



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

October 2, 2025
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. SUBJECT: 2025 Heritage Home and Historic Preservation Awards

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission present the 2025 Heritage Home and Historic Preservation 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
DATE: October 2, 2025
ITEM #: I.1
SUBJECT: 2025 Heritage Home and Historic Preservation Awards

Recommendation for Action: Staff recommends that the Planning Commission present the 2025 Heritage Home and Historic Preservation Awards.

Staff Contact:

Hadlie Ward, Assistant Planner, (530) 661-5960, hadlie.ward@cityofwoodland.gov

Background:

On Thursday, October 2nd, 2025, at 6:30pm, the Woodland Planning Commission will hold a Special Meeting to recognize the recipients of the 2025 Heritage Home and Historic Preservation Awards.

The City of Woodland is known throughout California for its architecturally significant and historic buildings. The Heritage Home Awards (HHA) and Historic Preservation Awards (HPA) are an ongoing City tradition that publicly recognize contributions to the preservation and restoration of local historic resources.

Buildings and homes selected for either award must be at least 50 years old, within the City limits, and in a state of good repair. On June 5th, 2025, the Planning Commission selected two HHA and two HPA recipients for the 2025 award cycle. The recipients each meet the criteria of at least two of the three following categories: historic significance, architecture, and recent projects for restoration. The awards ceremony is scheduled for October 2nd to align with the local Stroll through History event on Saturday, October 4th.

Discussion:

The 2025 awardees are as follows:

Heritage Home Awards:

19 Bliss Avenue

This home was constructed in 1922 and is owned by James Newman and Shelley Newman-DuTeaux.

609 Third Street

This home was constructed in 1882 and is owned by Bill and Lori Lamb.

Historic Preservation Awards:

414-424 First Street (The Hunt Building)

This building was constructed in 1889 and is owned by Sean Denny.

702 Main Street

The original one-story building was constructed on this site in 1875, and later expanded in 1882. It is currently owned by Tom and Meg Stallard.

Each of the 2025 recipients represent valuable examples of thoughtful restoration efforts and various architectural styles, including Second French Empire, Victorian, neoclassical, and bungalow features. The awards ceremony will include presentations of photographs and a historical narrative about each

building. The Heritage Home Awards will receive a 10" x 7" bronze plaque, and the Historic Preservation Awards will receive a certificate of recognition. At the conclusion of the ceremony, a reception will be provided in the Edible Learning Garden on the corner of First and Court Street outside City Hall.

Conclusion: Staff recommends that the Planning Commission present the 2025 Heritage Home and Historic Preservation Awards.

Prepared by: Hadlie Ward, Assistant Planner

Reviewed by: Megan Meier, Senior Planner

Attachments:

1. 2025 Heritage Home and Historic Preservation Award Poster
2. 2025 Award Recipient Historical Narratives

2025 Heritage Home and Historic Preservation Awards



702 Main Street (1875, 1882)
Tom and Meg Stallard



414-424 First Street (1889)
Sean Denny



19 Bliss Avenue (1921)
James Newman and Shelley Newman-DuTeaux



609 Third Street (1882)
Bill and Lori Lamb



2025 Historical Narratives

Heritage Home Awards

19 Bliss Avenue

James “Jim” Newman and Shelley Newman-DuTeaux, the current homeowners, have nominated their home at 19 Bliss Avenue based on the historical significance and recent projects categories. This home is situated in the Beamer-Motroni Honorary Historic District, established in 2008. This district encompasses the Beamer Park area, which was subdivided in 1913 by Hewitt Davenport. Davenport hired landscape architect Mark Daniels to design the master-planned community with curved streets and a brick arch gateway. Daniels is known for his work in several other California neighborhoods, including the 17-Mile Drive in Monterey, as well as Forest Hill and Seacliff in San Francisco.

