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July 25, 2017

The Honorable Mayor and City Council of Merced
Merced City Hall
678 West 18th Street
Merced CA 95340

Dear Sirs and Madam:

RAGSDALE SUBDIVISION HONORARY NEIGHBORHOOD DISTRICT DESIGNATION

The Merced Downtown Neighborhood Association (DNA) requests that the City Council approve the Ragsdale Neighborhood as an Honorary Historic Neighborhood District. This designation would recognize the historic character of the Ragsdale neighborhood, without placing special land use restrictions or requiring zoning changes.

To facilitate the City Council's consideration of this request, DNA has prepared this summary report, which includes background on the project and discussion of the neighborhood in relation to the proposal for Honorary Historic Neighborhood District status. Attached is supporting documentation, including a resolution for the City Council's consideration to designate the Ragsdale neighborhood as an Honorary Historic Neighborhood District.

The materials and process outlined here, are modeled on one undertaken by the City of Woodland, included here as **Attachment 1**.

Background

In spring 2015, the Historic Designation Committee, a working group of DNA, initiated efforts to establish a process by which the City could recognize the historic nature of Merced's downtown neighborhoods. The Committee and DNA nominated the Ragsdale Subdivision as the pilot neighborhood for this process.

The intention is to recognize residential historic districts in Merced using an "honorary" designation to acknowledge and make known the number of historic and well-maintained homes within downtown neighborhoods. A district designation will better identify these homes as a significant part of the community's rich past and stable future. An honorary designation does not result in zoning changes and will not place additional restrictions on homes in the district.

Discussion

An honorary district is a geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, architectural design, materials, etc. It includes contributing and non-contributing properties. Non-contributing properties are those properties that do not share the architectural, historical or geographical characteristics of the district except for their physical presence in the district. New construction and those older buildings, altered so much that they are no longer recognizable as historic, are non-contributing properties. An honorary district designation is a means by which to recognize and call attention to a neighborhood that not only has a concentration of older well-maintained homes but also recognizes the conservation of the historic character. There are approximately 157 homes in the district of which one (1) was built prior to 1919, eighteen (18) were built in the 1920's, twelve (12) in the 1930's, forty-six (46) in the 1940's, forty-three (43) in the 1950's, one (1) in the 1960's, and six (6) in the 2000's. The DNA has prepared a *Ragsdale Addition Architectural Overview*, included as **Attachment 2**, to assist in identifying some of the styles of historic homes found in Ragsdale. Please also see **Appendix A, Historic Overview of Ragsdale and FAQ's**.

The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of the neighborhood, the residents who lived there and the distinct communities within Merced.

DNA recommends an honorary district as it will not involve property rights issues and would not involve special review or permits. However, an honorary designation will have a positive impact through the association of an identified district and will most likely have the effect of increasing property values. DNA hopes recognition will foster reinvestment consistent with historic preservation, and will result in continued preservation of neighborhood fabric and character.

Fiscal Impact

Adoption of the resolution should have no fiscal impact beyond the utilization of staff time. The designation will not impose restrictions on the homeowners in the honorary district.

Public Outreach

In mid-March, 2017, DNA volunteers hand-carried an informational brochure to every single home in the Ragsdale neighborhood and spoke to residents inviting them to attend a March 23, 2017, public meeting. The brochure is included here as **Attachment 3**. At that time DNA members obtained seventy-eight (78) signatures that are included here as **Attachment 4**. Also attached as **Attachment 4.A**, are photos of the Ragsdale residents at that public meeting.

On March 23, 2017, the DNA hosted said public outreach meeting for Ragsdale residents at Hoover Middle School to answer questions about the proposed neighborhood designation. Approximately 45 residents attended. There were questions pertaining to changes in property taxes, potential changes to

land use designation, and design suggestions for signage. The DNA addressed these questions to the satisfaction of the residents, and everyone in attendance ultimately expressed support. The District boundaries are as shown on **Attachment 5**, a copy of the subdivision map filed with the County of Merced.

A DNA-prepared resolution for the City Council's consideration to designate the Ragsdale Subdivision as an Honorary Neighborhood District is included as **Attachment 6**.

The Merced Downtown Neighborhood Association, It's Board of Directors and Historic Designation committee thanks the Honorable Mayor and City Council of Merced for their consideration of this proposal and request its placement on the next City Council Meeting Agenda for formal consideration and approval.

