



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 18, 2024
6:30 PM

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. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

I. BUSINESS ITEMS

1. 2024 Heritage Home Awards

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: July 18, 2024
ITEM #: I.1
SUBJECT: 2024 Heritage Home Awards

Recommendation for Action: Staff recommends that the Planning Commission receive the 2024 Heritage Home Awards Presentation

Staff Contact:

Hadlie Ward, Junior Planner, (530) 661-5960, hadlie.ward@cityofwoodland.gov
Megan Meier, Senior Planner, (530) 661-5814, megan.meier@cityofwoodland.gov

Summary:

A Special Meeting of the Woodland Planning Commission will be on Thursday, July 18, 2024, at 6:30PM to recognize the recipients of the 2024 Heritage Home and Historic Preservation Awards.

Background:

The City of Woodland is known throughout California for its architecturally significant and historic homes. Since 1989, Heritage Home Awards have been given in recognition of a home's aesthetic or historically significant contribution to Woodland's residential architecture and to recognize homes that have been well cared for or well restored. The Historic Preservation Award, later added to the Heritage Home Award process, recognizes unique and historically significant commercial buildings within Woodland. These awards are purely honorary and impose no requirements of any kind on either present or future property owners.

To date, over 100 Heritage Home Awards and five Historic Preservation Awards have been presented. With dates of construction ranging from 1862 to 1962, these buildings typify Woodland's rich and diverse architectural resources. Heritage Home Award recipients range from 19th century Victorian and Queen Anne residences to 20th century Tudor, Spanish Revival, Colonial Revival, Craftsman Bungalow, French Cottage, Streamline and Mid-Century styles.

The Heritage Home Awards were previously conducted by the Historical Preservation Commission. Upon the dissolution of the Historical Preservation Commission in 2022, the responsibilities were passed to the Planning Commission. This year's Heritage Home and Historic Preservation Award recipients were selected by the Planning Commission from nominations received since the last awards cycle in 2022. There is no specific age or date of construction required, but historical significance is considered essential for a home or building to be eligible. The buildings must also be located within the city limits.

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

The 2024 award recipients include:

Heritage Home Award

211 Cleveland Street
Daniel and Tammy Kenber

714 College Street
Mary Darlington and Mark Winey

532 Elm Street
Cath Posehn and Larry Crawford

539 Second Street
Doug and Sheila Bean

7 Third Street
Kori Ramirez Williams and Ryan Williams

Historic Preservation Award

678 Third Street
Woodland Skilled Nursing

Conclusion:

Staff recommends that the Planning Commission receive the 2024 Heritage Home Awards Presentation.

Prepared by: Hadlie Ward, Junior Planner

Reviewed by: Megan Meier, Senior Planner

Attachments:

1. 2024 Historical Narratives



2024 Heritage Home and Historic Preservation Awards: Historical Narratives

Heritage Home Awards

211 Cleveland Street

Owners: Tammy and Daniel Kenber

Rumor has it that in 1926 before the existing home at 211 Cleveland Street was built, a modern dry-cleaning plant was located at this address. In 1932, Louise Ebell, obtained a permit for the construction of a \$5,800 residence at this site. The home was constructed by Joseph G. Motroni and completed in 1933.

Motroni was a stone mason who immigrated to America from Italy in the early 1900s. He became a prominent builder in this area from 1920 through the late 1940s. He and his brother built numerous homes in the region and the family also owned a lumber yard. They thrived as the Sacramento region grew. Motroni constructed over 200 houses and commercial buildings in Woodland. Homes built by Motroni are very distinctive, and most people can tell right away if a home is a “Motroni-built home.”

Louise Ebell, the home’s first owner, was a nurse at the Woodland Clinic. Later in life, she was a member of the Nightingale Club, composed of former nurses. On March 14th, 1934, the Woodland Daily Democrat announced that a Nightingale Club meeting would be held at Loise’s home on Cleveland Street. Even in its early days, the home was perfect for entertaining.

