Locational Data: APN — 6-607-11

P3a. Description:

This two-story building has a high-pitched hipped roof with cross gables facing north and south. The finish is stucco, and windows are mostly one-over-one. The front elevation is symmetrical. Taking the appearance of a tower is a centered wall dormer with shingle siding, pyramidal roof, and prominent eaves. Beneath it the second-story wall projects slightly. On each side of the projection is a pair of windows. Below is a full-width front porch with a low wall and a hipped roof supported by turned posts. Over the centered double staircase is a fretwork pediment. The stairs lead to two paneled doors. On the side elevations are boxed windows. In the rear are two single-story extensions. The building appears unaltered except for a stucco coating that has been sprayed over most of the exterior. The property's boundary is its current parcel.

P3b. Resource Attributes: HP3—Apartment Building

P4. Resources Present: Building



P5b. Description of Photo:

Front Elevation / 12/92–6/93
Roll & Frame —

P6. Date Constructed:

1904 Estimated

P7. Owner and Address:

Marian Lee
433½ Elm Street
Woodland, CA 95695

P8. Recorded by:

Donald S. Napoli
Community Development Dept.
City of Woodland
300 First Street
Woodland, CA 95695

P9. Date Recorded: 12/20/96

P10. Type of Survey: Intensive

National Register Status Code: 3B
Resource Name: 440-442 College Street

B1. **Historic Name:** Winne Fourplex
B2. **Common Name:** Winne Fourplex
B3. **Original Use:** Apartments

B4. **Present Use:** Apartments

B5. **Architectural Style:** Queen Anne
B6. **Construction History:** Stucco coating, ca. 1975

B7. **Moved:** No
B8. **Related Features:** None

B9a. **Architect:** Unknown

b. **Builder:** William H. Winne

B10. **Significance:** Theme: Residential Architecture

Area: Woodland

Period of Significance: 1870-1955

Property Type: Multi-family Dwellings

Applicable Criterion: C

This fourplex appears eligible for the National Register. It is architecturally important as one of Woodland's early apartment buildings. It provided a multi-family alternative to downtown hotels, one which was seldom seen in town before the 1960s. A local contractor, William H. Winne, put up the structure around 1904. The design, with its tower and turned posts, shows the influence of the Queen Anne, which was still popular in the first decade of the century. In buildings of this type, form clearly followed function. Here the purpose was to house four nearly identical rental units. So Winne was required to adopt a symmetrical design not quite in keeping with the irregularity of the style. The building contributes to a potential historic district in downtown Woodland.

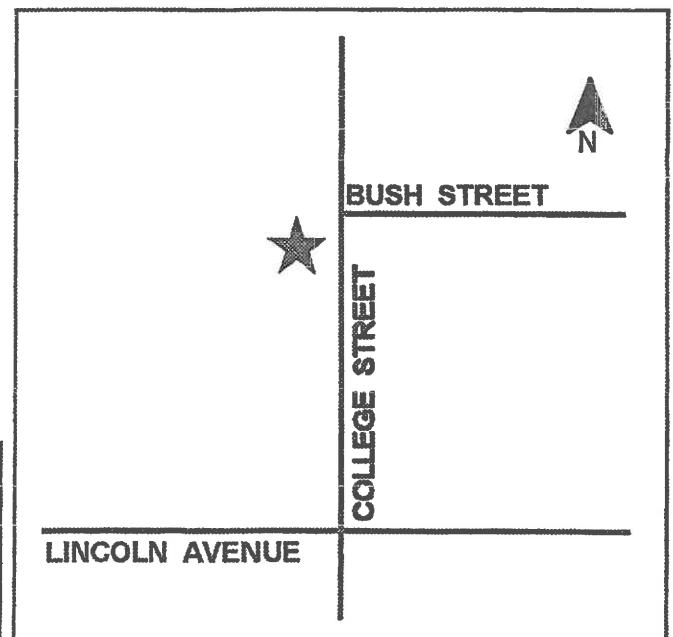
B11. Additional Resource Attributes:

B12. **References:** Woodland Historic Resources Inventory, 1982; Wilkinson, *et al.*, *Historical Downtown Woodland*, 1992.

B13. Remarks:

B14. **Evaluator:** Donald S. Napoli
Date of Evaluation: 12/17/96

(This space reserved for official comments.)



HISTORIC RESOURCES INVENTORY

Ser. No. 57-5695

HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10-607200-4281400 B _____
C _____ D _____

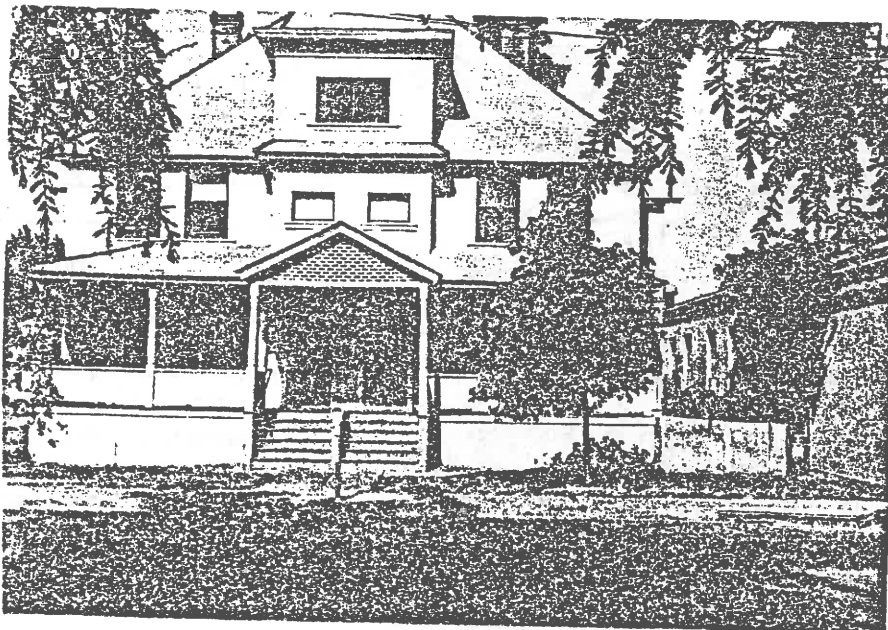
IDENTIFICATION

1. Common name: ECONOMIC OPPORTUNITY COMMISSION OFFICES
2. Historic name: George Whitney Forplex
3. Street or rural address: 440 - 442 College Street
City Woodland Zip 95695 County Yolo
4. Parcel number: 6-607-11
5. Present Owner: Michael Lee Address: 433 Elm Street
City Woodland Zip 95695 Ownership is: Public _____ Private x
6. Present Use: Offices Original use: Apartments

DESCRIPTION

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

This is a two story 4-plex, with a square center tower over a porch pediment hipped roof. The building is gabled both north and south of center. Siding is plain with some shingle siding on the second story. The windows are ordinary single pane, double hung, except for a pair of single panes above the pediment, and single four pane sash in the part of the tower facing the street. The porch has round turned solid posts, solid bannisters. At some point in time, there has been an addition to the rear.



