



City of Woodland

Meeting Agenda

Historical Preservation Commission

City Hall
300 First Street
Woodland, CA 95695

Wednesday, August 15, 2018

6:00 PM

Council Chambers

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Approval of Minutes

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

1. Renovation of the Residential Multi-Family (Four-plex) Facade at 440 College Street

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 440 College Street;
- 2) Approve the proposed residential multifamily (four-plex) façade renovation; and
- 3) Consider withdrawing its prior action to rescind the historic designation of the residential structure as a contributing resource to the Woodland Downtown Historic District upon completion of the renovation.

2. 2018 Heritage Home/Historic Preservation Award Nominations

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2018 Heritage Home/Historic Preservation Awards:

- 807 Second Street
- 904 First Street
- Others as presented

I. Old Business

J. Adjournment



TO: THE HISTORICAL PRESERVATION COMMISSION
DATE: August 15, 2018
ITEM #: 1.
SUBJECT: Renovation of the Residential Multi-Family (Four-plex)
Facade at 440 College Street

Recommendation for Action:

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 440 College Street;
- 2) Approve the proposed residential multifamily (four-plex) façade renovation; and
- 3) Consider withdrawing its prior action to rescind the historic designation of the residential structure as a contributing resource to the Woodland Downtown Historic District upon completion of the renovation.

Staff Contact:

Erika Bumgardner, Senior Planner, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Report in Brief:

PROJECT PROPOSAL

The purpose of this report is to provide information regarding the proposed façade renovation for the residential multifamily four-plex located at 440 College Street. The applicant is proposing to renovate and restore an existing multifamily structure that was once condemned by the City of Woodland. The structure requires total repair before it can be re-inhabited for residential or any other use. The subject building is located on the west side of College Street, approximately mid-block between Main Street and Lincoln Avenue, just south of the Salvation Army Thrift Store.

This project is located in District D (Mixed Use District) of the Downtown Specific Plan. District D, located on the north side of Lincoln Avenue, south of the Main Street commercial corridor, includes a diverse mix of land uses, including industrial, office, residential and institutional uses. Several single family residential units consisting of one-story bungalows and two-story Victorians are scattered around the eastern part of this district. Several churches are located on the southern border. The Woodland Elks Lodge as well as the newly renovated Meier Building are located across College Street from the project site.

Background:

PROJECT BACKGROUND AND SITE HISTORY

According to the “Redevelopment Area Historic Structures Inventory” completed in 1997 (**Attachment C**):

“The building at 440 College Street is estimated to be constructed in 1904. The building 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 1960’s. A local contractor, William H. Winne, put up the structure around 1904. The design, with its tower and turned posts, shows the influence of 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 keeping with the irregularity of the style.”

Sadly, the building was maintained in a state of significant despair for many years. Code compliance letters issued by the City date back to at least 1993. 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 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.

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 Mr. Snow found repairing the building to be financially infeasible.

The City of Woodland goes to great lengths to preserve and protect its cherished historic resources, particularly those located in the Downtown Historic District. 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 and the Historic Preservation Commission 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 remained, HPC approved a request by Mr. Snow to demolish the structure pursuant to Section 12A-4 of the Woodland Municipal Code in August 2016.

Further, based on the analysis and findings outlined in the Historic Resource Analysis Study completed for the property in June 2016 (**Attachment B**), the Historic Preservation Commission found that the structure no longer contained sufficient architectural detail or character defining features for it to be considered a significant historic resource and therefore recommended that the Historic Preservation Commission rescind the historic designation of the property.

Following the HPC determination, the property was sold to its current owner and project applicants, Ron and Beth Caceres. But rather than demolish the structure, Mr. and Mrs. Caceres are hoping to restore the building to its former glory and hoping to save one of the few examples of Queen Anne architecture left in the Downtown. Their plan is to create four separate apartment units to provide lower cost housing in the district. Plans to develop additional residential units on the rear half of the property in the future will help offset the high cost of restoring the property.

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 prior applicant believed that the original glass panes had already been replaced at a prior point in time.

Discussion:

PROPOSED REUSE AND REHABILITATION

The proposed exterior rehabilitation of 440 College Street will include cosmetic enhancements including the replacement of horizontal lap and shingle siding where it is believed it originally existed on the structure. A 2x12-inch decorative band/trim will separate the first and second floor elevations along the side and rear of the structure.

All exterior windows will be replaced with non-reflective, double-hung windows in the same style as the prior existing. Additional decorative grid pattern will be included on the top half of each window. The former grid pattern on the front facing tower window will be retained. The two windows located on the second level of the front façade, just below the tower element, will be elevated slightly to provide a more balanced appearance. The new windows will be triple glazed low-E glass and meet egress and code requirements.

The existing two front entry doors will be replaced with a single door to accommodate and reflect the redesign of the interior space which will consist of a common hall and stairwell from which all apartment units will be accessed. Windows will be added to each side of the entry door to allow for light to enter the main, shared hallway and stairwell and for added safety/security.

The base of the front porch is being reconstructed due to substantial wood rot. The applicant is proposing to replace the existing turned posts with a more substantial, squared wooden column. The center post on each side of the front porch, which currently impedes the views out of the ground floor living rooms are proposed for removal and would not be replaced.

The entire structure will be repainted consistent with the elevations provided (**see Attachment A**).

While the Commission is asked to consider only the exterior façade of the structure, the applicant is completing a tremendous amount of work on “non-visible” structural and non-structural improvements including substantial foundation work to stabilize the overall structure, new insulation in all walls and floors and in between floors, new energy efficient heating and cooling systems, new plumbing and electrical throughout, and a new staircase that meets code for width, height and handrail.

The entire interior of the structure which presented serious health and safety hazards has been gutted and is in the process of being remodeled and renovated to improve the overall layout, functionality and efficiency of the four residential apartment units. (**See Attachment A, Floor Plans and Elevations.**)

The project has been submitted as a staff level Design Review with a proposed environmental categorical exemption based on a finding of consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties.

PROJECT ANALYSIS:

In accordance with Ordinance 12A, “Historical Landmarks, Districts and Resources,” façade alterations of any buildings in the district are to be reviewed by the Historical Preservation Commission for their impact to the overall district. Enhancements to buildings that will improve the overall appearance are strongly encouraged.

Upon Application, there are six criteria that are provided within the ordinance that the Commission shall consider when evaluating the merits of each proposal. Criteria five (5) states that the application shall be reviewed for “*Conformance with guidelines and standards adopted by the Commission*”.

The following is an evaluation of those criteria with regard to the proposed project.

Section 12A-4-4 (1): *The historic value and significance, or the architectural value and significance, or both, of the designated landmark, the structure within a designated historical district, or the designated historical resource, and its relation to the historic value of the surrounding area;*

The building located at 440 College Street has undergone past façade alterations and is currently undergoing substantial interior remodeling. The applicant will retain the same number of units after the rehabilitation work is complete. The original siding on the structure has been largely, if not completely altered from the original and ultimately removed. It is estimated that much of the structure was stuccoed over in the mid-1970's. The applicant believes the original doors and windows have been replaced in the past. Despite its alterations, the building retains most of its 1904 massing and shape. The building, one of Woodland's early apartment houses, is located within a National Register District, and was considered a contributor to the National Register Historic District.

Section 12A-4-4(2): *The relationship of the exterior architecture features of the structure to the rest of the structure itself and to the surrounding area;*

The subject building is located near the heart of the downtown where numerous architectural styles are present including Italianate, Richardsonian Romanesque, Spanish Colonial, Beaux Arts, Modern and Renaissance Revival.

The structure's original form and window placement remains largely unaltered. The applicant will be replacing windows for energy efficiency, but will be keeping the same placement and number. The new windows will bring back a grid pattern reflective of the Queen Anne architectural detailing. A majority of the structure will be wrapped with new horizontal siding. Remaining shingles will be replaced with straight edge shingles within the south facing pitched gable and around the front facing tower element. The two front entry doors will be replaced with a single door with new windows added on each side of the door for safety and to allow natural lighting into the front entry and staircase. The applicant is proposing to replace the six existing porch columns/posts with four, more substantial, square posts. The original brick chimneys were removed by the prior owner due to the poor quality of their original construction. They posed a significant safety hazard with limited ability to stabilize them in place. The applicant intends to preserve the historic character of the property that remains and provide four attractive and well-designed downtown residential apartment units.

Staff supports the proposed exterior enhancements at 440 College Street on the basis that the remodel incorporates elements found on existing historic structures throughout the Downtown area and is largely consistent with the Queen Anne style of architecture that the original structure most closely resembled. The proposed changes to 440 College Street will improve the quality of downtown, provide high quality residential units within the downtown, and have the potential to spur additional improvements to adjacent buildings that lack distinct architectural details.

Section 12A-4-4(3): *The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant;*

See comments provided in Section 12A-4-4(3) above. The façade changes to 440 College Street include cosmetic enhancements including repainting the exterior, the installation of horizontal siding and new shingles, and new porch columns and brick work on the lower front elevation. Exterior improvements proposed are in keeping with the original arrangement, texture, materials and exterior design of the building.

Section 12A-4-4(4): *Plans for structures which have little or no historical value or, plans for new construction for their compatibility with surrounding structures;*

As discussed in the above section, the subject building once appeared eligible for both the National and California Registers as a contributor to a National Register eligible district. The structure was, prior to 2016, a contributor to Woodland's Historic Downtown District. As such, the Commission is asked to consider withdrawing its prior action to rescind the historic designation of the residential structure as a contributing resource to the Woodland Downtown Historic District due to its loss of integrity, and health and safety concerns. In light of the current proposal to restore the building, it is believed that the building may once again serve as a contributor to the Downtown District.

