



City of Woodland

Meeting Agenda - Final

Historic Preservation Commission

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

Wednesday, September 21, 2016

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[16-712](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of August 17, 2016.

Attachments: [A - August 17, 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

[16-721](#)

SUBJECT: 2016 Heritage Home and Historic Preservation Awards Ceremony

DATE: September 21, 2016

SUMMARY:

A Special Meeting of the Woodland Historical Preservation Commission will be on Wednesday, September 21, 2016, at 6:00PM to recognize the

recipients of the 2016 Heritage Home Awards.

The City of Woodland is known throughout California for its architecturally significant and historic homes. Since 1989, the City of Woodland Historical Preservation Commission has presented the Heritage Home Award to honor special homes within the community.

The Heritage Home Award is given in recognition of a home's aesthetic or historically significant contribution to Woodland's residential architecture and to recognize homes that have been well cared for or well restored. The award is purely honorary and imposes no requirements of any kind on either present or future property owners.

To date more than 100 Heritage Home Awards have been presented to Woodland homes. These homes, whose dates of construction range from 1862 to 1962, typify Woodland's rich and diverse architectural resources. Heritage Homes range from 19th century Victorian and Queen Anne residences to 20th century Tudor, Spanish Revival, Colonial Revival, Craftsman Bungalow, French Cottage, Streamline and Mid-Century styles.

Each year the Historical Preservation Commission selects recipients for the award from nominations submitted by Commission members or any other interested person. There is no specific age or date of construction required, but historical significance is considered essential for a home to be eligible. To be considered for the award, a home must be a family residence and located within the city limits.

The Heritage Home Award consists of a Certificate of Recognition and an attractive 7" x 10" oval bronze plaque listing the home's year of construction. The awards are presented by the Historical Preservation Commission to the current owners of the selected homes in an informal ceremony at City Hall.

This year's awards ceremony will mark the 28th year the City of Woodland has presented the Heritage Home Awards to local homeowners.

Attachments: [1- Photos of the 2016 HH Award Recipients](#)

H. New Business

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 16-712 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 9/13/2016 **In control:** Historic Preservation Commission
On agenda: 9/21/2016 **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 August 17, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: [A - August 17, 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: September 21, 2016

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of August 17, 2016.

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

ATTACHMENTS:

Attachment A - August 17, 2016



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, August 17, 2016

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:00 pm.

Staff present:

Erika Bumgardner, Senior Planner

B. Roll Call

Present 3:

Chairperson Christine Casey, Vice Chairperson Cheryl Brookshear, Commissioner Mark Aulman

Absent 2:

Commissioner Tabatha Chavez and Commissioner Robert Folker

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](#)

A motion was made by Chairperson Casey and seconded by Commissioner Aulman to approve the Historic Preservation Commission meeting minutes of July 20, 2016.

The motion was carried by the following vote:

Ayes: Chairperson Casey, Vice Chairperson Brookshear and Commissioner Aulman

D. Secretary's Report

E. Public Comment

F. Communications

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 \(2016\)](#)

*A motion was made by Vice Chairperson Brookshear and seconded by Commissioner Aulman to rescind the historic designation of the residential property at 440-442 College Street as a contributing resource to the Woodland Downtown Historic District; with the understanding that a history of the builder William H. Winne, will be documented prior to demolition. The motion was carried by the following vote:
Ayes: Chairperson Casey, Vice Chairperson Brookshear and Commissioner Aulman*

*A motion was made by Chairperson Casey and seconded by Commissioner Aulman to approve the request to demolish the structure located at 440-442 College Street. The motion was carried by the following vote:
Ayes: Chairperson Casey, Vice Chairperson Brookshear and Commissioner Aulman*

[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 and Procedures for the Transaction of Business regarding Officer Elections](#)

A motion was made by Vice Chairperson Brookshear and seconded by Chairperson Casey to continue the election of Historic Preservation Commission officers to the October Historic Preservation Commission meeting when a full Commission is present. The motion was carried by the following vote:

Ayes: Chairperson Casey, Vice Chairperson Brookshear and Commissioner Aulman

I. Old Business

J. Adjournment

Meeting was adjourned at 6:42 pm.



Legislation Details (With Text)

File #: 16-721 Version: 1 Name:
Type: Presentation Status: Agenda Ready
File created: 9/14/2016 In control: Historic Preservation Commission
On agenda: 9/21/2016 Final action:
Title: SUBJECT: 2016 Heritage Home and Historic Preservation Awards Ceremony

DATE: September 21, 2016

SUMMARY:

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The Heritage Home Award consists of a Certificate of Recognition and an attractive 7" x 10" oval bronze plaque listing the home's year of construction. The awards are presented by the Historical Preservation Commission to the current owners of the selected homes in an informal ceremony at City Hall.

This year's awards ceremony will mark the 28th year the City of Woodland has presented the Heritage Home Awards to local homeowners.