Constructed in 1921, the home at 19 Bliss Avenue was the first of four constructed by local builder Joseph G. Motroni on the street. Based on the Newmans’ historical research and discussions with neighbors, they have determined that the original footprint included a large open front porch under the classic bungalow roof overhang, as well as two bedrooms, one bathroom, a parlor, a kitchen, and a laundry porch. They have also discovered evidence of a cellar for a coal-fired furnace and a carriage house during their years on the property.

Shortly after the home’s construction, a second-floor sleeping loft was added, accessed by an outside staircase. At the time, sleeping in fresh air was seen as a beneficial way to cure and prevent infection, and the Newmans believe that the sleeping porch was constructed in response to the 1918 influenza pandemic and turn-of-the-century tuberculosis outbreaks.

Over the course of multiple owners, the bungalow has evolved from a two-bedroom, one-bathroom home to a five-bedroom, three-bathroom home. Since purchasing in 2006, Jim and Shelley have entered a nearly 18-year odyssey of restoring the home’s original bungalow feel. Their projects include refacing the fireplace, restoring built-ins, refinishing the original Douglas Fir doors, re-texturing and repainting the walls, and installing period-appropriate double-hung windows. The Newmans’ careful research about the history of their home and their investment in restoring the historic character are valuable contributions to the Woodland community.

609 Third Street

The home at 609 Third Street was nominated by local historian David Wilkinson based on the historical significance, architecture, and recent projects categories. The home was constructed in 1882 by William S. White for his wife, Imogene, and their three children. At the time, White was working with local builder Samuel Caldwell, who constructed a similar house on College Street that may have influenced the style of this home.

In 1890, the home was sold to a former miner-turned-farmer named John Johnson. Later, local elementary school teacher Blanche Grigsby was a long-term owner. She often hosted violin practice for music students in her home. According to the current owner, Bill Lamb, the home was occupied by a Yolo County Sheriff in the 1980s. During this time, the home was firebombed, which destroyed the original bay windows and led to the installation of the current stained-glass windows.

609 Third Street is the last remaining example of Second French Empire architecture in Woodland. This style is also known as Mansard or Napoleon III, and it originated in France during the reign of Napoleon III (1852-1870), later gaining popularity in Europe and the United States in the late 19th century. The defining architectural element of this style is a four-sided Mansard roof punctuated with dormer windows. The dormer windows at 609 Third Street feature decorative emblems, and the mansard roof is covered in patterned fish-scale shingles.

When the current owners, Bill and Lori Lamb, purchased the home in 2015, it had dry rot damage and was missing architectural details. The Lambs embarked on a comprehensive restoration. They replaced about 50 percent of the Mansard roof shingles, repaired the wooden porch, and reconstructed the Newel posts visible in the front. Local craftsman, Tom Baird, was hired to recreate historically accurate wooden moldings.

The Lambs also spent several years researching paint colors to remove old paint and repaint with the current purple, blue, and gold color scheme. Many layers of paint were scraped off the house down to the bare wood, which was repaired and meticulously repainted in the current color scheme. With the Lamb's conscientious dedication and investment, they have restored and preserved a one-of-a-kind historical and architectural resource.

Historic Preservation Awards

414-424 First Street, Sean Denny

In 2012, local designer Sean Denny received a Historic Preservation Award for the restoration of the storefront at 416 and 418 First Street. Since then, Denny has continued to restore adjacent storefronts, including 414, 420, 422, and 424 First Street.

In the words of David Wilkinson, “Denny has the creative mind of an artist and the energy and perseverance of an entrepreneur.” Wilkinson has nominated Sean Denny and his complete restoration of this commercial block, known as the Hunt Building, based on the historic significance, architecture, and recent projects categories.

The Hunt Building was constructed in 1889. The developer was William G. Hunt, a farmer and rancher who owned a grain warehouse in Woodland. This building has been occupied by various key businesses in Woodland over time, including a grocery store, a hat store, a tailor, a cobbler, and offices for the *Woodland Mail* newspaper. The storefront at 414 First Street became the Elite Theater in 1908, which showed silent movies until 1916. It later became a photography studio and a film studio. In the 1950s, the storefront at 420 First Street became the home of Woodland’s first Mexican restaurant, La Villa Mexican Restaurant. The business owner, Otilia Contreras, was the first Mexican businesswoman to establish a business downtown. The restaurant continued to operate until the 1990s.