Section 12A-4-4(5): *Conformance with guidelines and standards adopted by the commission;*

The Historic Preservation Commission is required to make the determination of whether the proposed elevations are in conformance with the adopted standards and guidelines as outlined above. Staff finds that this renovation will result in a significant improvement to this block on College Street and further, will result in a building that has been structurally improved to allow its continued use for future tenants. The proposed exterior enhancements are in keeping with the guidelines and standards adopted by the Commission.

Section 12A-4-4(6): *Conformance with Woodland Area General Plan;*

Chapter 6 of the 2002 General Plan is specific to Historic Preservation. Policy 6.A.2 states that "The City shall establish historic areas to provide for the restoration and preservation of those districts, buildings, and sites in Woodland that are of historic, cultural, or architectural significance." Staff finds that the proposed façade changes will enhance the Historic Downtown by incorporating elements found on existing historic structures, through adherence to existing patterns, scale and height of existing facades, and through reinvestment into the entire structure to allow for a meaningful reuse of this significantly sized building just south of Downtown Main Street. The proposed improvements will likely spur additional downtown structural and façade improvements on other surrounding buildings and may encourage additional economic activity on College Street.

Conclusion:

The owner of 440 College Street has submitted elevations for façade enhancements to an existing structure. Staff has evaluated the proposed elevation for conformance with the six (6) criteria by which the Historic Preservation Commission evaluates structures within the Historic District. Staff finds that the proposed renovations will further contribute to the National Register District, significantly improving this block on College Street, and that the proposed design is consistent with the rehabilitation guidelines as established in the Downtown Specific Plan.

Therefore, it is recommended that the Historic Preservation Commission **approve** the proposed elevations for 440 College Street.

Staff recommends that the Historical Preservation Commission:

- 1) Review proposed elevations for 440 College Street;
- 2) Approve the proposed residential multifamily (four-plex) façade renovation; and
- 3) Consider withdrawing its prior action to rescind the historic designation of the residential structure as a contributing resource to the Woodland Downtown Historic District upon completion of the renovation.

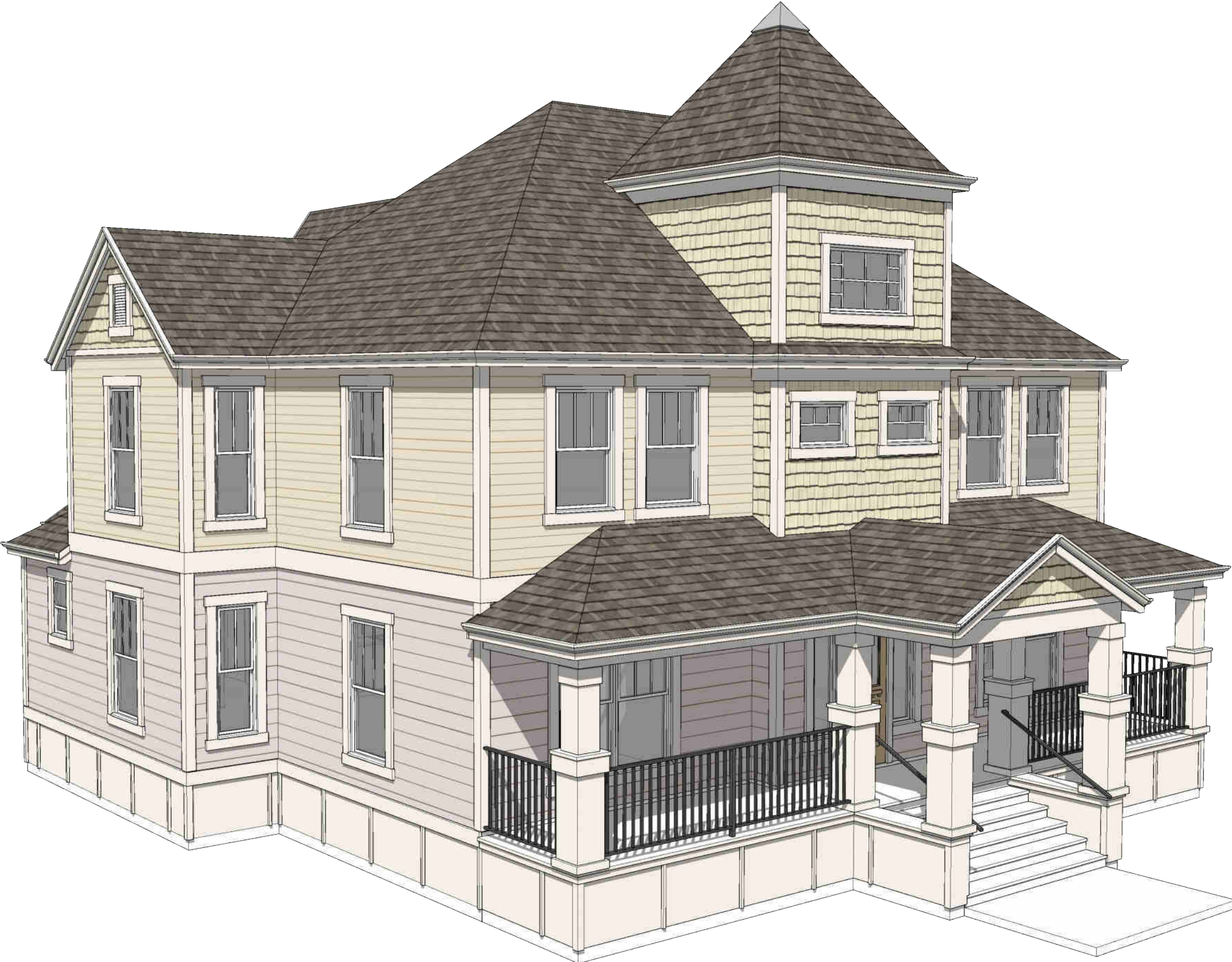
Prepared By: Erika Bumgardner, Senior Planner

Reviewed By: Cindy Norris, Principal Planner

ATTACHMENTS:

Description	Upload Date	Type
440 College Elevations Floor Plan	7/31/2018	Exhibit
Historic Resource Analysis June 2016	7/31/2018	Backup Material
Historic Resource Inventory 1982 & 1996	7/31/2018	Backup Material

440 College Street



Greene
HOUSES

Pat Greene
8412 Futurity Court,
Antelope, CA 95843
(916) 747-3070 greenepat@mac.com

440 College Street Renovation



Date - March 29, 2018

Revisions

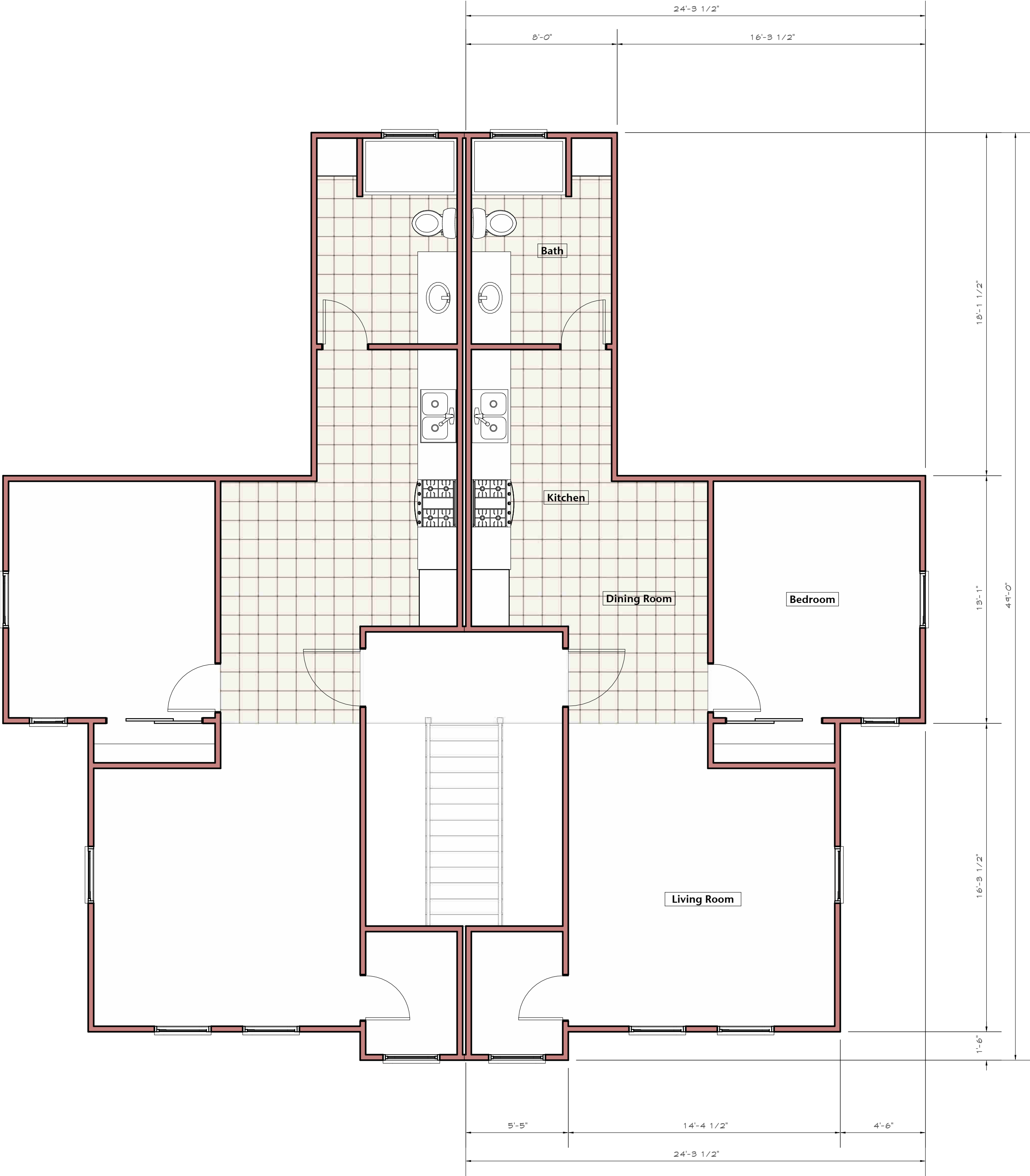


Cover Sheet

COVER



Pat Greene
8412 Futurity Court,
Antelope, CA 95843
(916) 747-3070 greenepat@mac.com