The home on Cleveland Street is referred to as a Tudor Revival, a style that emphasizes steeply pitched roofs, front-facing gables, prominent chimneys, and either stucco or masonry walls. Today, the home is deceiving from the street as it may appear small, but it contains a large basement and recently remodeled upstairs for a total of 3,383 square feet. The upstairs remodel was completed to finish 840 square feet in the attic and restore various other areas in the home. Per Chris Mathews, one of the contractors who worked on the remodeling project and nominated this home, significant efforts were made to respect the original charm and features in the home. They rewired all of the original brass and copper fixtures and saved the original wood floors.

The home has a large living/family room downstairs with expansive French windows – perfect for the Christmas tree! It also features a large dining room, again with expansive French windows, a large, fully-remodeled kitchen, a sunroom, two large bedrooms, and a full bath on the main floor. Upstairs is the third bedroom which serves as the primary suite, containing a large walk-in closet, office/lounge area, and a fully remodeled bath. The basement contains a fully remodeled, updated laundry area, a gaming room, a bar, and a family/entertainment area for watching movies, playing games, or having after-dinner drinks. The lot size is 8,276 square feet and features a detached garage in the back, a large rectangular swimming pool conducive to swimming laps with an extended cabana shelf on the west end and a jacuzzi spa on the east end. Lastly, the home includes a large front porch with a stoop, perfect for evening people-watching, visiting with neighbors, and of course, viewing beautiful sunsets.

714 College Street

Owners: Mary Darlington and Mark Winey

In May 1888, the lot at 714 College Street was sold by JL Simpson, who lived at 720 College Street, to the Reverend Alexander P. Stewart. He built a clapboard Queen Anne-style home that same year. The home was constructed from old-growth redwood and hand-hewn nails and is considered one of the original “painted ladies” of Woodland.

Reverend Stewart passed away in 1890 at age 46 and left the property to his wife, Nancy Stewart. Nancy moved back east and sold the home to Reverend William Gardner in May 1890 for \$5,000. In March 1893, Reverend Gardner sold the home to ZP and PL Kincheloe, who sold it to Arthur C. Huston in 1900.

Arthur C. Huston was a graduate of Hesperian College, a prominent lawyer, district attorney, and the editor of the Daily Democrat. In 1922, Huston remodeled the home to its current stucco, art deco style façade. His remodel also involved moving the entry door to the center of the building frontage, adding two bathrooms, adding a hallway on the south side, enclosing the back porch, and covering a fireplace in the front room. He owned the home for 46 years until his death in 1946.

The home was owned by seven parties between 1947 and 2016. In 1986, owners C. Jess and Sharon Groesbeck installed a 20,000 gallon in-ground pool. In 2004, owners Donald and Victoria Lambert updated the rear of the home with a new kitchen and family room. Victoria Lambert, a well-known local artist, also installed several of her original mosaic art pieces that are still featured inside the home. Other examples of her artwork can be found on plant pots on Main Street and a sign outside the Dingle School. In 2015, the Lamberts also rewired the home to remove the knob and tube wiring.

Today, the home features four bedrooms and four bathrooms. The back of the property features a detached four-car garage, with a workshop and access to Dingle Lane. The property is surrounded by historic live oak trees. The current owners, Dr. Mark Winey and Mary Darlington, purchased the home in 2016. They have made efforts to preserve the architectural significance of the home while embracing modern comfort, as can be seen by their improvements where they had the galvanized metal pipes removed and replumbed the home in 2023.

Many historical features of the home have been preserved. The interior features hardwood floors throughout the upstairs and downstairs with contrasting cherry inlaid details. There are box moldings on the ten-foot ceilings, and the home maintains most of its original leaded glass windows. The downstairs features a double pocket door with beveled glass mirrors on one side. On the outside, the front door is recessed under an arched hood mold, supported by $\frac{3}{4}$ columns of the Tuscan order under brackets. The windows to either side of the door are under arches as well, repeating the archway motif.

Although the house at 714 College Street has changed over its lifetime, its architectural and historical significance has only increased as it has been a home to many.