9. Construction date:
Estimated 1910 Factual _____
10. Architect Unknown
11. Builder Unknown
12. Approx. property size (in feet)
Frontage 60' Depth 160'
or approx. acreage _____
13. Date(s) of enclosed photograph
May 1982

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 19

Downtown Woodland Historic District
name of property

Yolo Co., CA
county and State

building, originally home to one of Woodland's first automobile dealerships, contributes to the historic character of the district. (APN 006-561-21)

436 College Street

Noncontributing Building – ca. 1910

This single-story brick building has a front-facing gable roof, stepped parapet, and stucco finish. The corrugated metal roof is also stuccoed. The symmetrical front elevation has a recessed entry, flanking display windows of aluminum sash, and a rock-sided base. A shallow awning tops the storefront. The building extends all the way to the rear of the parcel. The treatment of the facade appears to date from around 1960. The building has lost too much historic fabric to contribute to the historic character of the district. (APN 006-607-10)

440-442 College Street

Contributing Building – ca. 1904

This two-story building has a high-pitched hipped roof with cross gables facing north and south. The finish is stucco, and windows are mostly one-over-one. The front elevation is symmetrical. Taking the appearance of a tower is a centered wall dormer with shingle siding, pyramidal roof, and prominent eaves. Beneath it the second-story wall projects slightly. On each side of the projection is a pair of windows. Below is a full-width front porch with a low wall and a hipped roof supported by turned posts. Over the centered double staircase is an openwork pediment. The stairs lead to two paneled doors. On the north side elevation is a box window with a gable roof. On the south is a gabled extension. In the rear are two single-story extensions. The building appears unaltered except for a stucco coating that has been sprayed over most of the exterior. The building, one of Woodland's early apartment houses, contributes to the historic character of the district. (APN 006-607-11)

HISTORIC RESOURCES INVENTORY

Ser. No. 57-5695 -154
HABS _____ HAER _____ NR 5
UTM: A 10-607200-4281400 B _____
C _____ D _____

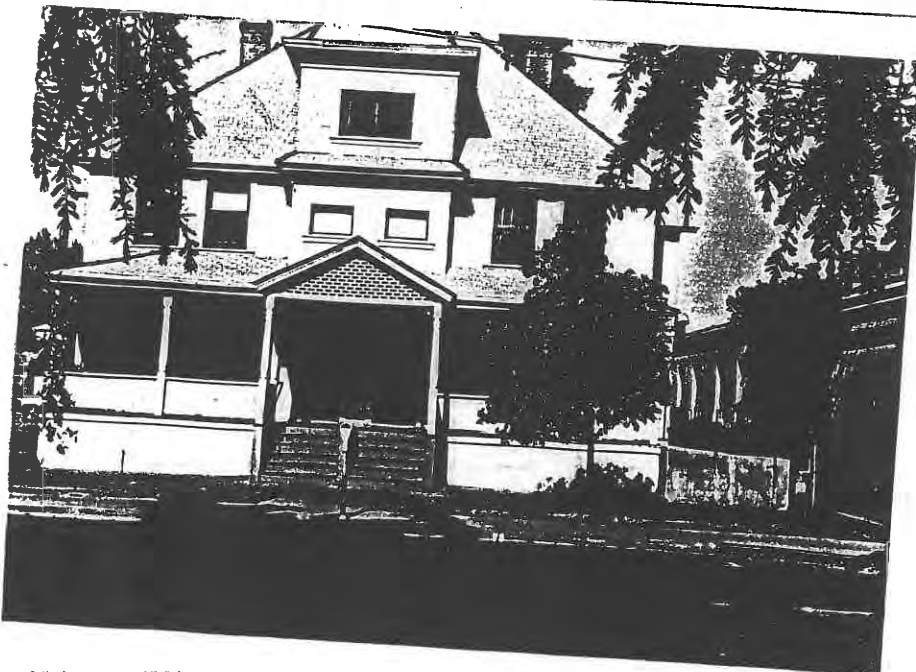
IDENTIFICATION

1. Common name: ECONOMIC OPPORTUNITY COMMISSION OFFICES
2. Historic name: George Whitney Forplex
3. Street or rural address: 440 - 442 College Street
City Woodland Zip 95695 County Yolo
4. Parcel number: 6-607-11
5. Present Owner: Michael Lee Address: 433 Elm Street
City Woodland Zip 95695 Ownership is: Public _____ Private x
6. Present Use: Offices Original use: Apartments

DESCRIPTION

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

This is a two story 4-plex, with a square center tower over a porch pediment hipped roof. The building is gabled both north and south of center. Siding is plain with some shingle siding on the second story. The windows are ordinary single pane, double hung, except for a pair of single panes above the pediment, and single four pane sash in the part of the tower facing the street. The porch has round turned solid posts, solid bannisters. At some point in time, there has been an addition to the rear.



Construction date:
Estimated 1910 Factual _____

Architect Unknown

0. Builder Unknown

1. Approx. property size (in feet)
Frontage 60' Depth 160'
or approx. acreage _____

2. Date(s) of enclosed photograph(s)
May 1982

13. Condition: Excellent ____ Good ____ ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: None obvious, except for addition in the rear. See #18 below.
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: Transitional, residential to commercial
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: A Victorian Queen Anne shingle cottage has been moved to the lot at the rear from First & North Street, is presently being remodeled.