2 Second Floor Plan
scale 1/4"=1'-0"



1 First Floor Plan
scale 1/4"=1'-0"

440 College Street
Renovation



Date - March 29, 2018

Revisions

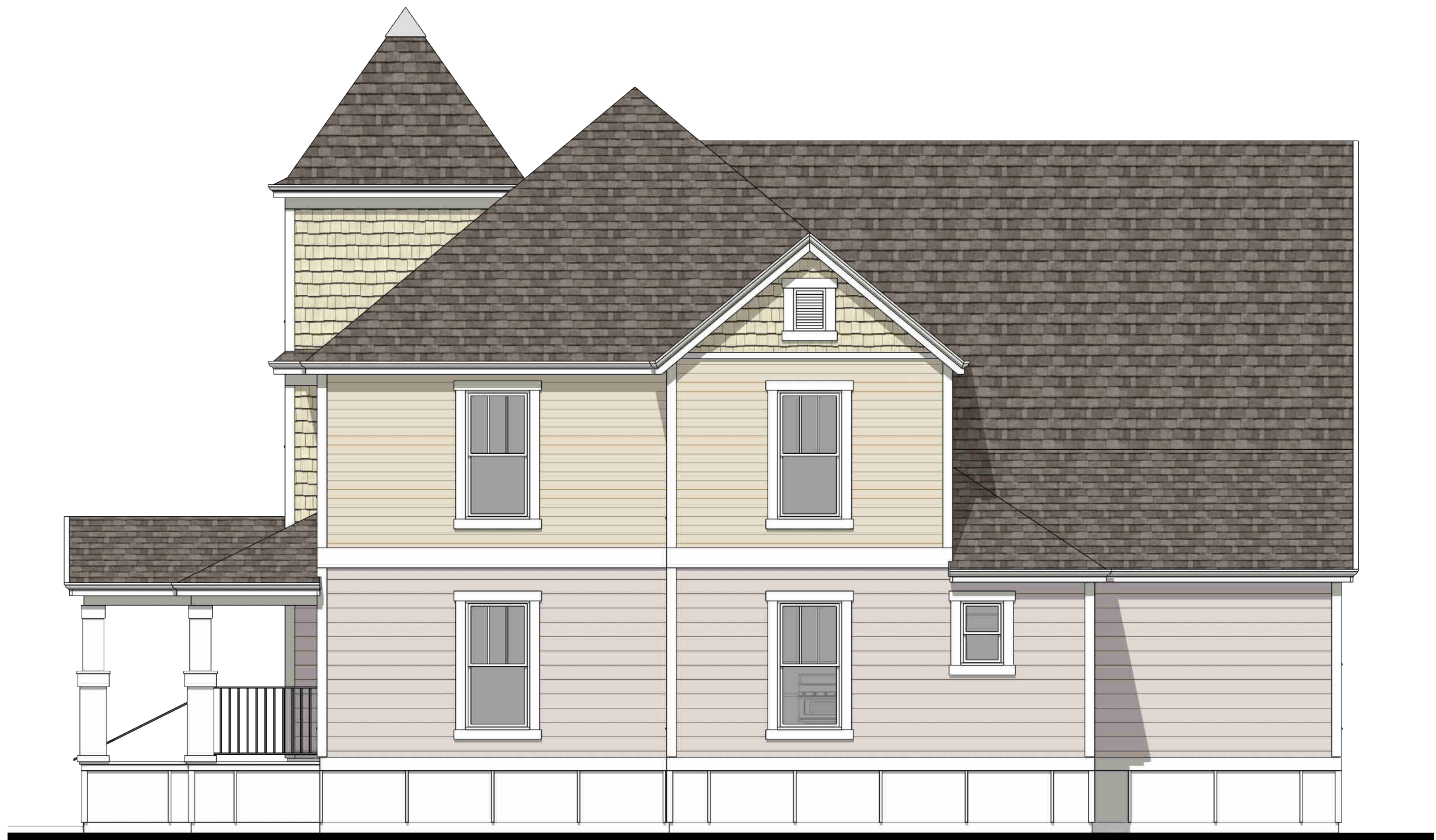


Floor Plan

A-01



4 Rear Elevation
scale 1/4"=1'-0"



3 Right Side Elevation
scale 1/4"=1'-0"



2 Left Side Elevation
scale 1/4"=1'-0"



1 Front Elevation
scale 1/4"=1'-0"

EXISTING COMPOSITION
SHINGLES TO REMAIN

6" STRAIGHT-EDGE HARDIE-
SHINGLE SIDING WHERE SHOWN

5" HARDIE-LAP SIDING WHERE
SHOWN

2X12 R/S BAND W/ Z-BAR
FLASHING OVER

6" HARDIE-LAP SIDING WHERE
SHOWN

2X8 R/S TRIM BAND

12" SQUARE FRAMED
COLUMNS W/ HARDIE-
BOARD WRAP

2X FLAT OVER
2X8 TRIM BAND

2X12 R/S BAND W/ Z-BAR
FLASHING OVER

2X4 R/S TRIM BAND

WROUGHT-IRON
RAILING

HARDIE-PANEL MAINSCOTE W/ 2
1/2" HARDIE-BATTS @ 48" O.C.



Pat Greene
8412 Futurity Court,
Antelope, CA 95843
(916) 747-3070 greenepat@mac.com

440 College Street
Renovation



Date - March 29, 2018

Revisions



Exterior Elevations

A-02

**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
El Dorado Hills, CA 95762

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- Figure 12: Sanborn Fire Insurance Map, Woodland, CA 1906, Sheet 13
- Figure 13: Sanborn Fire Insurance Map, Woodland, CA 1912, Sheet 14
- Figure 14: Sanborn Fire Insurance Map, Woodland, CA 1926, Sheet 18
- Figure 15: Sanborn Fire Insurance Map, Woodland, CA 1926, revised July 1949, Sheet 18

Photographs

- Photograph 1: View looking west at 440-442 College Street from College Street.
- Photograph 2: View looking northwest at the subject property.
- Photograph 3: View looking north at the south elevation of the property.
- Photograph 4: View of the south elevation of the property.
- Photograph 5: View looking east at the west elevation of the property.
- Photograph 6: Closer view looking east at the west elevation.
- Photograph 7: Distant view of the entire parcel looking east.
- Photograph 8: View looking west at the two front entry doors.
- Photograph 9: View looking at the footing below the front porch and the old stucco wall cladding.
- Photograph 10: View looking north at the south elevation electrical boxes and sub-floor.
- Photograph 11: View looking at the top of the tower where the shingle siding existed until recently.
- Photograph 12: View looking west at the northeast elevation and the contemporary ADA ramp.
- Photograph 13: View looking northwest at the subject property from near Lincoln Avenue.
- Photograph 14: View looking north up College Street from Lincoln Avenue toward the Downtown Woodland NRHP Historic District.
- Photograph 15: View looking northwest at the subject property from College Street.
- 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