532 Elm Street

Owners: Cath Posehn and Larry Crawford

This two-story Craftsman Bungalow was built in 1925 by Delmus "Del" Fenton. Born in Springfield, Ohio in 1876, Fenton eventually came west to work with family members in the area and help rebuild in San Francisco after the 1906 San Francisco Earthquake. Fenton later settled in Woodland and had a successful contracting business in the area, which continued from 1909 through the 1950s. He built many homes and commercial buildings throughout the community, including multiple homes in the Beamer Park area.

A Victorian home was originally located at 532 Elm Street but later burned down before the current home was built. The deed to the Fenton home was recorded in Josephine Fenton's name, who was Del Fenton's wife. The couple lived in the home from 1925 until Del's death at age 97 in 1973. The home was purchased by Paul A. Meyers and Mary Anne Meyers that same year, who owned it until 1998. The current owners, Cath Posehn and Larry Crawford, purchased the house in 1998 and raised their four sons in the home.

The house has many unique features, including a veranda with elephantine columns, lattice attic vents at the roof eaves, and a stucco finish. Many interior details have been preserved, including the original kitchen cabinets, tile counters, hex tile on the bathroom floors, and the hardware for the sash windows and doors. The 650-square-foot cottage in the backyard, which was built in 1948 as a honeymoon cottage for the Fenton's oldest son and his wife, has lovely bird's eye maple paneling and a built-in hutch in the dining room.

Cath Posehn and Larry Crawford have discovered various clues to the history of the home throughout the property. Fenton's initials and the construction year are marked on the chimney in small stone tiles. During a re-roof, it was discovered that the roof decking was also signed in pencil with the construction year of 1925. The 22'x40' barn is said to have been constructed by Fenton by tearing down a covered bridge and rebuilding it on the rear of the property, through a contract with Yolo County. Fenton used the space as a workshop to build items like sash windows and cabinetry. Various artifacts, such as door knobs, hinges, lock sets, window weights, and a receipt from one of the jobs have been found within this workshop. Cath also reports that, during the 1990s, they received an inquiry from people interested in digging in the locations where outhouses had been to find artifacts. After digging at the previous outhouse location at 532 Elm Street, they found various old bottles. It was assumed that these were leftovers from days before garbage service when people would dispose of garbage down the outhouse.

Cath and Larry have completed many different improvements on the property. In 2000, they added a 20'x20' art studio to the back of the home, increasing the square footage to 2,500 square feet. They have also brought the home to a modern and more efficient era, through remodeling the bathrooms, installing a heat pump system, and installing solar panels on the roof. They have cultivated the yard with drought-tolerant plants with a drip irrigation system. Throughout their improvements, they have preserved as many features and materials as possible, and chosen period-appropriate materials if replacements were needed, including oak wood flooring in the upstairs bedrooms.

Cath Posehn and Larry Crawford have been active members of the Woodland community for many years, and have made great efforts to preserve and research the historical significance of their home.

539 Second Street

Owners: Doug and Sheila Bean

The post-Victorian home located at 539 Second Street was constructed by local builder Joseph Caldwell in 1910. It was originally built for W.B. Walden and later was sold in 1914 to a local druggist named W.H. Lawson. The house was sold again in 1920 to local restaurant owner Alexander G. Canellias, who owned Canellias Grill. In 1957, it was sold to Michael Salazar, who worked for Elm Ford. The home remained in the Salazar family until it was purchased by the current owners, Doug and Sheila Bean, in 2009.

The house at 539 Second Street includes various notable features, including a set-back mansard roof, ribbon windows on the second story, and two cutaway bay windows with decorative support brackets on the first floor. There is also a wraparound front porch with four classical columns set on solid porch balustrades and two entrances. The second entrance leads directly into the dining room, where the front door enters into a foyer and accompanying parlor that can be closed off from the rest of the house. The dual entrances reflect the home's age, as this layout and its societal relevance have long fallen out of favor.