SIGNIFICANCE

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

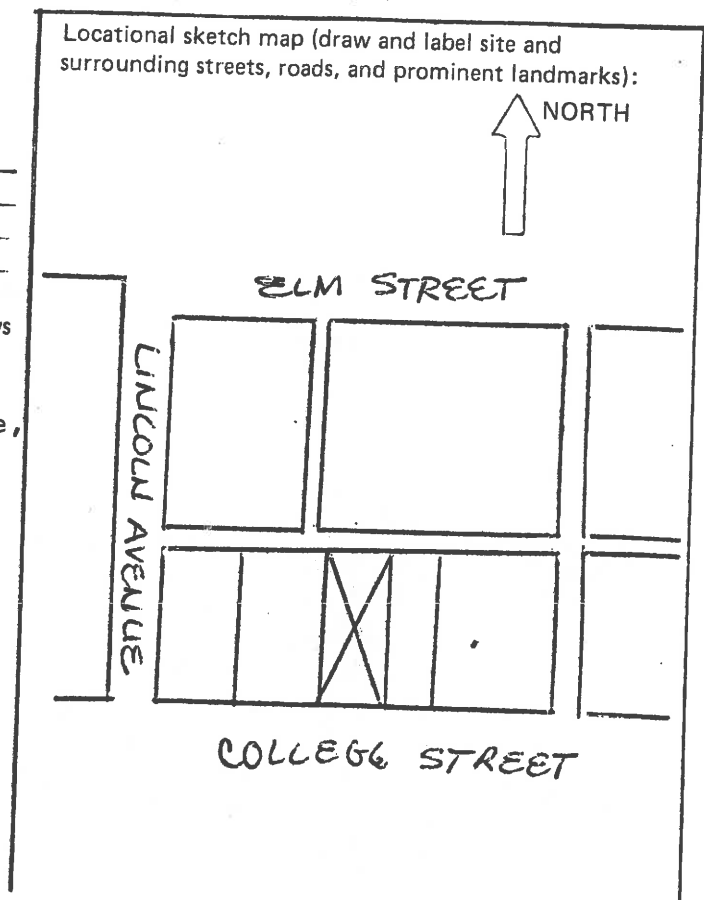
Built to meet the demand at the time for rentals of quality. There were several duplexes and apartments built at the time of this type. This building may have been constructed by - it was known to be managed by George Whitney, who started the first title company in Woodland.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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

Interview with Marion Lee in May and June, 1982.

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



Primary# _____
HRI # _____
Trinomial _____
National Register Status Code **3B** _____
Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Woodland
HISTORIC RESOURCES INVENTORY

440-442 College Street

Resource Name/Address

P2. Location: Unrestricted a. **County:** Yolo

b. **USGS 7.5' Quad:** Woodland, Calif.,

c. **Address:** 440-442 College Street

e. **Other Locational Data:** APN — 6-607-11

Date: 1952, photorevised 1981

City: Woodland

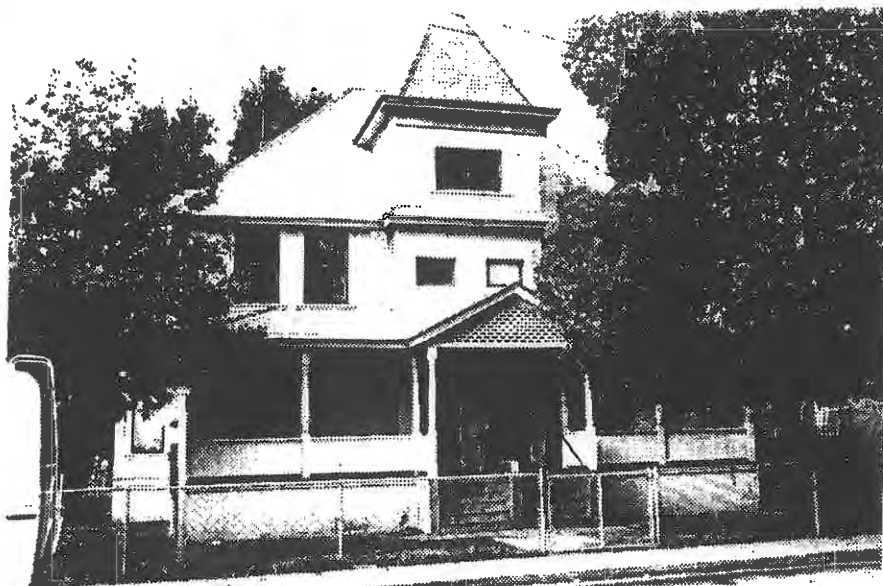
ZIP: 95695

P3a. Description:

This two-story building has a high-pitched hipped roof with cross gables facing north and south. The finish is stucco, and windows are mostly one-over-one. The front elevation is symmetrical. Taking the appearance of a tower is a centered wall dormer with shingle siding, pyramidal roof, and prominent eaves. Beneath it the second-story wall projects slightly. On each side of the projection is a pair of windows. Below is a full-width front porch with a low wall and a hipped roof supported by turned posts. Over the centered double staircase is a fretwork pediment. The stairs lead to two paneled doors. On the side elevations are boxed windows. In the rear are two single-story extensions. The building appears unaltered except for a stucco coating that has been sprayed over most of the exterior. The property's boundary is its current parcel.

P3b. Resource Attributes: HP3—Apartment Building

P4. Resources Present: Building



P5b. Description of Photo:

Front Elevation / 12/92-6/93

Roll & Frame —

P6. Date Constructed:

1904 Estimated

P7. Owner and Address:

Marian Lee

433½ Elm Street

Woodland, CA 95695

P8. Recorded by:

Donald S. Napoli

Community Development Dept.

City of Woodland

300 First Street

Woodland, CA 95695

P9. Date Recorded: 12/20/96

P10. Type of Survey: Intensive

P11. Report Citation: City of Woodland. Planning Department. "Redevelopment Area Historic Structures Inventory," March 1997.
DPR 523A - Test (1/95)— Attachment: Building, Structure, and Object Record

B1. **Historic Name:** Winne Fourplex
B2. **Common Name:** Winne Fourplex
B3. **Original Use:** Apartments

B4. **Present Use:** Apartments

B5. **Architectural Style:** Queen Anne
B6. **Construction History:** Stucco coating, ca. 1975

B7. **Moved:** No
B8. **Related Features:** None

B9a. **Architect:** Unknown

b. **Builder:** William H. Winne

B10. **Significance:** Theme: Residential Architecture

Period of Significance: 1870-1955

Property Type: Multi-family Dwellings

Area: Woodland

Applicable Criterion: C

This fourplex appears eligible for the National Register. It is architecturally important as one of Woodland's early apartment buildings. It provided a multi-family alternative to downtown hotels, one which was seldom seen in town before the 1960s. A local contractor, William H. Winne, put up the structure around 1904. The design, with its tower and turned posts, shows the influence of the Queen Anne, which was still popular in the first decade of the century. In buildings of this type, form clearly followed function. Here the purpose was to house four nearly identical rental units. So Winne was required to adopt a symmetrical design not quite in keeping with the irregularity of the style. The building contributes to a potential historic district in downtown Woodland.