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

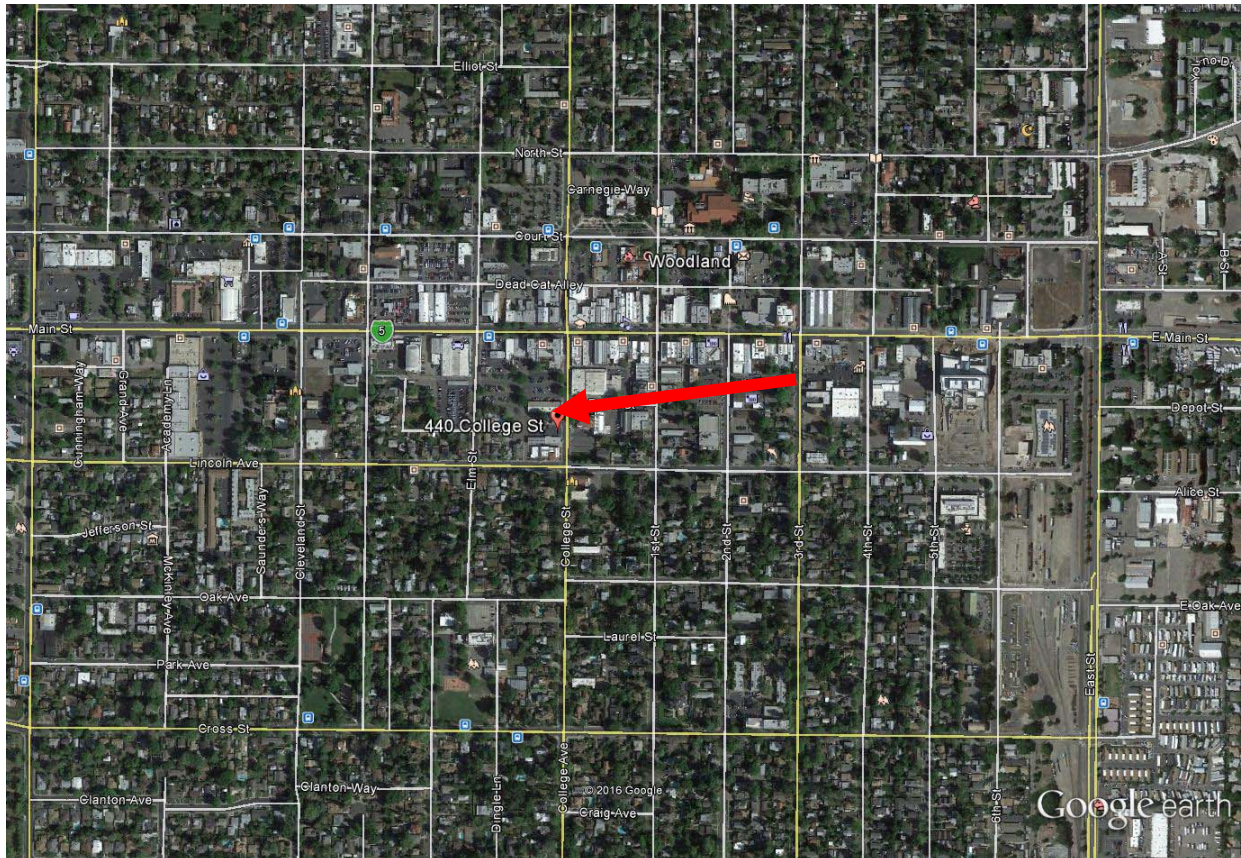


FIGURE 1: Project Vicinity Aerial Map (Google Earth 2016)

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).

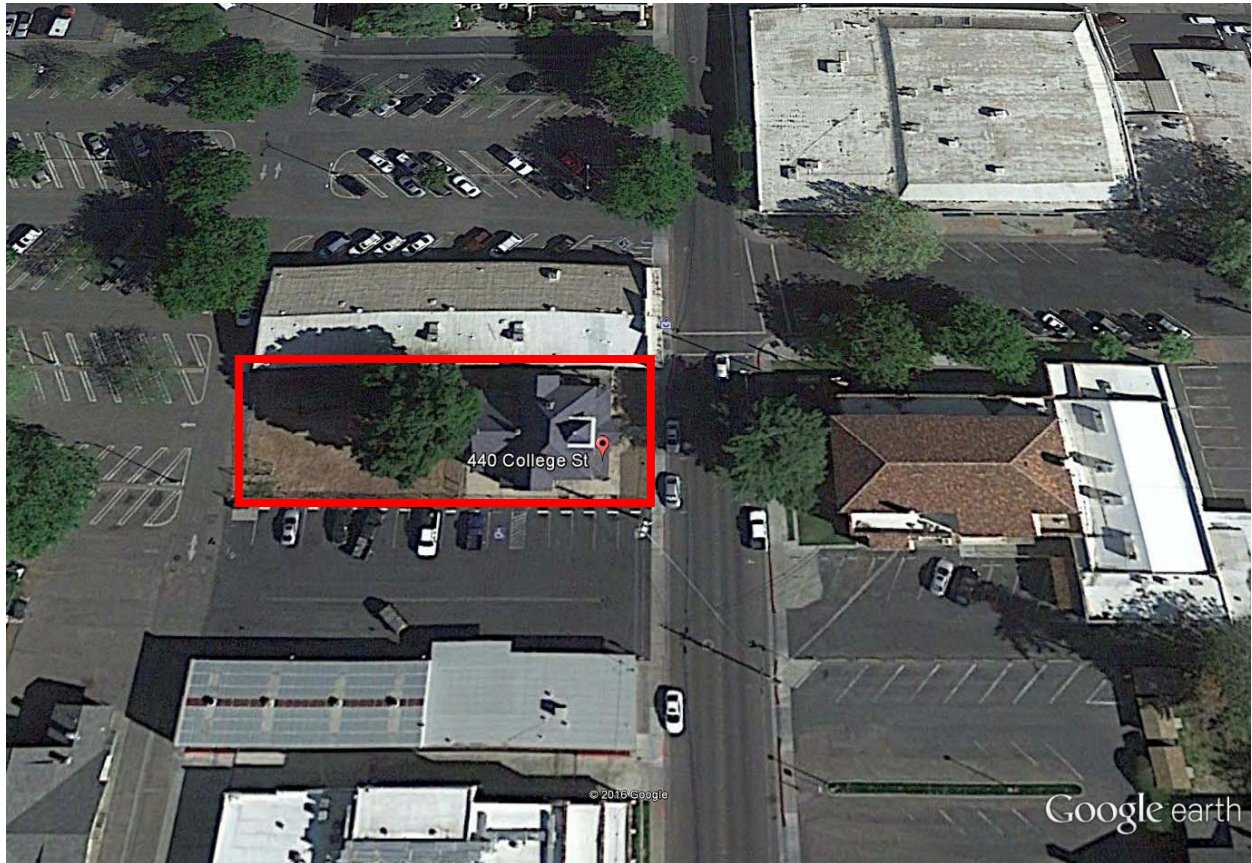
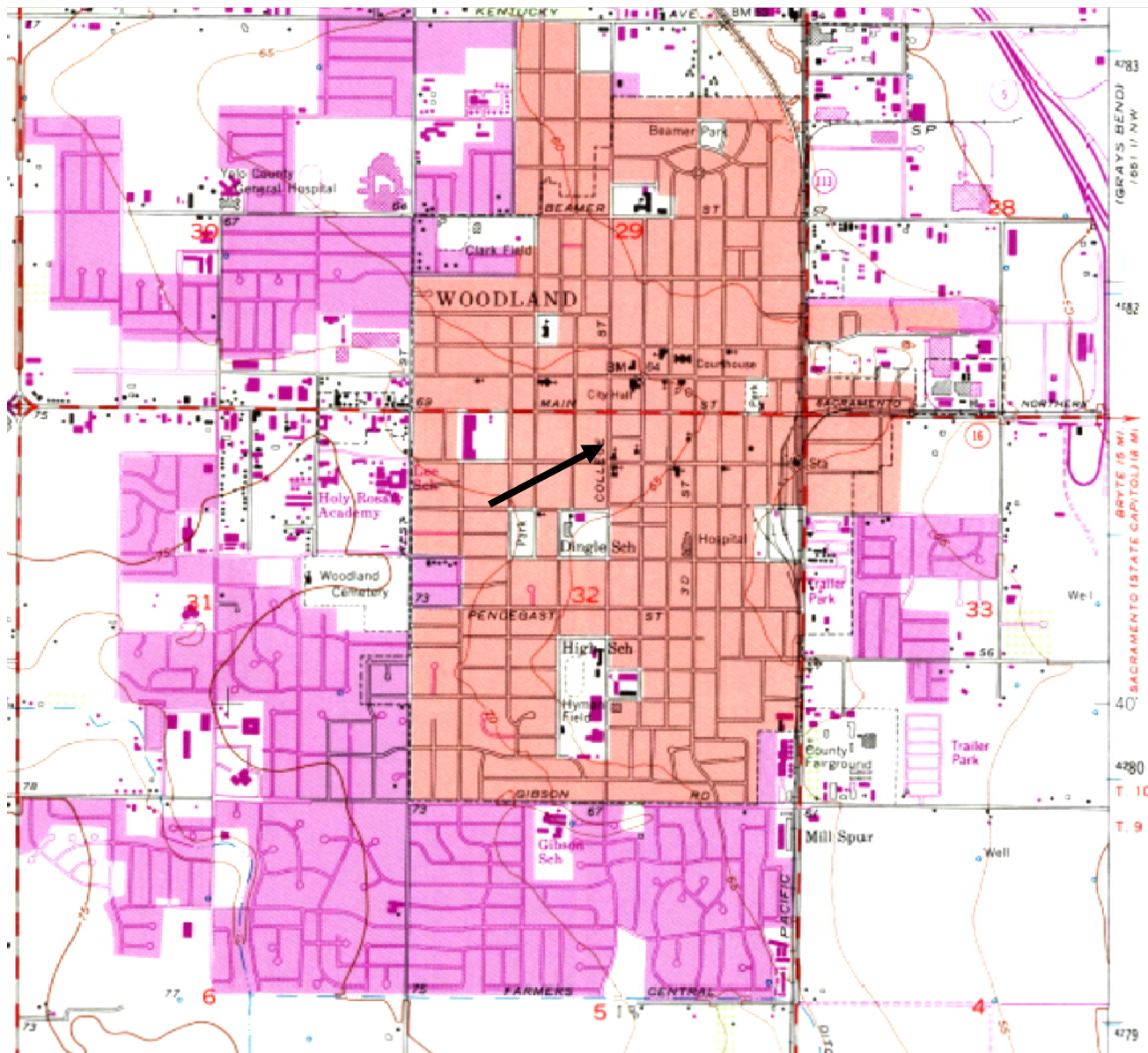


FIGURE 2: Project Location Aerial Map (Google Earth 2016)



**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-I-CA1000-3079978, 440-442 College Street, Woodland, California, June 19, 2014.