The Beans love their historical home, including the charming spaces and pocket doors that separate the rooms. They have made many efforts to preserve the historical features of the home and make tasteful improvements without compromising the original features. The original farmhouse sink, clawfoot tub, redwood wainscoting, picture rails, plate rails, door handles, and many light fixtures are preserved in good condition. They have incorporated many antiques, vintage tools, and family heirlooms into the home, which fit perfectly with the original wainscoting and built-ins. The home has been reroofed and equipped with solar to aid with energy efficiency.

The Beans have also contributed to many outdoor improvements on their property, as they have relandscaped the entire front and back yard of their home and were selected to be on the Woodland Garden Tour. Nominator Peggy Seidel described some of the unique touches they have incorporated to the property, including a backyard patio with an outdoor kitchen and bar made from a discarded piano. Chickens, rabbits, and stray cats are said to find sanctuary in the backyard with Doug and Sheila's care.

One connection that the Beans have made with the history of their home was making contact with one of the Canellias' granddaughters, Connie. She visited her grandparents at the home during the 1950s and shared photos of the home from that period. They were able to see how the landscaping has changed over time, except for various fruit trees. One of the Bean's favorite backyard features is a quince tree, which seems to have been planted many years ago and was a popular fruit around the time the home was built. Doug and Sheila Bean enjoy the fruit each year and are committed to the care of their home.

7 Third Street

Owners: Kori Ramirez Williams and Ryan Williams

Kitty corner to 'Woodland's oldest home' and across the street from the famous Beamer Park brick pillar entrance sits the cute and quaint little cottage of 7 Third Street.

This home began construction in 1936 by one of Woodland's well-known general contractors and home builders, Mr. Delmus "Del" Fenton. Del Fenton built over 50 homes and commercial buildings in the downtown Woodland Area, Beamer Park and Davis. This home was completed in 1937 for R.W. Woods.

This home represents construction and architecture during the Great Depression and is a classic representation of a Minimal Tudor Cottage. It is defined as a Tudor-style home due to its steep pitch roof lines. However, Traditional Tudor homes consisted of exposed half-timbers and brick detailing. These materials were expensive, so the Minimal Traditional Tudor style turned to wood construction. The wood siding on the home was recently restored in 2017. The narrow wood siding was custom-milled by Burnett and Sons out of Downtown Sacramento.

The home underwent an extensive interior renovation around 2001. The kitchen was remodeled and the basement was finished as a living space with an added bathroom and bedroom. This was completed by a local firefighter and the homeowner at that time, Robert Giarmita. The beautiful upstairs bathroom shower tile was repurposed from another Beamer Park home. The home still boats its original upstairs layout and wood floors.

The current owners, Ryan and Kori Williams, have spent lots of time and care on the home's landscape. The home bursts with hydrangeas, calla lilies and fire bells in the spring and summer months. They added a "Little Free Library" in the front that is a replica of the cottage home. This library is loved and frequented by many readers old and young in the Beamer Park community. Their interest in local Woodland history can be seen through the "antique walls" that they have curated on the interior and exterior of the home. These gallery-style walls are composed of local Woodland antiques.

The current owners love the rich history of the Beamer Park area so much that they have purchased a lot across the street (20 Third Street) and they are now constructing a Craftsman home to fit their growing family. The home is being built by Ryan's father and well-known contractor, James Williams.

Kori and Ryan have made efforts to maintain the historical significance of their home, and are committed to growing their roots in their neighborhood.

Historic Preservation Award

678 Third Street – Woodland Skilled Nursing

The Woodland Sanitarium was Woodland's first private hospital and was originally located in a home at 110 College Street. The Sanitarium was founded by Kathleen McConnell, a local nurse, and her two sisters in 1905. This original facility had eight-beds and was established at a time when medical needs were still often addressed through home visits by local doctors. When McConnell resigned as director of the Sanitarium in 1911, it was taken over by four local physicians: Dr. Fred Fairchild, Dr. Chester Fairchild, Dr. Hiram Lawhead, and Dr. William Blevins, Sr. A new building was subsequently constructed for the Sanitarium at the intersection of Third and Cross Street.