Sincerely,

The Merced Downtown Neighborhood Association

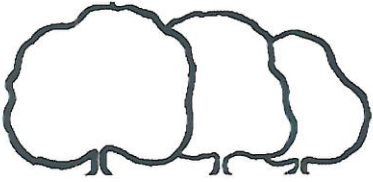


Cindy R. Morse
President

CRM/gc

Index of Attachments:

1. *City of Woodland Report to Mayor and City Council*
 2. *Ragsdale Subdivision Architectural Overview, 1920 through 1950*
 3. *DNA's Honorary Historic District Proposal Meeting Notice*
 4. *Petition and Signature Pages, and 4.A) Photos of Community Meeting 03/23/17*
 5. *Merced County Map of Ragsdale Subdivision*
 6. *Resolution*
- Appendix A: Historic Overview of Ragsdale*



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 4, 2008

SUBJECT: Beamer-Motroni Honorary Neighborhood District Designation

Report in Brief

The City's Historic Preservation Commission has approved the designation of the Beamer- Motroni neighborhood as an Honorary Historic Neighborhood District. This designation recognizes the historic character of a neighborhood without placing special land use restrictions or requiring zoning changes. In order for the designation to be recognized, a resolution supporting such action must be approved by the City Council.

Staff recommends that the City Council approve Resolution No. _____ designating the Beamer-Motroni as an Honorary Neighborhood District as described herein.

Background

In May 2005, the Historic Preservation Commission expressed interest in evaluating the Beamer Park Neighborhood based on date of construction if there was a geographical concentration or split between pre and post-World War II homes. The Commission evaluated the dates of construction and conducted a field trip in July 2005. After further discussion, the preliminary boundaries were recommended.

A neighborhood meeting was held on October 10, 2007 by the Commission to provide information to residents and take comments on the proposed honorary district designation and boundary. An informational brochure mailed to residents is included as **Attachment 1**. Approximately 10 residents came to the meeting to speak in favor of the designation and to recommend boundary changes for the district. The original boundary did not include two lots north of Hollister Avenue and West of Third Street, parcels 22 and 36. Additional requests were heard to include the lots north of Hollister Avenue east of Bruton Lane and west of East Keystone Avenue.

At their November 7, 2007 meeting, the Historic Preservation Commission recommended that the Beamer-Motroni neighborhood be recognized as a residential historic district that will be "honorary" in nature to acknowledge and make known the number of historic and well maintained homes within

this neighborhood. A district designation will better identify these homes as a significant part of the community's rich past and stable future. The District boundaries reflect the comments from residents as shown in **Attachment 2**.

An honorary designation does not result in zoning changes and will not place additional restrictions on homes in the district. The recognition of a neighborhood as an Honorary Residential Historic District was previously approved by the City Council over five years ago. On September 3, 2002 the City Council approved Resolution 4376, adopting a Residential Historic District (Honorary) for the residential neighborhood located south of Lincoln Avenue, north of Marshall Avenue, east of Walnut and west of Fourth Street. This is the only other neighborhood that has been designated in this manner.

Staff prepared a resolution for the City Council's consideration to designate the Beamer-Motroni neighborhood as an Honorary Neighborhood District. Resolution No. _____ is included as **Attachment 3**.

Discussion

An honorary district is a geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, architectural design, materials, etc. It includes contributing and non-contributing properties. Non-contributing properties are those properties which do not share the architectural, historical or geographical characteristics of the district except for their physical presence in the district. New construction and those older buildings which have been changed so much that they are no longer recognizable as historic are non-contributing properties. An honorary district designation is a means by which to recognize and call attention to a neighborhood that not only has a concentration of older homes but recognizes the fact that many have been well maintained and the historic character conserved. There are approximately 105 homes in the district of which twelve (12) were built prior to 1919; nine (9) were built in the 1920's, thirty-five (35) were built in the 1930's and twenty-four (24) were built in the 1940's.

The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of the neighborhood, the residents who lived there and the distinct communities within Woodland.

An honorary district is recommended as it will not involve property rights issues and would not involve special review or permits. However, an honorary designation will have a positive impact through the association of an identified district and will most likely have the effect of increasing property values. Recognition will hopefully foster reinvestment consistent with historic preservation, and will result in continued preservation of neighborhood fabric and character.

The City's Historical Preservation Ordinance, 12A, includes procedures for historic district designation; however, official designation requires written consent of all property owners for a district affecting residential properties. Official designation would require review by the Historic Preservation Commission for any exterior alterations including new construction, additions and

relocation of a structure in that district. Designation of Beamer-Motroni as an Honorary District **does not** involve this level of regulation.

Fiscal Impact

Adoption of the resolution should have no fiscal impact beyond the utilization of staff time. The designation will not impose restrictions on the homeowners in the honorary district.

Public Contact

Posting of the City Council agenda. A notice concerning the proposed City Council Resolution and district boundary was sent to residents and neighbors 10 days prior to the meeting date.