⁵ Napoli 1997.

⁶ Ibid.

POR. N.W. 1/4 SEC. 32, T.10 N., R. 2E., M.D.B. & M. CAUTION - These Maps ARE NOT to be used for legal descriptions.

6 - 60

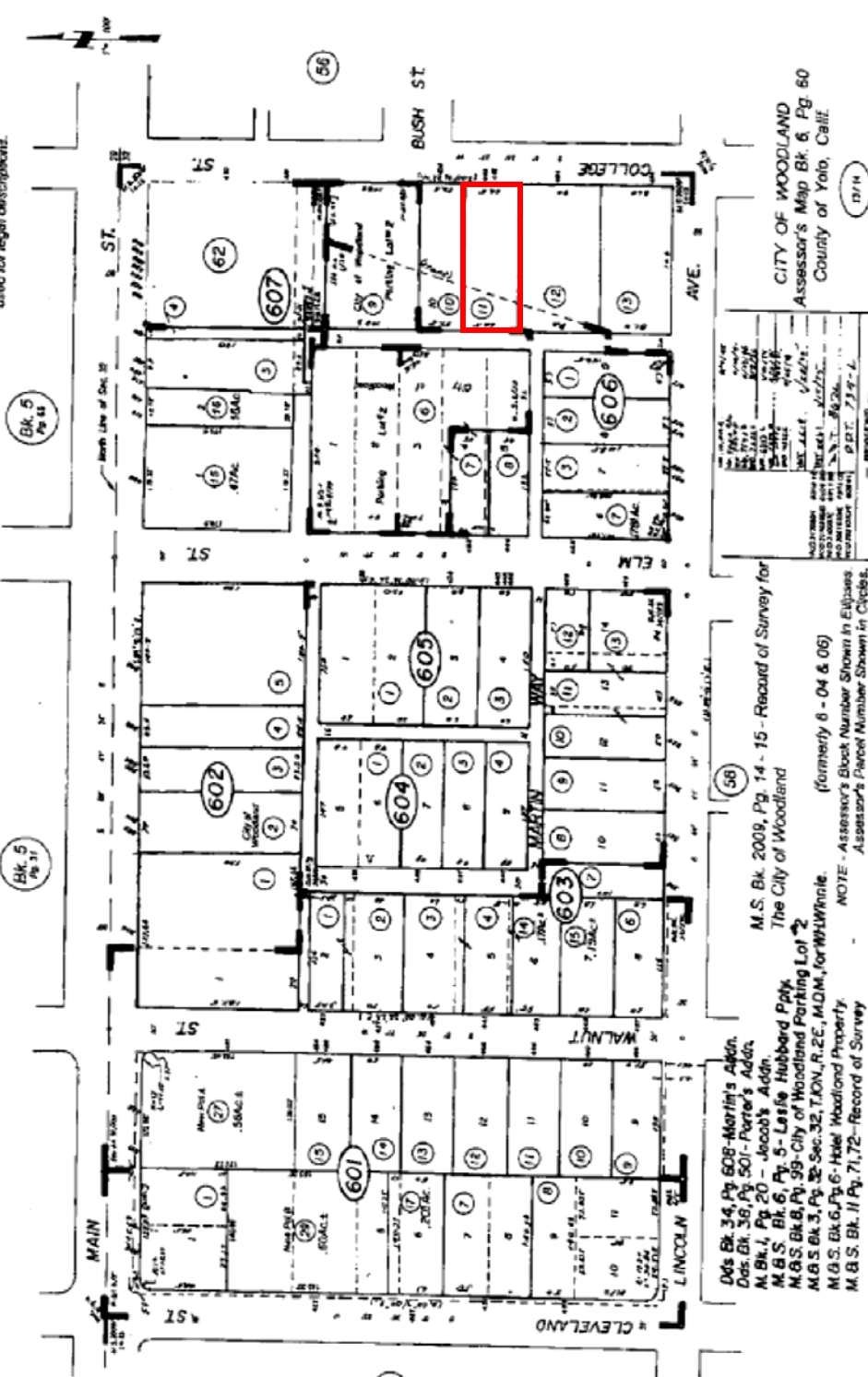


FIGURE 6: Assessor's Parcel Map 6-60



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

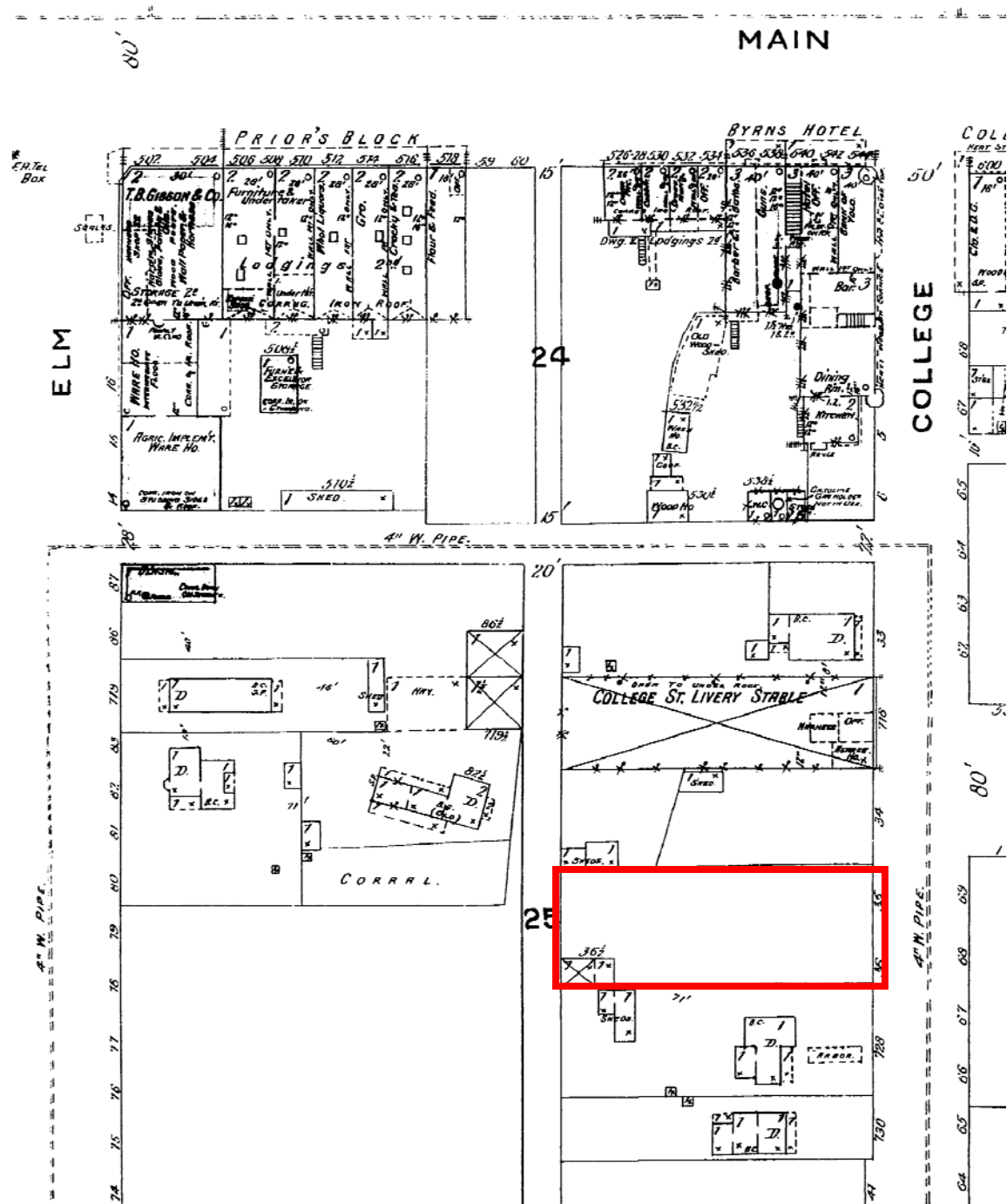


FIGURE 11: Sanborn Fire Insurance Map, Woodland, CA, 1895, Sheet 9.