The Hunt Building is one of the few surviving Victorian-era buildings with iron storefronts in the Woodland Downtown Historic District. The commercial building has neoclassical architectural features such as Corinthian capitals, columns, cast-iron pilasters, and transom windows. The columns include two-inch cast plates with molded leaf and floral patterns. Beneath the cornice, there is a stone panel that reads “W.G. Hunt. 1889.” The original storefronts were covered by wood-stucco and aluminum brick facades in the mid-20th century, hiding key features for decades.

Denny purchased 416 First Street in 2002 for his graphic design studio. After uncovering the original storefront, Denny began a decades-long effort to acquire the remaining storefronts and restore the entirety of the Hunt Building. This included significant efforts to remove old paint and identify the original paint colors used on the exterior. Crepe myrtle trees were planted by the Woodland Tree Foundation, and Denny planted roses and shrubs in the landscape planters in front of the building.

Multiple new tenants have become established, including Gallery Coffee Roasters at 420 First Street, KLJ Studios for photography at 424 First Street, and Denny’s own Dog Gone Wine Bar at 422 First Street. Sean Denny’s restoration of the Hunt Building has revived “Fabulous First Street” to once again be a hub for activity in the downtown.

702 Main Street, Tom Stallard

Building owners, Tom and Meg Stallard, were recognized in 2014 for multiple significant restoration projects to key buildings in the Woodland downtown. Since then, their work has continued. David Wilkinson has nominated 702 Main Street based on the historical significance, architecture, and recent projects categories to recognize their latest passion project.

A single-story building was originally constructed on this site in 1875 by Levi Craft, a local brick manufacturer. In 1879, the site was used by local blacksmith B.F. Ready for his horseshoeing business. In 1882, the building was expanded with backing from banker and former mayor Richard Henderson Beamer. Later, the building became the City's fire station with the Town Hall offices on the second floor until the City Hall was constructed at 300 First Street in 1892. After the relocation of the city offices and fire station, part of the first floor was rented by Ed E. Leake as a printing shop for the *Daily Democrat*.

The two-story brick building once featured a Victorian wooden façade. Major remodeling in 1945 may have contributed to the removal of some of the original ornamentation. Iron Corinthian capitals were removed or hidden beneath “an avalanche of plaster.” By the 1980s, the building was unrecognizable and served as a series of appliance stores, including Karlstad's and Pearson's.

The building at 702 Main Street was gutted and faced several structural issues when Tom and Meg Stallard acquired it in 2015. For the restoration of 702 Main Street, Tom Stallard consulted with local architect Duane Thomson on the renovations and repairs, and Sean Denny on the new polychrome color palette. The mid-20th-century storefront was removed to expose the remaining columns, and the missing capitals were recreated out of wood.

Today, the first floor includes commercial spaces leased by Home Improvement's furniture showroom and CTB Hair Studio. The second floor has been converted into Plaza Lofts with seven rental apartment units.

In the words of David Wilkinson, “There's a touch of the jazzman in Stallard, harkening back to his college days spinning vinyl [...] Historic preservation work is daring, like jazz. A lot of it is about improvising on the spot, on the stage, missing a note, and opening your musical soul, creating a melody out of thin air. Similarly, a preservationist works collaboratively with a band of creative people: whether discovering and restoring a Corinthian capital and other architectural treasures hidden for decades, testing bold paint schemes, fixing a crumbling wall, making solo decisions on the spot, harmonizing with the architect. It's scary at times, but a thrill. Making music and rehabbing old buildings takes heart and soul and a willingness to fail, to learn on your feet. It's not only about the money. Only the best can do it well.”