



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, July 19, 2017

6:00 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[17-0537](#) SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of February 15, 2017 and March 9, 2017.

Attachments: [A - February 15, 2017 Meeting Minutes](#)

[B - March 9, 2017 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

[17-0549](#) SUBJECT: 2017 Heritage Home and Historic Preservation Award
Nominations
DATE: July 19, 2017

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2015 Heritage Home Awards:

I. Old Business

J. Adjournment



Legislation Details (With Text)

File #: 17-0537 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 6/14/2017 **In control:** Historic Preservation Commission
On agenda: 7/19/2017 **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 February 15, 2017 and March 9, 2017.

Sponsors:

Indexes:

Code sections:

Attachments: [A - February 15, 2017 Meeting Minutes](#)
[B - March 9, 2017 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Historic Preservation Commission Minutes

TO: Members of the Woodland Historic Preservation Commission

DATE: June 21, 2017

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of February 15, 2017 and March 9, 2017.

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

ATTACHMENTS:

Attachment A - February 15, 2017 Meeting Minutes

Attachment B - March 9, 2017 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Historic Preservation Commission

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Wednesday, February 15, 2017

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:00 p.m.

Staff Present:

Stephen Coyle, Deputy Director

Erika Bumgardner, Senior Planner

B. Roll Call

Present 5:

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

Absent 0

C. Approval of Minutes

[16-765](#)

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 and September 21, 2016

Attachments: [A - August 17, 2016 Meeting Minutes](#)
[B - September 21, 2016 Meeting Minutes](#)

*A motion was made by Commissioner Aulman and seconded by Vice Chairperson Brookshear to approve the Historic Preservation Commission Meeting minute of August 17, 2016. The motion was carried by the following votes:
Ayes: Chairperson Casey, Vice Chairperson Brookshear, Commissioners Aulman, Chavez and Folker*

*A motion was made by Vice Chairperson Brookshear and seconded by Commissioner Folker to approve the Historic Preservation Commission Meeting minute of September 9, 2016. The motion was carried by the following votes:
Ayes: Chairperson Casey, Vice Chairperson Brookshear, Commissioners Aulman, Chavez and Folker*

D. Secretary's Report

E. Public Comment**F. Communications****G. Presentations****H. New Business**[17-144](#)

SUBJECT: Initial Review of the Proposed Work Plan to Amend the Downtown Specific Plan

DATE: February 15, 2017

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

1. Receive a staff report that provides an initial review concerning the proposed update to the Downtown Specific Plan;
2. Provide comments and input to help inform the work program and project process; and
3. Appoint one to two members of the Historical Preservation Commission to serve as Commission liaisons to the specific plan update subcommittee/task force.

Attachments: [1 - Diagram of the Proposed Amended Chapters to the Downtown Specific Plan](#)
 [2 - An Introduction to Form Based Codes](#)

Historic Preservation Commission received presentation from Stephen Coyle.

Commission members Aulman and Casey volunteered to serve as Downtown Specific Plan Update Subcommittee members and assist with the Downtown building inventory.

[17-145](#)

SUBJECT: 2017-2018 Work Program

DATE: February 15, 2017

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Review the 2017-2018 Work Program (Attachment 1); and
- 2) Add "Downtown Specific Plan Amendments" as a Priority 1, Special Project to the Work Program.

Attachments: [1 - 2017-2018 Work Program of the Historical Preservation Commission](#)

A motion was made by Vice Chairperson Brookshear and seconded by Commissioner Aulman to add the Downtown Specific Update project as a Priority 1

project in the 2017-2018 Historic Preservation Commission Work Program. The motion was past by the following vote:

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

A motion was made by Commissioner Aulman and seconded by Commissioner Chavez to amend the work program to reprioritize "Recommend Heritage and Landmark Trees" from a Priority 2 item to a Priority 1 item. The motion was carried by the following vote:

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

I. Old Business

[17-15](#)

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

DATE: February 15, 2017

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](#)

Commissioners Chavez and Folker respectfully declined nominations for Chair. Commissioner Brookshear nominated herself as Chairperson and Commissioner Aulman as Vice Chair. The nomination was seconded by Commissioner Chavez. The nominations were carried by the following vote:

Ayes: Chairperson Casey, Vice Chairperson Brookshear, Commissioners Casey, Aulman and Folker

J. Adjournment

Meeting was adjourned at 7:26 p.m.



City of Woodland

Meeting Minutes - Draft

Historic Preservation Commission

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Thursday, March 9, 2017

6:00 PM

Council Chambers

Special Historic Preservation Commission Meeting

A. Call to Order

Meeting was called to order at 6:00 p.m.

Staff Present:

Stephen Coyle, Deputy Director

Erika Bumgardner, Senior Planner

B. Roll Call

Present: 3

Chairperson Cheryl Brookshear, Vice Chairperson Mark Aulman and Commissioner

Christine Casey

Absent: 1

Commissioner Tabatha Chavez

Commissioner Robert Folker has resigned

C. Approval of Minutes

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

[17-0329](#)

SUBJECT: Landmark Tree Nominations

DATE: March 9, 2017

PROJECT SUMMARY: On February 1, 2017, local historian and President of the Woodland Tree Foundation, David Wilkson, submitted a letter to planning staff requesting the designation of

eleven trees or groups of trees located on publicly owned land as "Landmark Trees" (see Attachment 1). The Historical Preservation Commission is asked to consider the historical importance of the trees nominated and direct staff to coordinate with the Community Services Department, the Parks and Recreation Commission and with the City Arborist to evaluate the condition and overall health of the nominated trees and to bring back a recommendation to the Historical Preservation Commission regarding the proposed designation of the trees as Landmark Trees.