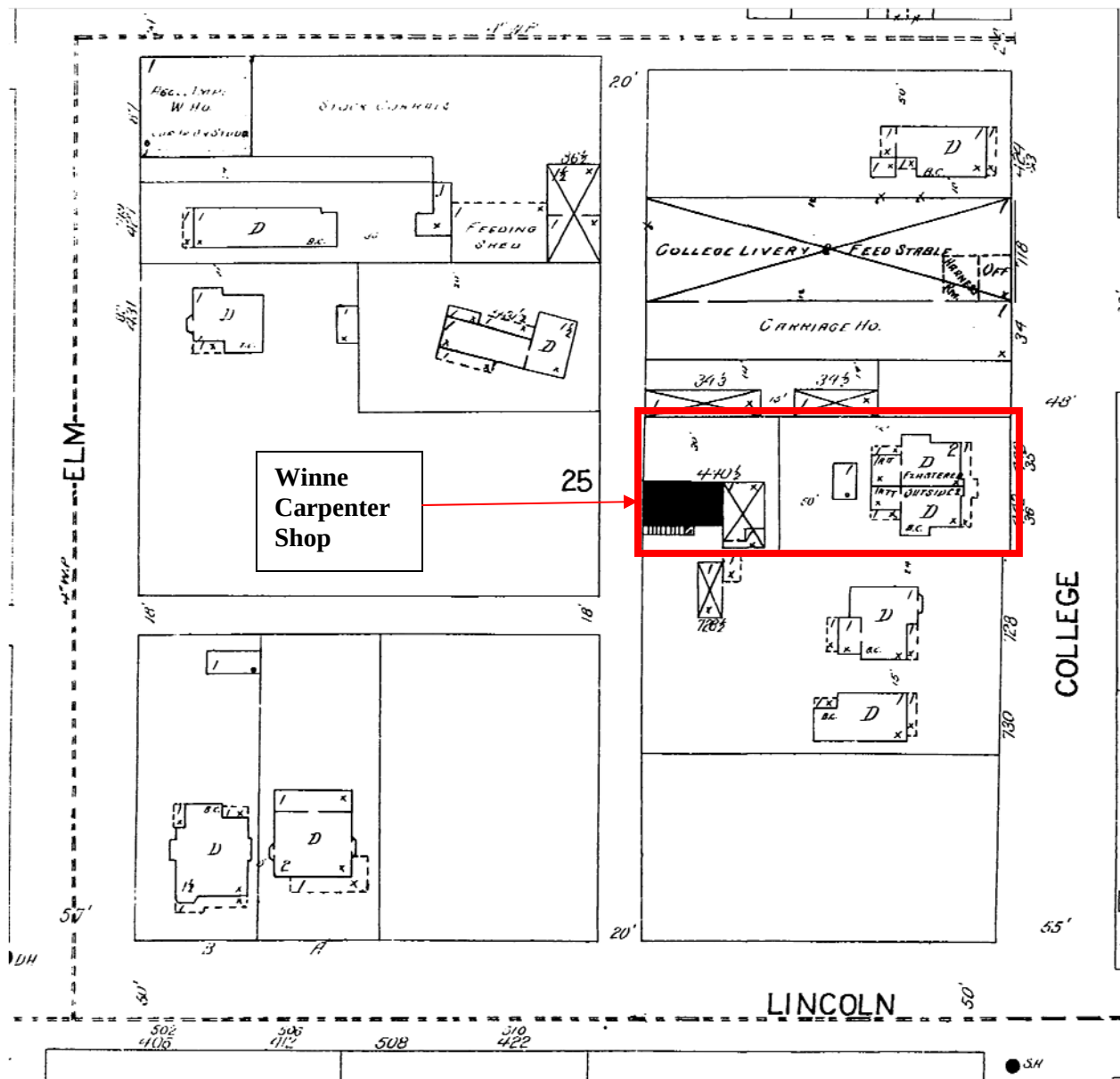


FIGURE 12: Sanborn Fire Insurance Map, Woodland, CA 1906, Sheet 13.

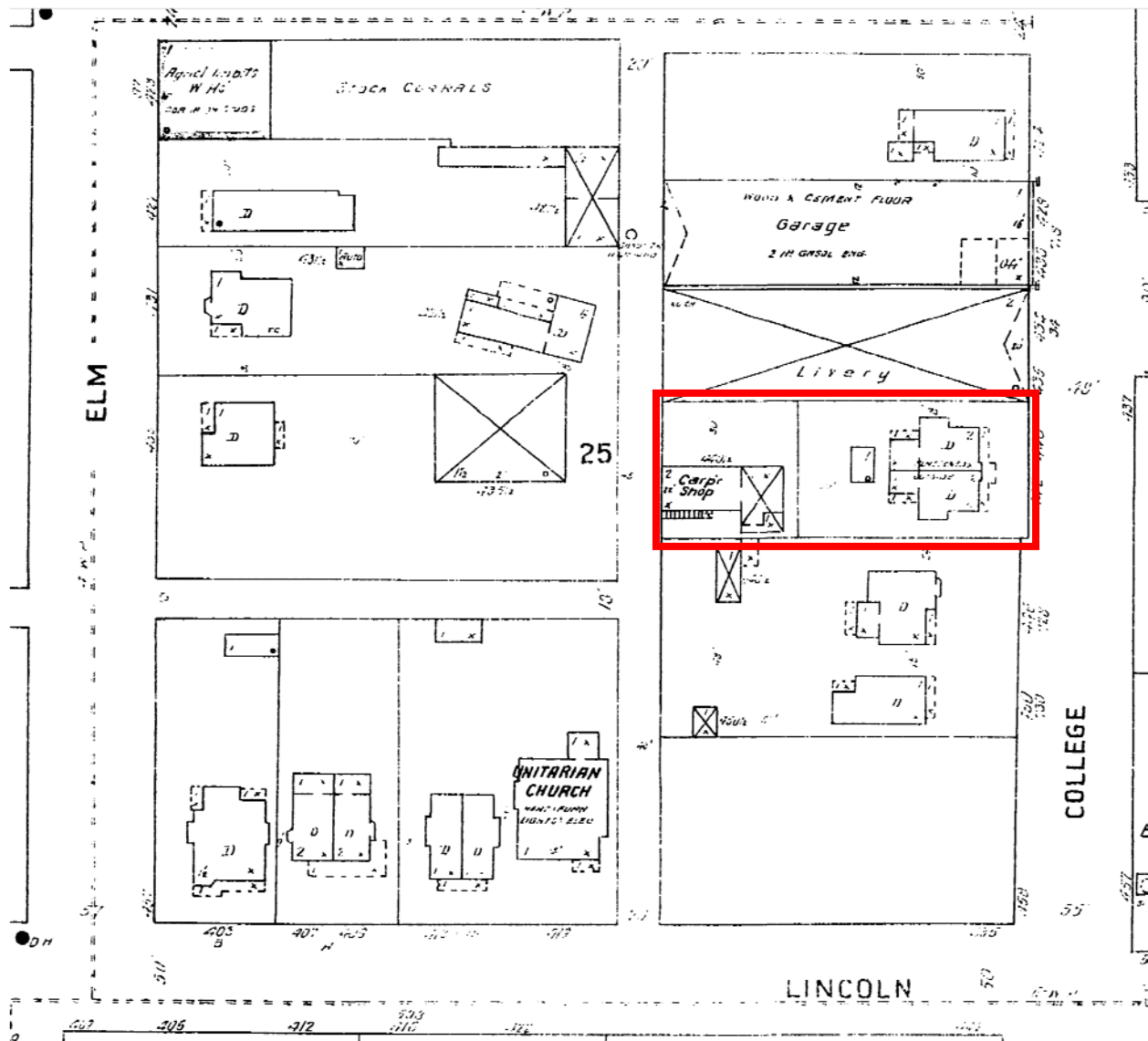
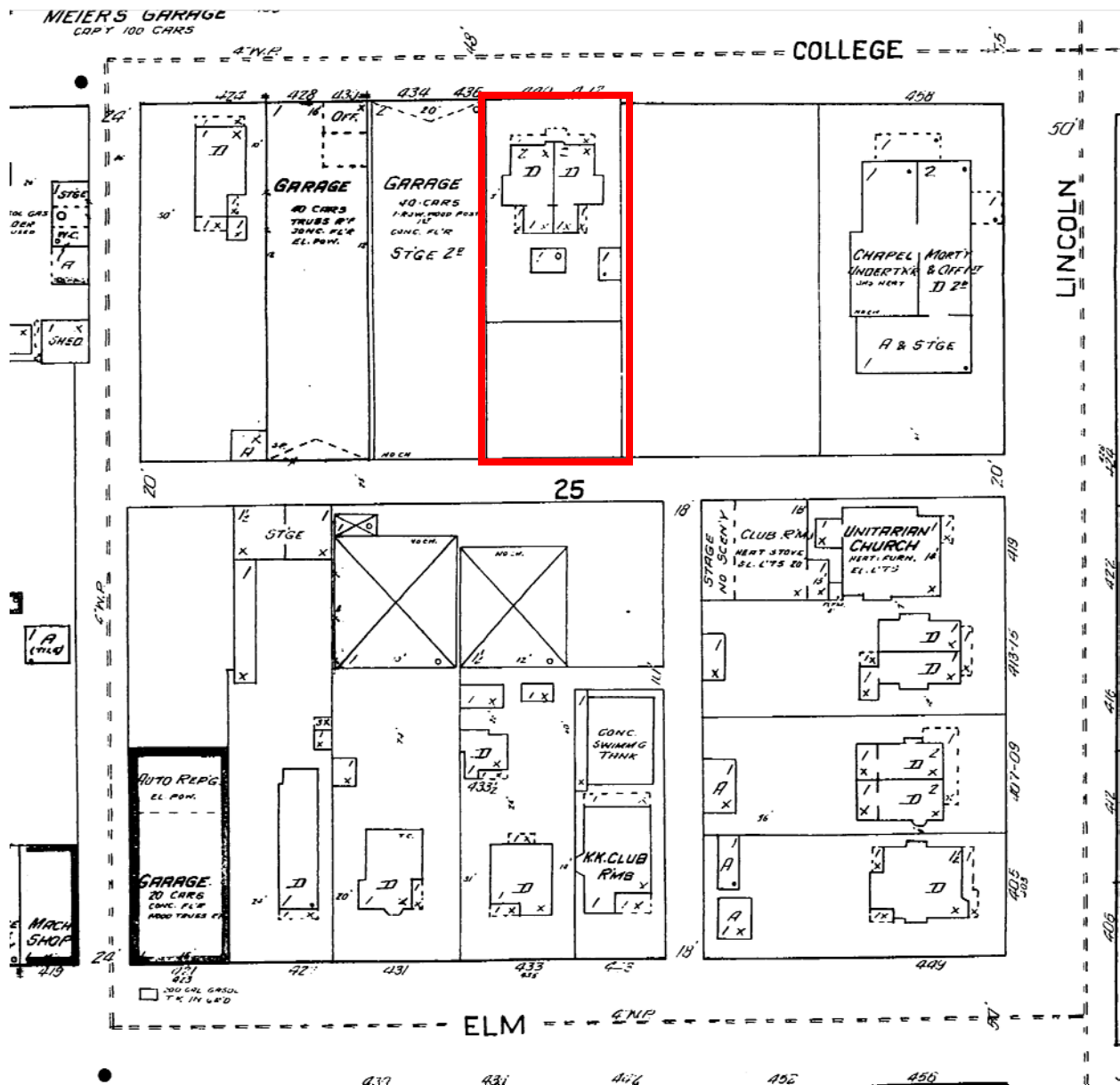


FIGURE 13: Sanborn Fire Insurance Map, Woodland, CA 1912, Sheet 14.