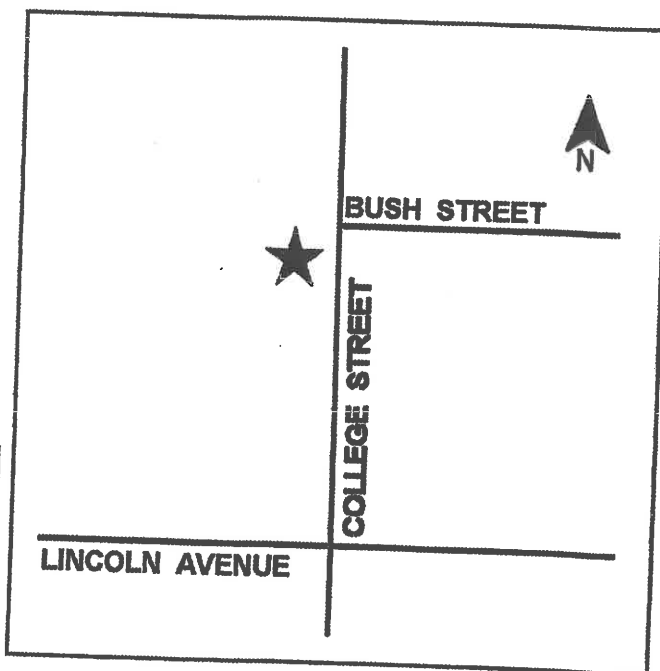
B11. **Additional Resource Attributes:**

B12. **References:** Woodland Historic Resources Inventory, 1982; Wilkinson, *et al.*, *Historical Downtown Woodland*, 1992.

B13. **Remarks:**

B14. **Evaluator:** Donald S. Napoli
Date of Evaluation: 12/17/96

(This space reserved for official comments.)





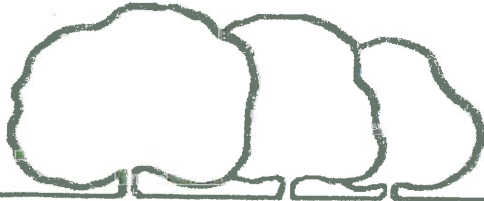
56. Winne Fourplex

1904

440-442 College Street

Here is a picturesque two-story fourplex apartment designed in a four-square symmetrical plan. The roofline has a square center tower, hipped roof and north-south cross gables. The long porch has a centered classical gable pediment with solid turned posts. This apartment house was built to meet the demand for quality rentals during this period. For years the building was known as the "George Whitney Fourplex", named after Mr. Whitney who managed the apartment and owned the first title company in Woodland.

The building was actually constructed by William H. Winne as an investment property. "Captain" Winne was a civil war veteran from New York who became a carpenter and settled in Woodland in 1868. In partnership with James Sibley, he opened one of the first planing mills in Woodland in 1879. In 1884 Winne purchased a local brick factory from Levi Craft, another early Woodland contractor who had started the enterprise (See No. 84). W.H. Winne was a prolific early builder in town and some of his other known buildings are still standing, including the Opera House, the Christian Science Church, and several Victorian houses.



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

300 FIRST STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

DATED: 3/25/2014

JOSE & MARIA CASTELLANOS
807 NOTRE DAME DR
WOODLAND, CA 95695

SUBJECT: DANGEROUS STRUCTURE AT 440 COLLEGE ST, A-D (APN 006-607-011-000)
CASE NUMBER: CVH-14-0025

The Building Division has performed an inspection of the structure at property located at **440 COLLEGE ST, A-D** (APN **006-607-011-000**) on **02/24/2014** and noted the following deficiencies, which classify the structure as a Dangerous Building per the 1997 Abatement of Dangerous Building, Section 302 - Dangerous Buildings:

14. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise is determined by the code enforcement officer, to be unsanitary, unfit for human habitation or in such condition that is likely to cause sickness or disease:

15. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, faulty gas connections or heating apparatus, faulty construction, or other cause, is determined by the code enforcement officer to be a fire, health, or safety hazard;

See Specific Violations below from the Health and Safety Code:

Violation:

CALIFORNIA HEALTH AND SAFETY CODE - Section 17920.3(a)

(11) Dampness of habitable rooms.

Corrections Required:

Many areas of mold in the units. This is a clear indication of moisture and poor ventilation. Entire structure requires corrective action.

Compliance Date: April 28, 2014

Violation:

CALIFORNIA HEALTH AND SAFETY CODE - Section 17920.3(a)

(12) Infestation of insects, vermin, or rodents as determined by the health officer.

Corrections Required:

Severe rodent problems and cockroaches. Entire structure needs to be professionally fumigated.

Compliance Date: April 28, 2014

Violation:

CALIFORNIA HEALTH AND SAFETY CODE - Section 17920.3

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

Corrections Required:

Tenants are using extension cords in the kitchen to power the appliances. Proper location and numbers or receptacles per health and safety code is required.

Hazardous electrical was observed in basement. All new wiring shall be installed by a licensed electrician.

Compliance Date: April 28, 2014

Violation:

CALIFORNIA HEALTH AND SAFETY CODE - Section 17920.3

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.

Corrections Required:

The general condition of the property shows lack of proper and regular maintenance. Entire property needs upgrading and repaired. Provide plan.

Compliance Date: April 28, 2014

Violation:

CALIFORNIA HEALTH AND SAFETY CODE - Section 17920.3(b)

(2) Defective or deteriorated flooring or floor supports.

Corrections Required:

Bathroom floors are sloping and show that the structural members are defective. Repair floor joists, foundation and flooring.

Compliance Date: April 28, 2014

Violation:

CALIFORNIA HEALTH AND SAFETY CODE - Section 17920.3(a)

(8) Lack of minimum amounts of natural light and ventilation required by this code.

Corrections Required:

Bedroom windows are not operational and do not have proper screens. All rooms shall be provided with windows that can be opened and window screens provided.

Compliance Date: April 28, 2014

Violation:

CALIFORNIA HEALTH AND SAFETY CODE - Section 17920.3(a)

(6) Lack of adequate heating.

Corrections Required:

Units have no heat or inadequate heat. Every dwelling unit and guest room used or offered for rent or lease shall be provided with heating facilities capable of maintaining a minimum room temperature of 70 degrees F at a point three feet above the floor in all habitable rooms. These facilities shall be installed and maintained in a safe condition and in accordance with Chapter 37 of the Uniform Building Code, the Uniform Mechanical Code, and other applicable laws. No unvented fuel burning heaters shall be permitted. All heating devices or appliances shall be of the approved type. Portable heaters cannot be used for compliance with this requirement.