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

- 1) Consider the historical significance of the trees recommended for designation as Landmark Trees; and
- 2) Direct staff to coordinate with the Community Services Department, the Parks and Recreation Commission and with the City Arborist to evaluate the condition and overall health of the nominated trees, as described in this report and as identified in Attachment 2, and to bring back a recommendation to the Historical Preservation Commission regarding the designation of the trees as Landmark Trees.

Attachments: [1 - 1. Nomination Letter from David Wilkinson](#)

[2 - Photographs and Locations of proposed Landmark Trees](#)

A motion was made by Chairperson Brookshear and seconded by Vice Chairperson Aulman to have staff work with the City Arborist to evaluate the condition and overall health of the presented trees with the understanding that this task may take an extended period of time and direct staff to bring back a recommendation to the Commission regarding the designation of the trees as Landmark Trees. The motion was carried by the following vote:

Ayes Chairperson Brookshear, Vice Chairperson Aulman and Commissioner Casey

I. Old Business

J. Adjournment

Meeting was adjourned at 7:20 p.m.



Legislation Details (With Text)

File #: 17-0549 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 6/21/2017 In control: Historic Preservation Commission
On agenda: 7/19/2017 Final action:
Title: SUBJECT: 2017 Heritage Home and Historic Preservation Award Nominations
DATE: July 19, 2017

RECOMMENDATION:
Staff recommends that the Historical Preservation Commission approve the following nominations for the 2015 Heritage Home Awards:

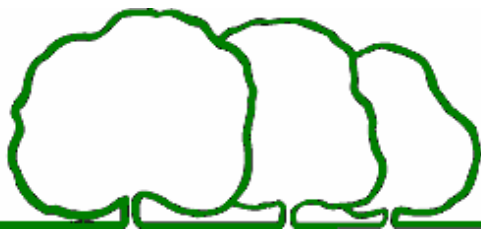
Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission
FROM: Erika Bumgardner, Senior Planner
SUBJECT: 2017 Heritage Home and Historic Preservation Award Nominations
DATE: July 19, 2017

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2015 Heritage Home Awards:

Nomination #1. 622 Third Street - *(As prepared and nominated by Commissioner Mark Aulman.)* This beautifully painted Victorian cottage is nestled within a verdant garden which includes an arbor and a traditional picket fence. The home was originally constructed by Simon and Jane Porteus in 1886. Mr. Porteus was born in Ireland in 1841 and came to the United States with his family as a young child. In 1880 he and his wife Jane moved to Woodland, where he became a successful merchant and farmer. Their son, Clarence C. Porteus, was a respected building contractor.

Jeff and Bridget Levich purchased the home in 2015. Among other historic features of their home, Bridget and Jeff especially appreciate the original high ceilings with decorative molding. The dining room has a built-in hutch with leaded glass windows, and the home includes additional leaded glass windows.

The Levich's have engaged in a number of projects to preserve the character of their historic home, including leveling the subfloor in the center of the house and adding oak flooring, which is characteristic of the period. Other restoration work included replacing deteriorated wood shingles to support the integrity of home and installing traditional "Ogee" profile rain gutters to protect exterior wood, paying special attention to style and color, enabling exterior wood repair and multi-color painting with similar colors to the original.

This historic home exemplifies Woodland's late 19th century cottage architecture and is being carefully restored and protected by its owners, making it eminently deserving of Heritage Home Award recognition.

Nomination #2. 515 Pendegast Street - (*As prepared and nominated by Commissioner Mark Aulman.*) This carefully restored Craftsman bungalow was constructed around 1920 and was the home of C.E. and Grace Toof through the 1930s. The single-story home, with its distinctive gabled porch, perfectly exemplifies the iconic Craftsman style that defined Woodland's residential neighborhoods in the 1920s and the pre-War era.

Mr. Toof was a prominent Woodlander who managed the Diamond Match Co. lumberyard and was active in community affairs, serving as secretary of the Yolo-Solano Chapter of the Lumbermen's Club and as a guiding member of the Better Homes Campaign Committee. As a homeowner, businessman and civic leader, Mr. Toof was centrally involved in the creation of Woodland's post-Victorian residential neighborhoods. In 1934, he summarized the work of the Better Homes Campaign for the Daily Democrat: *"It is the plan of the committee... to interest Yolo County people in securing federal assistance for remodeling and renovating their homes."*

Tom and Beth Jackson shared that same concept when they purchased 515 Pendegast in 1998 and commenced a painstaking year-long renovation effort to restore the home's Craftsman character. Tom's years of professional building experience, Beth's artistic vision, and months of hard work came together to return this home to its 1920s-era grace and style. Among many classic features, the Jacksons added a Rumsford fireplace surrounded by William Morris-inspired Arts & Crafts tiles with a magnolia blossom motif, living room windows recreated to match Craftsman-style grille designs found in one of the home's few original windows, and a distinctive Arts & Crafts style main entry door... to name just a few of the home's iconic features. As work progressed, the Jacksons discovered a vacant space in an interior wall that provides room for a butler's pantry as well as a nook that makes the perfect space for an original and fully functional 1930s vintage Gaffers & Sattler stove.

Floor-to-roof and room-by-room restoration by the Jacksons, combined with amazing attention to detail, have returned this classic Woodland home to its Craftsman-era character. As C.E. Toof stated in 1925, *"The family home, dear to children and grandchildren, deserves special care."* More than 90 years later, that spirit of special care lives on at 515 Pendegast Street, one of Woodland's finest Heritage Homes.

Additional Nominations - Additional nominations may be received and presented at the July 19th Historical Preservation Commission meeting.