With an 18-bed capacity and a modern surgical ward, the new Sanitarium building at 678 Third Street was a step up from its humble beginnings. The four physicians took inspiration from the Mayo Clinic structure and incorporated the organization in 1913 to create Woodland Clinic, Inc. Following World War I, the need for growth was once again recognized as Woodland's population and the hospital's regional reputation grew. Various smaller expansion projects to expand offices and capacity were completed.

In an article from 1923 published in the Davis Enterprise, the Woodland Clinic organization was congratulated for being approved to distribute insulin, which was a new technology at the time and only offered to "physicians who have very excellent laboratory facilities." The facility rapidly became known as progressive, bringing patients from across the region, and employing many community members. By this time, the facility was referred to as the Woodland Clinic Hospital, instead of the Woodland Sanitarium.

In 1928, a Classical Revival hospital building was constructed on the southern portion of the site along Cross Street using funds from a loan from Yolo County Savings Bank. This building was constructed with reinforced concrete and was said to have tripled the patient capacity. William Henry Weeks was the architect for this expansion, as well as an earlier addition in 1920. Weeks practiced architecture across the western United States before settling in the San Francisco area. He was known for his ability to design tasteful buildings for small towns. He designed various other buildings in Woodland, including the Yolo County Savings Bank, Porter Building and Hotel Woodland.

While the exterior is colored cream and the building is relatively simple in structure, the 3-story building includes an entrance on Third Street with stone steps and an eye-catching sculptural header. Rows of double-hung windows line the exterior, and the flat roof is bordered by a parapet with lattice-pattern details. This building differed in design from the other Clinic buildings at the time, which were Spanish-style architecture. According to an article published in the Woodland Daily Democrat in 1925, this building was planned to be the first in a series of expansions and reconstructions of the Clinic site, designed by Weeks. However, this building was the only portion of the plan that was completed.

During the Great Depression, medical payments decreased and the bank foreclosed on the property in 1933. After being put up for bid, Dr. Fred Fairchild became the building's owner. By 1937, the Clinic's debts were paid off.

The organization split into two entities in 1960, since it was decided that the hospital would be more sustainable as a non-profit organization. As the community and organization grew, more space was needed, and as a non-profit, the hospital could receive more support from the community, state, and federal resources. After several years of fundraising, new Woodland Memorial Hospital facilities and offices were

constructed on the corner of West Gibson Road and Cottonwood Street in 1967. The hospital remains at this location today.

Following the move of the hospital, the lot at the former site at Third Street and Cross Street was split. The northern portion, formerly the location of the Woodland Clinic offices, became an apartment complex. While most of the original buildings used for the Sanitarium and Woodland Clinic were demolished in 1968, the Classical Revival-style hospital building built in 1928 remains.

In 1969, the Woodland Chamber of Commerce dedicated the Woodland Convalescent Hospital. This facility included the remaining Classical Revival building that was formerly part of the Woodland Clinic Hospital site and a new addition that was completed on the northwest portion of the parcel.

Today, the original 1928 building, along with the 1969 addition, is home to the Woodland Skilled Nursing, otherwise known as Woodland Post-Acute run by Aspen Health. This facility offers a variety of services, including memory care and rehabilitation services for those recovering from medical events or illnesses. Although ownership has changed over the years, this site has consistently been used as a medical facility, serving the health needs of Woodland residents and surrounding communities.

Acknowledgements:

The City of Woodland Planning Division would like to thank the homeowners and property owners of the awarded buildings for their dedicated research and contributions to writing the historical narratives above. Thank you also to the Yolo County Archives staff for providing research assistance and sources, such as articles from the Woodland Daily Democrat and Sacramento Bee. Many details in these narratives were found through the works of David Wilkinson, including *Crafting a Valley Jewel: Architects and Builders of Woodland*. Other details were found through the *Explore Historic Woodland* Walking Tour Guidebook.