Compliance Date: April 28, 2014

Violation:

Chapter 14A-1-3(b)(4) INOPERABLE VEHICLES

(4)The storage of any inoperable vehicle, outside of a fully enclosed structure on private property, when visible to the public, except inoperable vehicles that are not abandoned and are in an active state of renovation or restoration. For the purpose of this article, "active state of renovation or restoration" means that the vehicle is actively being restored or renovated in a manner intended to make the vehicle operational, and shall not include restoration or renovation that solely improves the interior or exterior appearance, but not the operation of that vehicle. A vehicle shall only be permitted to be in an active state of renovation or restoration for a period that shall not exceed thirty days, whether consecutive or nonconsecutive, out of any twelve-month period. A vehicle under renovation or restoration shall comply with all applicable city code sections applying to that type of activity, including, but not limited to, City Code Section 14A-1-3.1, "Motor vehicle repair";

Corrections Required:

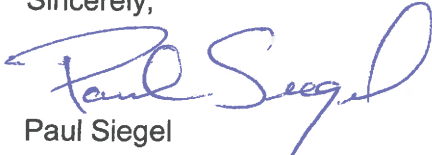
Non operational vehicles and auto parts stored in rear yard.

Compliance Date: April 28, 2014

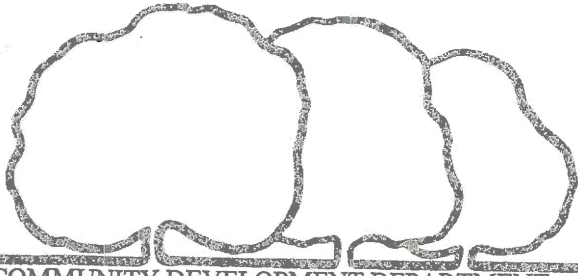
The building as it exists is Dangerous based upon the aforementioned code as well as the California Building, Electrical, Plumbing, and Mechanical Codes. It is the determination of this office that the structure either be repaired or demolished. Please review the attached Notice and Order to Repair or Demolish a Dangerous Building. All referenced dates in the Order must be adhered to during this process.

Thank you for your cooperation and please do not hesitate to contact this office if you have any questions or concerns regarding this procedure.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Siegel", with a stylized, flowing script.

Paul Siegel
Chief Building Official



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

520 COURT STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

January 30, 2009

Jose Castellanos
18181 Gadwall St
Woodland, CA 95695

RE: Property located at 440-446 College Street

Dear Mr. Castellanos,

This is in response to your phone call after you received the letter dated January 26, 2009. I will be out of the office for the next week so I thought it best to detail your responsibilities in writing. The City does not have any current financing mechanism, including grants, to assist you with repairing or upgrading your property. The City did hire an architect to do an exterior examination of the property (attached to this letter is his review) and we would encourage you to contact him for assistance. This would be your cost.

The home is historic and is within the City's specific plan area for the downtown, so the property must comply with these guidelines. Please contact the City Planning Division for assistance.

As detailed in the letter dated January 26, 2009, the house at 440 and the remainder of 446 are quickly nearing substandard conditions and will result in action to abate the problem if not corrected by you. The City encourages you to quickly resolve the issues associated with these buildings. The City will assist you in doing this, but not financially.

Any exterior work must meet the Secretary of the Interior's Standards for Historic Structures. All work shall require permits. Please contact the Building Division's code compliance officer, Lewis "Mark" Dennis, at (530) 661-5820 to inform him of your time frame for completing the above repairs.

Respectfully,

Paul Siegel
Chief Building Official

Cc: Lewis "Mark" Dennis, Code Enforcement Officer
Paul Hanson, Senior Planner
Devon Horne, Redevelopment/Housing Analyst

440-446 College Street

City of Trees

Memorandum

To: Cynthia Shallit, City of Woodland Planning Department

From: Duane R. Thomson

CC:

Date: September 9, 2008

Re: 440-446 College Street, Woodland

Greetings Cynthia,

In looking over the residential property above with respect to improvements and code relevant changes, I have the following comments. These comments are based on an exterior examination as I did not enter the grounds or the house interior.

1. Upper Rear Porch and Stairs – This is a potentially dangerous situation both from a safety point of view (lack of adequate railings) and from a structural point of view (questionable support and bracing). In addition, the stair support stringers appear undersized and the rise/run look less than the minimum.

Recommendation – complete replacement of porch, stairs and railing and footings. Rebuild to current code standards in Architectural style to blend with original house.

2. Lower Side Porch and Stairs – Although not as hazardous as Item #1, the porch and stairs lack railings and is suspect structurally.

Recommendation – Investigate structure of platform and stairs and repair/replace as necessary. Add complying railing conforming to Aesthetics of original house.

3. Existing wall mounted commercial exhaust fan – is this still in use or left over from a previous use?

Recommendation – If not in use, remove and stub and cap electrical. Patch wall to match existing. If in use, look at replacement with residential scale unit.

4. Existing aluminum framed windows. Poor condition, energy inefficient, devoid of historical character.



Duane R. Thomson AIA, Architect

712 Main St., Suite 2, Woodland CA 95695

530 666 4680

Architecture = EnvironMental Health

530 666 4333 FAX

Recommendation – replace with dual pane, low E, clad wood windows, such as Marvin or equal in action in accordance with Architectural style. Verify any bedroom windows for required egress dimensions. Verify safety glass requirements with installation locations.

5. Wood Windows – in poor condition, suspect counterweights and seals, possibly rotted in areas, paint flaking.

Recommendation - replace with dual pane, low E, clad wood windows, such as Marvin or equal in action to match existing. Verify any bedroom windows for required egress dimensions. Verify safety glass requirements with installation locations.

6. Wood Siding at Rear and Side at First Floor – very poor condition, raw wood scraped and exposed, probable rot and appears to have been added on after original dwelling was constructed.

Recommendation – Replace with 3 coat stucco to match original siding. Insulate opened walls.

7. Front Deck and Rail – Does not appear to be adequately ventilated underneath. Rail too low to meet current code. Add-on concrete deck on right hand side with steel rails does not match character of original.

Recommendation - Investigate crawl space for possible rot or deficient structure. Check decking for rot and possible weakened areas – Repair/replace as necessary. Rail is too low to meet current codes (possibly leave as historical element as off first floor?). Remove or upgrade deck at right to match Architectural character.

8. Front Stairs – No rails and questionable crawl space ventilation.

Recommendation - Investigate crawl space for possible rot or deficient structure. Check stair tread and risers for rot and possible weakened areas. Repair/replace as necessary and add complying railing matching character of original house.

9. HVAC Systems – Recently upgraded but window units still present (although Owner mentioned that they are no longer used). If multiple units were installed, electrical draw could be significant.

Recommendation – Remove window AC units (verify non use, if in use then analyze recent central air systems to replace need). Verify electrical capacity of panels for recent added HVAC systems.

10. Downspouts and Gutters – currently there are no downspouts and limited gutters (only at high front roof and this may actually be covered up).