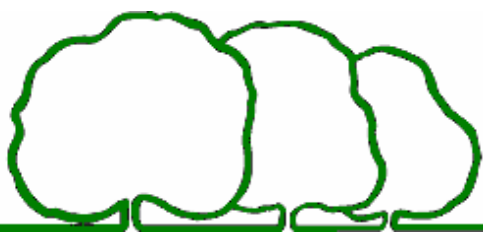
Sponsors:

Indexes:

Code sections:

Attachments: [1- Photos of the 2016 HH Award Recipients](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission

FROM: Erika Bumgardner, Senior Planner

SUBJECT: 2016 Heritage Home and Historic Preservation Awards Ceremony

DATE: September 21, 2016

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The 2016 Heritage Home Award recipients

This year's Heritage Home Award recipients include the following four homes:

1137 West Street - Fred and Erika Parker

This residence built in 1951 is a modest, well maintained Minimal Traditional home. The first residents were Stanley and Eleanor Georgeson who lived in the home through the 1950s. In the 1960s the home was sold to Fred and Velda Moedinger, the grandparents of current owner Fred Parker. The Moedingers were a well-established Woodland family. Today, Mr. Parker takes great pride in owning his grandparents' home and living there with his wife Erika.

The Minimal Traditional home has a bracket plan with attached garage. The house features corner windows typical of the earlier International style, and blends them with the more traditional low pitched roof of the 1950s. The lot configuration prevents the house from sprawling into a larger Ranch style configuration. Mr. Parker has expanded the home with a rear addition adding a new bedroom and bath without altering the historic façade.

The Parkers have a love of nature which shows through their home inside and out. The Minimal Traditional style reduced the amount of architectural ornament on houses which makes the windows of this home in their original wood frames stand out. It's not just the painted details on the corner supports, but the giant picture window that draws the viewer. Rather than closing the curtains and blinds, the Parkers ornament this window with seasonal displays many featuring carefully arranged flowers. Not visible from the exterior is the rock framed fireplace, and the furniture created by Mr. Parker mixed with heirloom pieces.

Outside is neatly xeriscaped. Beginning prior to the current drought the Parkers began xeriscaping their yard to reduce maintenance. The landscape preserves the existing trees and creates interest with rock lined beds and carefully selected drought resistant plants. The rocks have been collected on the Parker's travels and even given as birthday presents. Interspersed among the plants and rocks are fun decorative elements.

The Parkers express great pride and enjoyment in their home, and have great fun creating the seasonal displays and incorporating their travels and interests into their yard. They enjoy talking with those who stop to admire their home and are happy that what they do for fun is enjoyed by the community as a whole. The Historic Preservation Commission is pleased to recognize their efforts with this Heritage Home Award. *(Nominated by Commissioner Cheryl Brookshear).*

638 4th Street - Chris and Monique Richey

The Italianate home at 638 4th Street was built in 1886 by James C. Harlan for himself and his wife, Laura Bartels. The home was later purchased by Jacob Dekalb "JD" Musgrove, former Woodland Mayor as well as a member of the Woodland Cemetery Board of Directors.

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

1003 1st Street - Cody and Anna Burton

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

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

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

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

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

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

546 Elm Street - Tim Doyle and Sarah Martinez

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

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

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

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

The front yard landscaping is currently being converted from lawn to more drought tolerant and water-wise plantings. (*Nominated by current home owner Tim Doyle*).

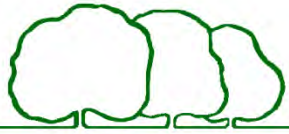
ATTACHMENT:

Attachment 1 - Photos of the 2016 Heritage Home Award Recipients

2016 HERITAGE HOME AWARD

CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION . SEPTEMBER 21, 2016

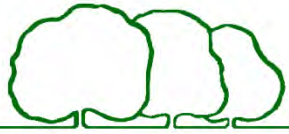




1137 WEST STREET

- **1137 West Street** (*Nomination received by Commissioner Brookshear*)
 - Home constructed in 1951
 - Architectural Style: Minimal Traditional
 - Current Owners: Fred Parker

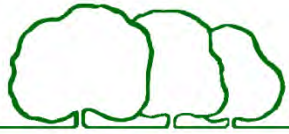




638 FOURTH STREET

- **638 4th Street** (*Nomination received by Commissioner Chavez*)
 - Home constructed in 1886
 - Architectural Style: Italianate
 - Current Owners: Chris and Monique Richey

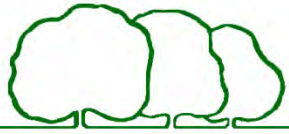




1003 FIRST STREET

- **1003 1st Street**
*(Nomination received by
Commissioner Aulman)*
 - Home constructed in 1928
 - Architectural Style: Tudor Revival
 - Current Owners: Anika and Cody Burton





546 ELM STREET

- **546 Elm Street**
(Nomination received by Mr. Tim Doyle, homeowner)
 - Home constructed in 1888
 - Architectural Style: Victorian
 - Current Owners: Tim Doyle and Sarah Martinez