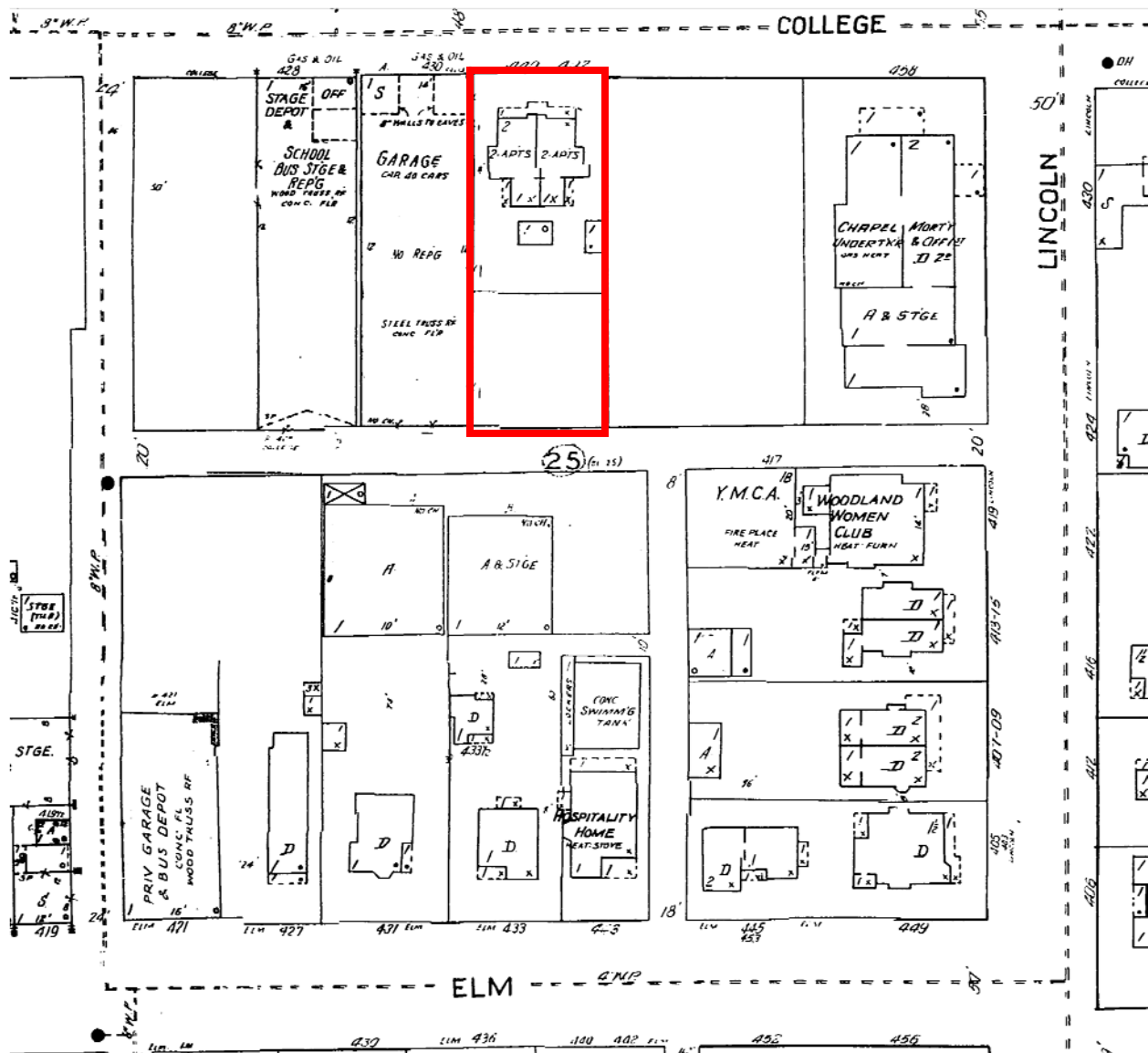


FIGURE 15: Sanborn Fire Insurance Map Woodland, CA 1926, revised July 1949, Sheet 18. Note that the building is now a 4-unit apartment dwelling.

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.

14.0 REFERENCES

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Maps

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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 _____

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*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

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*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

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*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 _____

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

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

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.

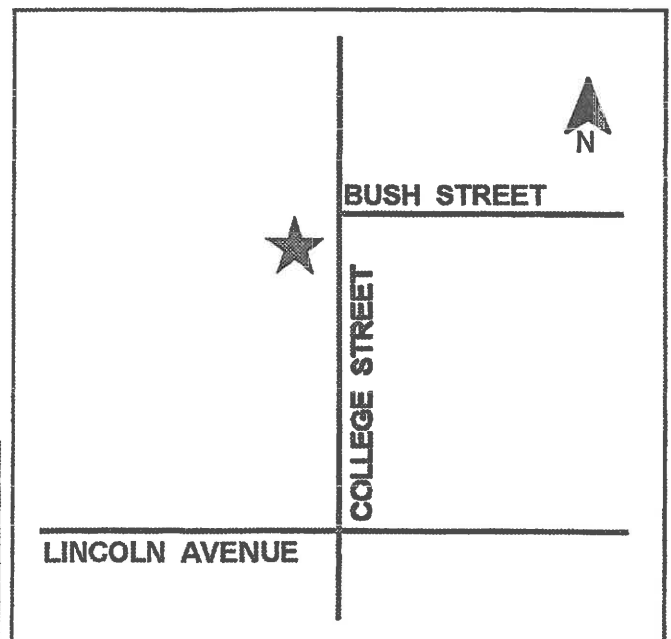
B11. Additional Resource Attributes:

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 _____

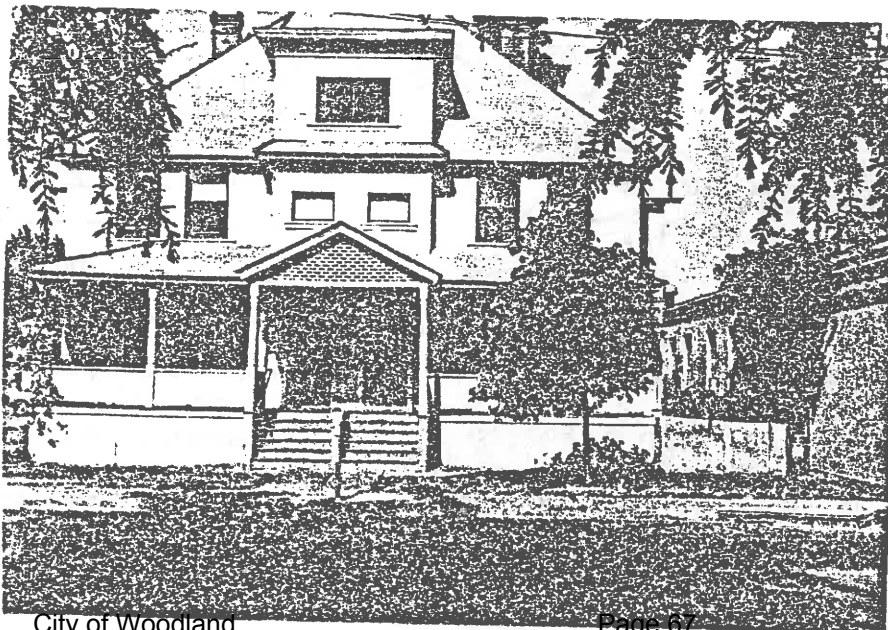
IDENTIFICATION

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.