Recommendation – It is probable that during one of the reroofing projects over the years that the gutter and downspouts were removed thus eliminating annual maintenance. Unfortunately from a historical architectural character point of view, this greatly compromises the overall aesthetic effect of the structure. A small O-Gee gutter with supporting trim would add needed aesthetic accent around the structure. Downspouts should be round and somewhat diminutive.

11. Exposed Conduit and Piping – There are numerous examples of exposed piping and conduit on the exterior of the walls.

Recommendation – Every effort should be made to reroute, conceal and protect exposed piping and conduit. Very few things cheapen a structure quicker than exposed piping and conduit.

12. Chain Link Fence – Existing galvanized four foot high chain link fence at College and bordering the neighboring auto service center on the south side.

Recommendation – This is one of those few things that cheapen a property even quicker than Item 11. A nice period wrought iron fence of similar or lower height should replace the existing chain link fence along College Street. On the south side of the property, either a higher (6' or so) combination wrought iron fence with screening landscape or a solid screen wall perhaps out of wood in a design lending itself to the original residence would be appropriate.

13. Landscape – the landscape is currently lacking – neither pleasant in summer or winter – anywhere around the residence.

Recommendation – Well designed landscaping will not only enhance the livability of the residence but the aesthetics as well. Proper placement of ground cover, shrubs and trees will provide a seasonable hospitable environment for the tenants. An automatic irrigation system should also be considered to ensure longevity.

14. Paint – The paint on the siding and trim is either in very poor condition (peeling, flaking, etc) or nonexistent.

Recommendation – Clean and prepare surfaces for repainting after checking and appropriately dealing with possible leaden based existing paint products. Prime and paint with multiple coats in finishes recommended for the variety of materials present. Multiple colors to be used to bring out Architectural details.

15. Exterior Doors – inspect for security, design and condition.

Recommendation – Replace as necessary per the above criteria with a design sympathetic to the original character of the residence.

16. Sign and Mailbox – Located in middle of front dirt yard.

Recommendation – Relocate mail boxes near front walk adjacent to residence (or if required by sidewalk) and add house number above stairs in triangular area of gable.

See attached keyed photos for the above items.

Please review and let me know of any questions you might have.

Sincerely,

A handwritten signature in black ink, appearing to read "Duane R. Thomson", followed by a long horizontal line extending to the right.

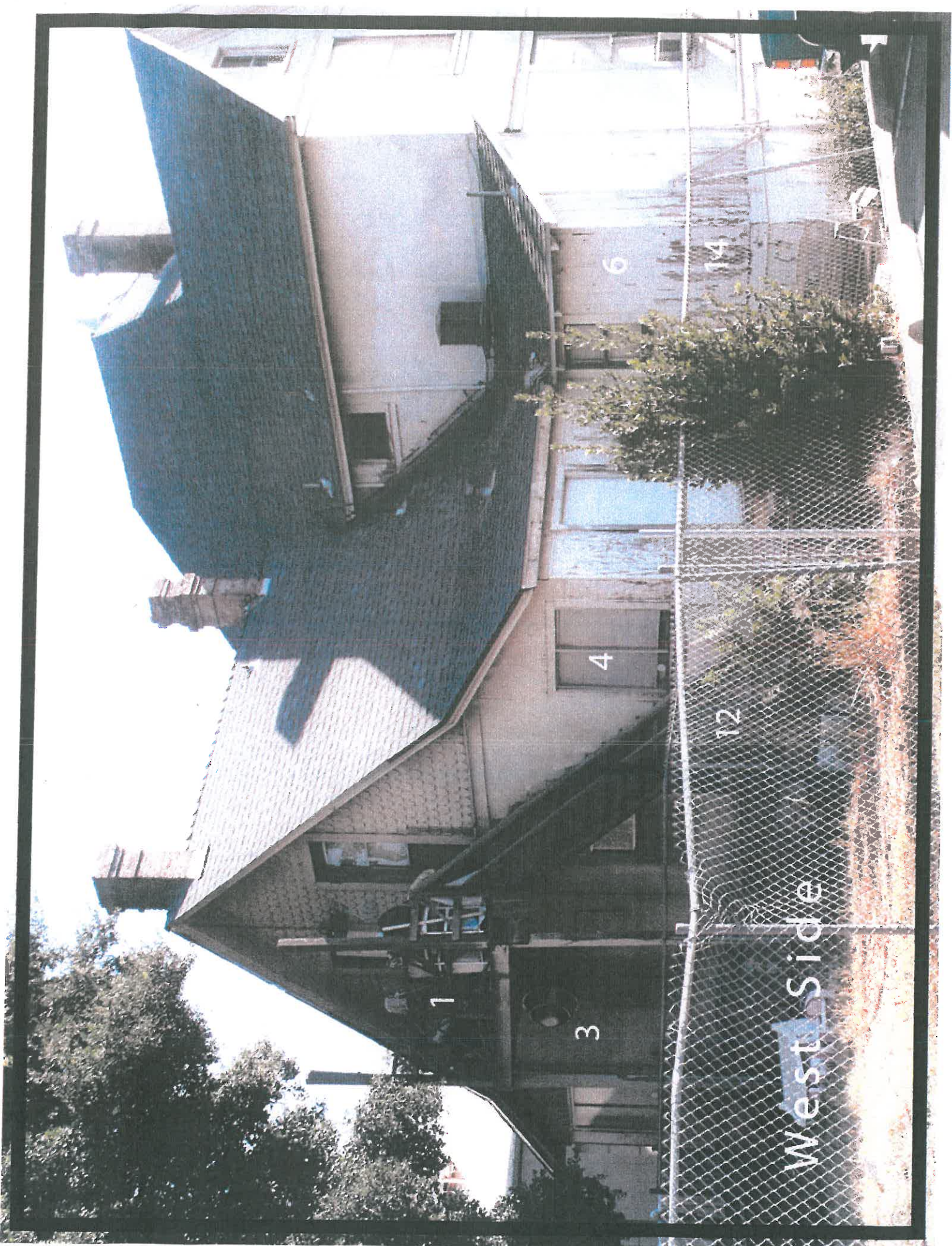
Duane R. Thomson AIA, Architect



East Side (College Street)



South Side



September 30, 2008

Jose Castellanos
18181 Gadwall St
Woodland, CA 95695

RE: Property located at 440-446 College Street

Dear Mr. Castellanos,

Upon further review of your property by the City's Building Department and the City's contracted architect and with the recent fire at 446 College Street, the following violations to the building code are in need of correction.

- Peeling lead paint on exterior of building must be removed or sealed.
- A/C window units that are not in use must be removed.
- Exterior doors which are not secured must be replaced.
- Electrical connections from the back house (446 College Street) to the front house (440 College Street) should be separated or abandoned.
- Rear and side exterior of building is not sufficiently protected from the elements, due to exposed wood siding leading to dry rot. Rear side porch and stairs attached to additions lack railing. Remove these additions or replace.
- Concrete ramp on North side of structure is not part of the existing historic building. Further investigation will need to be performed to see if the ramp is affecting drainage and consequently rotting the foundation. Removal is requested.
- Upper rear balcony and exterior stairs are in an unsafe condition. Either remove or replace.
- Remove existing wall mounted commercial exhaust fan (at the rear of the building underneath rear stairs).
- Front porch stairs treads (the top surface of each stair) need to be repaired and the stair railings replaced.
- Investigate the porch for dry rot and weakened areas. Remove dry rot and replace porch and steps as needed.

- Electrical light fixtures in both entryways need to be three-way, to control lighting from both bottom of stairs and top of stairs.
- Repair or replace fence.
- Crawl space openings need to be secured.
- Have a licensed electrician review all the electrical wiring for safety and adequacy of electrical panel.
- Locate a fire extinguisher and smoke detectors in each dwelling unit and install a monitoring system for fire safety.

The following violation to the zoning code is in need of correction:

- Landscaping in the front of the property is required. All commercially zoned properties are required to maintain landscaping. Please install an automated sprinkler system to maintain the landscaping or artificial turf.

If you are still considering replacing the building's windows, you must replace them with like-kind (such as dual pane, low E, clad wood windows) in accordance with the building's architectural style. According to Section 12A-4-1 of the City's municipal code "no person shall demolish, remove, move or make alterations which affect the exterior appearance of...any structure located in a designated historical district, without first obtaining approval from the historical preservation commission."

In addition, the City would recommend that you insulate the walls to maintain heat, save energy, and avoid substandard conditions.

Considering the recent fire at 446 College Street, the City would recommend ensuring each room has natural light and ventilation and each bedroom has a window or door that opens to the exterior of the building.

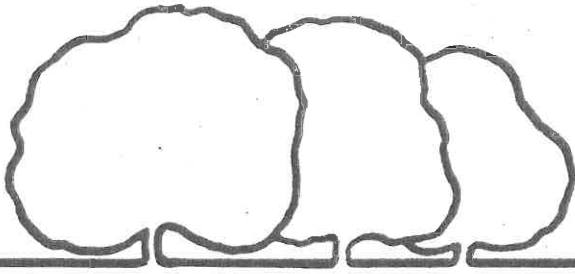
If you decide to make substantial improvements, we do have free architectural services available to you to provide recommendations and guidance in the rehabilitation of your historic building.

Please contact the planning department prior to any exterior changes to the appearance of the building. **Any exterior work must meet the Secretary of the Interior's Standards for Historic Structures. All work shall require permits.** Please contact the building department's code compliance officer, Lewis "Mark" Dennis, at (530) 661-5820 to inform him of your time frame for completing the above repairs.

Respectfully,

Paul Siegel
Chief Building Official

Cc: Lewis "Mark" Dennis, Code Enforcement Officer
Paul Hanson, Senior Planner
Devon Horne, Redevelopment/Housing Analyst



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
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WOODLAND, CA 95695
<http://www.cityofwoodland.org>

May 22, 2008

Jose F. Castellanos
18181 Gadwall Street
Woodland, CA. 95695

RE: Property located at 440-446 College Street.

Dear Mr. Castellanos (Property owner),

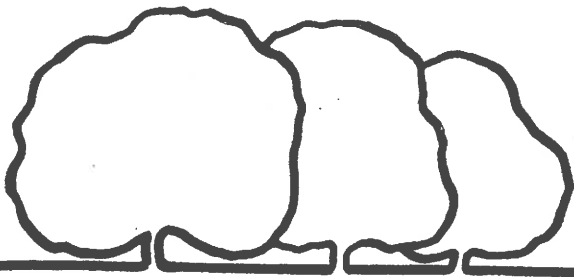
Per our walk thru inspection conducted today (5/22/08) at your property at 440 College Street, the following violations are in need of correction.

- Peeling lead paint on exterior of building.
- Exterior of building not sufficiently protected from the elements, due to exposed wood siding leading to dry rot.
- Front porch stairs treads need to be repaired or replaced.
- Electrical light fixtures in both entryways need to be three-way, to control lighting from both bottom of stairs and top of stairs.
- Crawl space openings need to be secured.
- Rear balcony and exterior stairs in an unsafe condition. Either repair with permit or remove.
- Lack of landscaping.

Please contact the planning department at prior to any exterior changes to the appearance of the building (i.e. painting, siding, stucco, etc.). Please contact me to let me know your time frame for the completion of the above repairs or any questions regarding this matter.

Respectfully,

Lewis "Mark" Dennis
Code Compliance Officer
The City of Woodland
(530)661-5820



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT

300 FIRST STREET

WOODLAND, CALIFORNIA 95695

(916) 661-5820

FAX (916) 661-5844

September 13, 1993

Ray Don Copeland
440 College Street
Woodland, CA 95695

Mr. Copeland,

During a recent walk thru of one of you apartments at 440 College Street I found some problems with the electrical system. The simple ones are that there were several covers missing from receptacles and switches. There is a more difficult and serious problem. I found that when I turned off the electricity to the apartment in question there were plugs and switches which were still energized and this would allow someone to receive an electrical shock if they were not aware of the problem. These items need to be taken care of immediately.

Receipt of this letter shall serve as notice to correct these measures immediately.

Bill Paulson
Supervising Building Inspector

To: City of Woodland, Planning Staff

Attention: Eric Bumgardner

RE: 440 College Street,

From: DAS Homes, Inc.

Date: 7/20/16

Erica,

DAS Homes intended to remodel 440 college street and restore the structure to four unit apartment complex. As you are aware, the building was condemned by the City of Woodland and the City made their own assessment of deficient items that were in disrepair and made recommendations to the extent that many existing conditions needed to be removed. After extensive demolition it has become apparent many of the building issues are due to the inherent construction deficiencies that are onerously expensive to correct. To solve the following deficiencies would ultimately end is a different building and have an estimated cost of an additional \$500,000.00 to repair. The solutions would require that the basic structure be taken down and rebuilt.

Item # 1

Issue: Brick Foundation, Building Elevation, Anchor system and moisture intrusion.

Problem: Brick foundations are porous and structurally weak by todays building standards. Currently the elevation of the top of the brick foundation is below the drainage swales necessary to slope water to the street drainage system located at the back of curb at the sidewalk. No structural anchor bolts exist.