City of Woodland

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(s)
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 _____

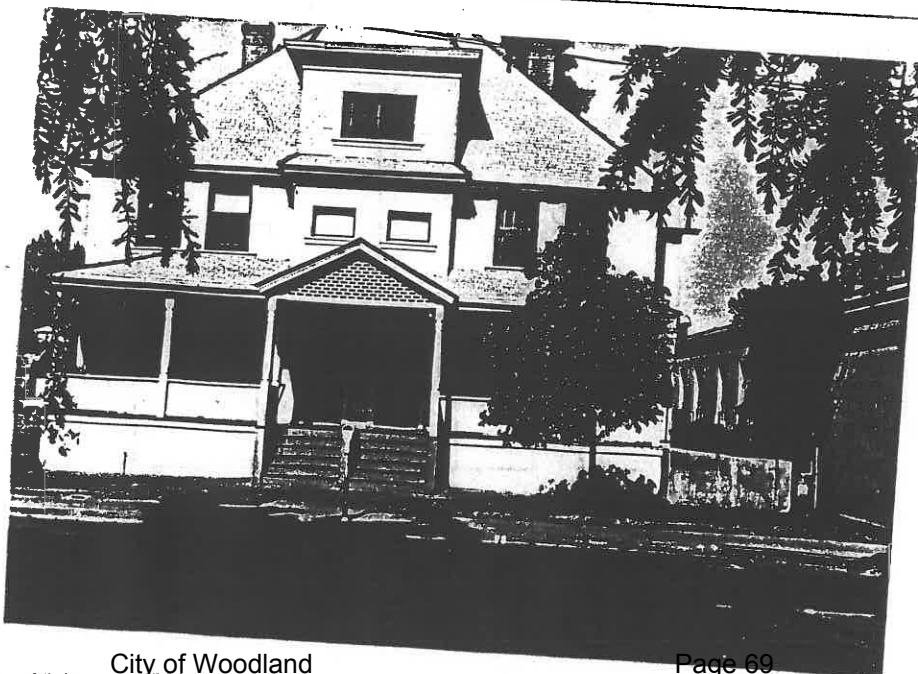
IDENTIFICATION

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.)

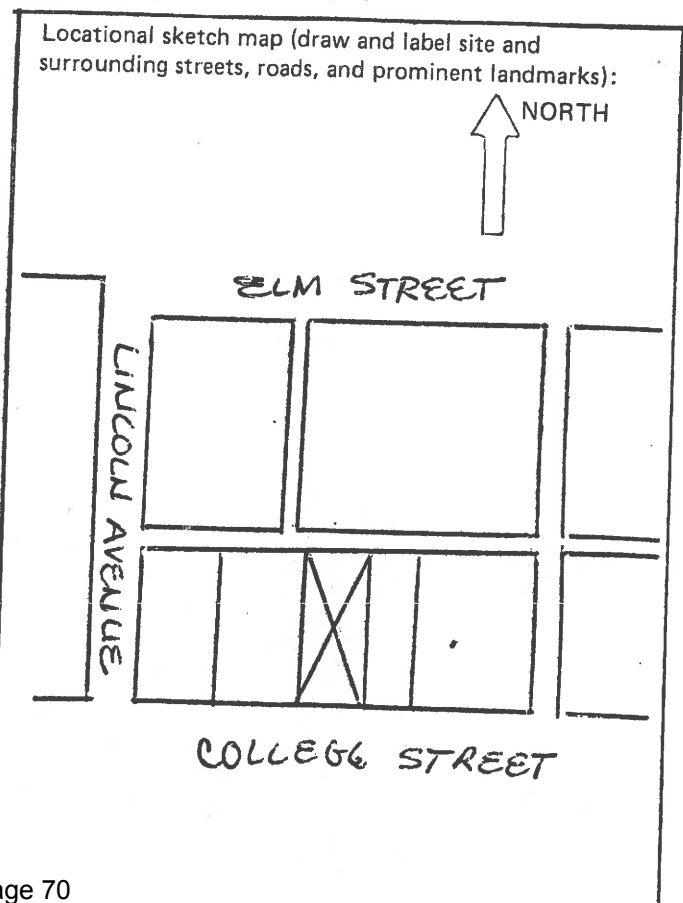
Built to meet the demand at the time for rentals of quality. There were several duplexes and apartments built at the time of this type. This building may have been constructed by - it was known to be managed by George Whitney, who started the first title company in Woodland.

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

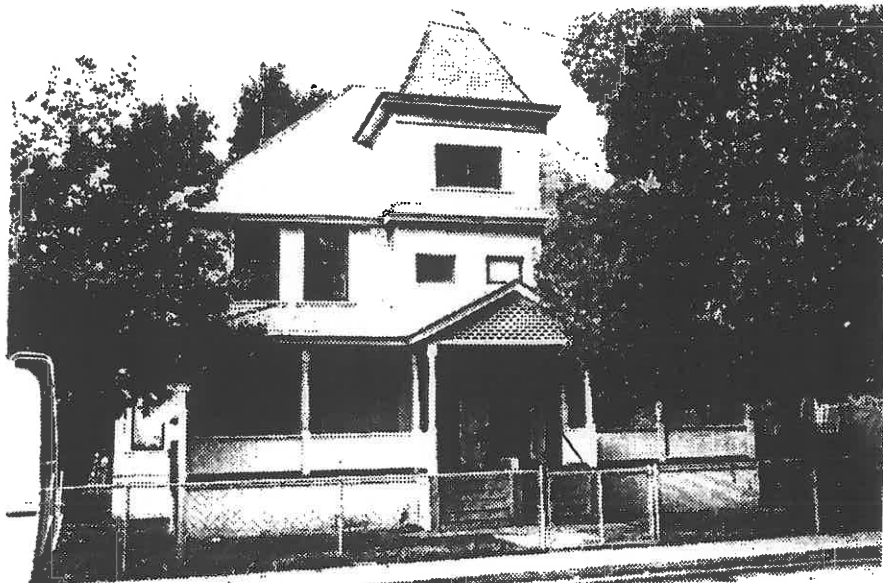
ZIP: 95695

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:**

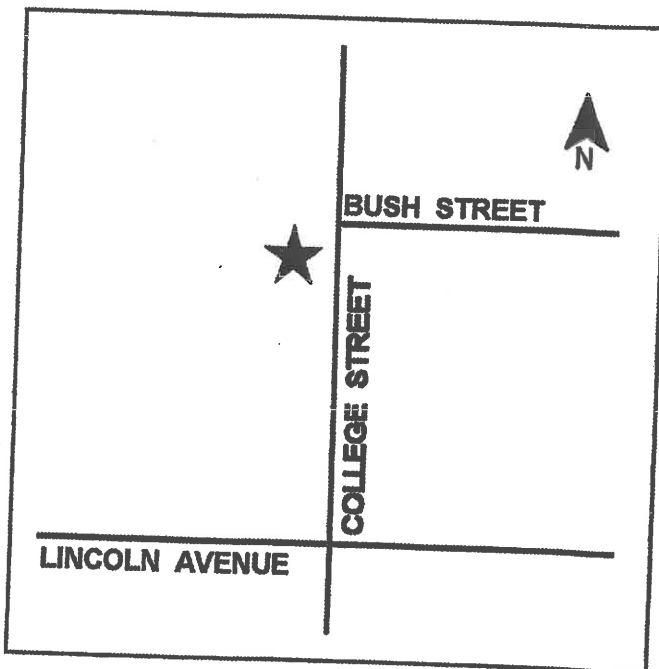
B12. **References:** Woodland Historic Resources Inventory, 1982; Wilkinson, *et al.*, *Historical Downtown Woodland*, 1992.

B13. **Remarks:**

B14. **Evaluator:** Donald S. Napoli

Date of Evaluation: 12/17/96

(This space reserved for official comments.)





56. Winne Fourplex
440-442 College Street

1904

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.



TO: THE HISTORICAL PRESERVATION COMMISSION
DATE: August 15, 2018
ITEM #: 2.
SUBJECT: 2018 Heritage Home/Historic Preservation Award
Nominations

Recommendation for Action:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2018 Heritage Home/Historic Preservation Awards:

Nomination #1. 807 Second Street – *(As prepared and nominated by Commissioner Mark Aulman.)* This Victorian Cottage was constructed in approximately 1887 by Margareta Pode. The Ferros purchased this single-story, three-bedroom home in 1985 from Robert and Mary MacNicholl. Rich Ferro, a professional contractor, undertook major remodeling projects in two phases beginning in the 1980s. In addition to foundation rehabilitation and preservation of ornate Victorian detail enhancements in the original portion of the home, Mr. Ferro has dramatically expanded the structure while scrupulously preserving the Victorian character of the building -- including the preservation of its cottage appearance when viewed from the Second Street frontage.

This home is an excellent example of a dramatic expansion and remodeling effort that carefully preserves the architectural context of one of Woodland's classic 1880s Victorian cottages.

Nomination #2. 904 First Street – *(As prepared and nominated by Commissioner Steve Barzo.)* This 1850 square foot single story Spanish revival bungalow was originally constructed in 1903 as a simple clapboard sided cottage and extensively remodeled into its present Spanish revival design in 1923 by Woodland homebuilder Joseph Motroni, according to a design created by the Sacramento architectural firm of Dean & Dean. The remodel was inspired by Mrs. Lenora Caldwell and her husband Forrest, who was a major investor in numerous mining operations dating from the second decade of the 20th century, including the Candelaria silver mine in Mexico.

The large lot features numerous water elements, including a large stone circulating waterfall with benches made from some of Main Street's original stone pavers. The traditional courtyard on the south side of the home includes massive hand-forged iron gates, a gargoyle wall fountain, large amphora, ceramic bench, and a circular tiled fountain among other items the Caldwells brought back to Woodland from Mexico. Steps leading into the home's courtyard entrance feature decorative iron rosettes retrieved by Mrs. Caldwell's family from the ruins of the Palace Hotel following the 1906 San Francisco earthquake and fire.

Current owners Mark and Mary Aulman purchased the home in 1977 and have worked to preserve and restore the home's unique character through preservation of roof, windows, fireplace, doors, paneling and flooring and restoration of the home's distinctive water elements and original tile-roofed gazebo.

Additional Nominations – Additional nominations may be received and presented at the August 15th Historical Preservation Commission meeting.