Negative Effect:

The porous nature of the brick foundation, combined with the low elevation problem allows water to hydrate through masonry and up the walls. The evidence of this phenomenon is seen by the termite damage extending 12' up the walls around the perimeter of the structure.

Additionally, the front porch was built with the brick footing support system and the perimeter of the main structure in the front of the building does not have a continuous brick footing support. The front main footing of the structure has a girder posts system spaced 6' on center. It should have been built with the brick foundation supporting the main house and the post and girder supporting porch. This situation traps water under the building. The Builders simply made a mistake by using the stronger structural support system on the porch and the lighter structural system on the main exterior footing on the structure.

Item # 2

Issue: Framing deficiencies.

Problem: Exterior walls are balloon framed two story walls and has 2x 8 floor joist that attached by a rim joist throughout.

Negative Effect:

Balloon framed walls are flaring or spreading away from main building. The 2x8 floor joist system is very difficult to install mechanical runs such HVAC supply and venting material and 3" drain pipe.

Additionally, the structure will be very noisy for occupants because the rim joints system will transfer more noise than is necessary and they simply are undersized and not deep.

Item # 3:

Issue: Stair case

Problem: The railing heights was 30". Very dangerous.

Negative Effect:

Occupants are not safe due to the dangerously low height of the railing. In a rental environment it would have needed to completely change and be built to code.

Item # 4:

Issue: Defective Windows

Problem: Window leakage and egress issues.

Negative Effect:

The original windows leaked because of the poor quality of product. The glass had been replaced in the past. The basic problem is that specific window product was poorly designed and simply had too many design problems. The original siding was removed and stucco installed in its place and windows still allowed water intrusion.

Some windows did not meet egress are too big to open manually and so, they were never used or opened because we they were too cumbersome to lift.

Item #5:

Issue: Original Fabric of the structure:

Problem: Original fabric has been removed over the years.

Negative Effect:

a. The stucco siding is not part of the original fabric of the building and the original sliding was completely removed before the new stucco was installed.

- b. The front doors are 1- 3/8" thick and are not original to the building.
- c. Porch railing has been replaced and is not an original feature of the building.
- d. The window glass has been replaced. Window frames and weather proofing system are obsolete and need to be replaced.
- e. The porch columns have been sprayed with stucco texture and are rotting at the ends of the columns.
- g. The brick chimneys were woefully supported by an angle brace on the interior walls. This structural detail was dangerous and really could not be corrected without taking them down and supporting the chimney brick at the foundation that currently does not exist.

Conclusion:

The remedy to all of these Issues and solve the problems will result in essentially a new structure and very little of the old structure will remain. The cost to remedy the issues are very expensive and will not support the investment the revenue this four unit apartment complex will generate. Obtaining financing will be very difficult. DAS Homes regrettably is convinced that the structure should be demolished. All other half measure attempts to put band aid repairs on this old building will inevitably result in a structure that is in constant disrepair and history will have repeated itself.

The other obvious concern is the how well a four unit apartment fits into the surrounding area. Currently, a commercial parking lot, Salvation Army Depot, auto repair shop and Elks Lodge surround the building. After spending considerable time at the site, I can't help but admit to myself that this building is a fish out of water.

Finally, the original fabric has been removed periodically over the years. Unfortunately, the structure has dramatically change from its original composition and the bones of the building were simply not the best.

Thank-you for your consideration in this matter,
Dave Snow
DAS Homes, Inc.
President / G.C.

Duncan Engineering Inc.

PO Box 1348, Mendocino, CA 95460
Ph (707) 964-9604
Fax (707) 964-0998
DEI Job No. 15-119

July 18, 2016

Dave Snow

Via email

Re: **Structural Observation**
444 College St
Woodland, CA

This letter will document several site visits made for the above noted project. I made the site visit as in anticipation for a proposed remodel for the above noted address.

DESCRIPTION OF PROJECT AT TIME OF VISIT

The initial visit took place after the building was vacated. The building is a residential four unit building. The building consists of wood framed roof and walls. The first floor sits over a crawls space/partial basement. Note the bottom north unit had an overwhelming smell of cat urine. Subsequent visits took place after finish materials were removed.

ITEMS OBSERVED IN THE FIELD

I checked the main components of the structural system that were visible. I examined the general dimensions and layout of the building.

Among the shortcomings of the existing building were as follows:

1. No real perimeter foundation. The wood cripple wall members were touching earth leading to a lot of decay. There are not anchor bolts which help the building resist earthquake forces. There is no complete load path to connect the building to the ground.
2. There is an unreinforced brick chimney that rests on some VERY questionable framing (this has since been removed).
3. The exterior walls do not have headers over most of the window framing
4. The rear upstairs floor is inadequately supported (undersized floor joists).
5. The rear north-west entry is a framing mess.
6. The interior second floor staircase does not meet current code for stair geometry and has questionable (inadequate) support.

CONCLUSION

From the items observed, it is recommended that extensive remodel take place before any tenants are allowed to occupy the building. Or, consider complete removal.

If there are any questions, please do not hesitate to call.

Sincerely,
David Duncan



Legislation Details (With Text)

File #: 16-662 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 8/8/2016 In control: Historic Preservation Commission
On agenda: 8/17/2016 Final action:
Title: SUBJECT: Election of Officers for Chair and Vice-Chair of the Historic Preservation Commission

DATE: August 17, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Hold Elections; and
- 2) Vote and select among current membership, the appointments for Chair and Vice Chair of the Historic Preservation Commission.

Sponsors:

Indexes:

Code sections:

Attachments: [1- Excerpt for the City of Woodland Historical Preservation Commission Rules and Procedures for the](#)

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: Election of Officers for Chair and Vice-Chair of the Historic Preservation Commission
DATE: August 17, 2016

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Hold Elections; and
- 2) Vote and select among current membership, the appointments for Chair and Vice Chair of the Historic Preservation Commission.

BACKGROUND:

The positions of Chair and Vice-Chair are to be elected annually and typically this is done in August as stated in the Historical Preservation Commission Rules of Procedure (Attachment 1).

ATTACHMENTS:

Attachment 1 - Excerpt for the City of Woodland Historical Preservation Commission Rules and Procedures for the Transaction of Business regarding Officer Elections.

III. OFFICERS

301. The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and Vice Chairperson shall be elected annually at the August Meeting by a majority of the Commission. The most senior member who has not yet held office will be next in line for being elected Vice-Chairperson. The Vice-Chairperson shall be next in line for election to Chairperson.
302. The Chairperson and Vice-Chairperson shall hold their respective offices until the next annual meeting after election and until their successors are elected.
303. Vacancies in the office of Chairperson and Vice-Chairperson shall be filled from the membership of the Commission by an election held at any meeting.