Alternative Courses of Action

1. Approve Resolution No. _____ designating the Beamer-Motroni as an Honorary Neighborhood District as described herein.
2. Do not approve at this time. Council may request possible revisions or decline to approve at this time.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Cindy Abell-Norris
Principal Planner

Reviewed by: Barry Munowitch, AICP
Assistant City Manager

Mark G. Deven
City Manager

Attachment:

1. Beamer-Motroni Honorary Neighborhood District Meeting Notice
2. Boundaries for the Proposed Beamer-Motroni Honorary Neighborhood District
3. Resolution Adopting an Honorary Residential Historic Neighborhood District

City of Woodland

BEAMER-MOTRONI HONORARY NEIGHBORHOOD DISTRICT

NEIGHBORHOOD MEETING

Neighborhood Meeting

October 10, 2007

6:00 pm

City Council Chambers

300 First St & (upstairs)

Purpose of meeting--to discuss with neighbors a proposed honorary district designation.

Contact: Cindy Norris, Senior Planner
(530) 661-5820, e-mail:

cindy.norris@cityofwoodland.org

Comments will be accepted through November 1, 2007 and should be directed to Cindy Norris.

Historic Overview

Bay area entrepreneur Hewitt Davenport subdivided Beamer Park in 1913 creating an upscale residential enclave of Woodland. Davenport was assisted by noted landscape architect, Mark Daniels. Several local builders began constructing homes in the Park in 1914. William Fait, a designer-builder who arrived in Woodland in 1912 from Spokane, was very active in Beamer Park, crafting an assortment of bungalows both before and after World War I. He and Joseph Motroni, who built more houses in this section of town than any single builder, were residents of Beamer Park.

After the depression, the housing market began to rebound in the late 1930s. In 1936, Motroni's Subdivision was approved. Motroni began filling in West Keystone Avenue in Beamer Park with an assortment of houses

including his own dream house with a floor plan in the shape of an airplane. This house, built in 1937, is located at 524 W. Keystone Avenue.

This was a very productive period in Motroni's career as his design talent and stature as a trusted builder and successful businessman rose to a peak.

A private train was chartered from Sacramento to promote the grant opening of Beamer Park in June 1914. The complete build out of the park took more than 40 years and, thus, a broad range of housing styles are represented.

(Source: *Crafting a Valley Jewel, Architects and Builders of Woodland*, by David L. Wilkinson).

District Recommendation

The Historic Preservation Commission is recommending that the Beamer-Motroni neighborhood be recognized as a residential historic district that will be "honorary" in nature to acknowledge and make known the number of historic and well maintained homes within this neighborhood. A district will better identify these homes as a significant part of the Community's rich past and stable future.

An honorary designation does not result in zoning changes and will not place additional restrictions on homes in the district.

Questions:

1. What is an honorary district?

An honorary district is a geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, architectural design, materials, etc. It includes contributing and non-contributing properties. (Non-contributing properties are those properties which do not share the architectural, historical or geographical characteristics of the district except for their physical presence in the district. New construction and those older buildings which have been changed so much that they are no longer recognizable as historic are non-contributing properties.) An honorary district designation is a means by which to recognize

and call attention to a neighborhood that not only has a concentration of older homes but recognizes the fact that many have been well maintained and the historic character conserved.

The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.

2. Will this create greater awareness of neighborhood character and quality?

Local districts encourage better design. It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.

One of the benefits of an honorary district designation is that it will provide greater awareness of the historic character of the Beamer-Motroni neighborhood, which in turn will encourage the maintenance and preservation of the character of the district and foster a sense of neighborhood stability. Designation will help encourage new construction and renovations that are complementary to the neighborhood. Designation will help assure that the features the residents and community value for the Beamer-Motroni neighborhood will be clearly identified and expectations for the type and quality of future development expressed.

The Beamer Park neighborhood and many of the homes are included in the City's Walking Tour guide book and the neighborhood was featured in last year's Stroll Through History tour. The characteristics and features of the homes are discussed in the write-ups that are provided in the guide book.

3. What does it mean for me as a property owner?

Recognition, stability, increased property value,

neighborhood renewal and pride of ownership are benefits of designation. Local districts protect the investments of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time.

4. Why is this being done for this neighborhood?

The Beamer-Motroni neighborhood has a significant concentration of homes built by several Woodland master builders, including William Fait and Joseph Motroni. There are 39 structures featured in the *Explore Historic Woodland* self-guided walking tour book.

5. Does everybody have to agree? What if some property owners disagree?

No, everyone does not have to agree in the case of an honorary district, because it does not impose regulatory restrictions. If a property owner disagrees it is possible that the home will still be included as it is the concentration of homes of significant character that together makes up the district. However, the designation as a historic landmark does require full ownership agreement.

6. What effect will this have on property values?

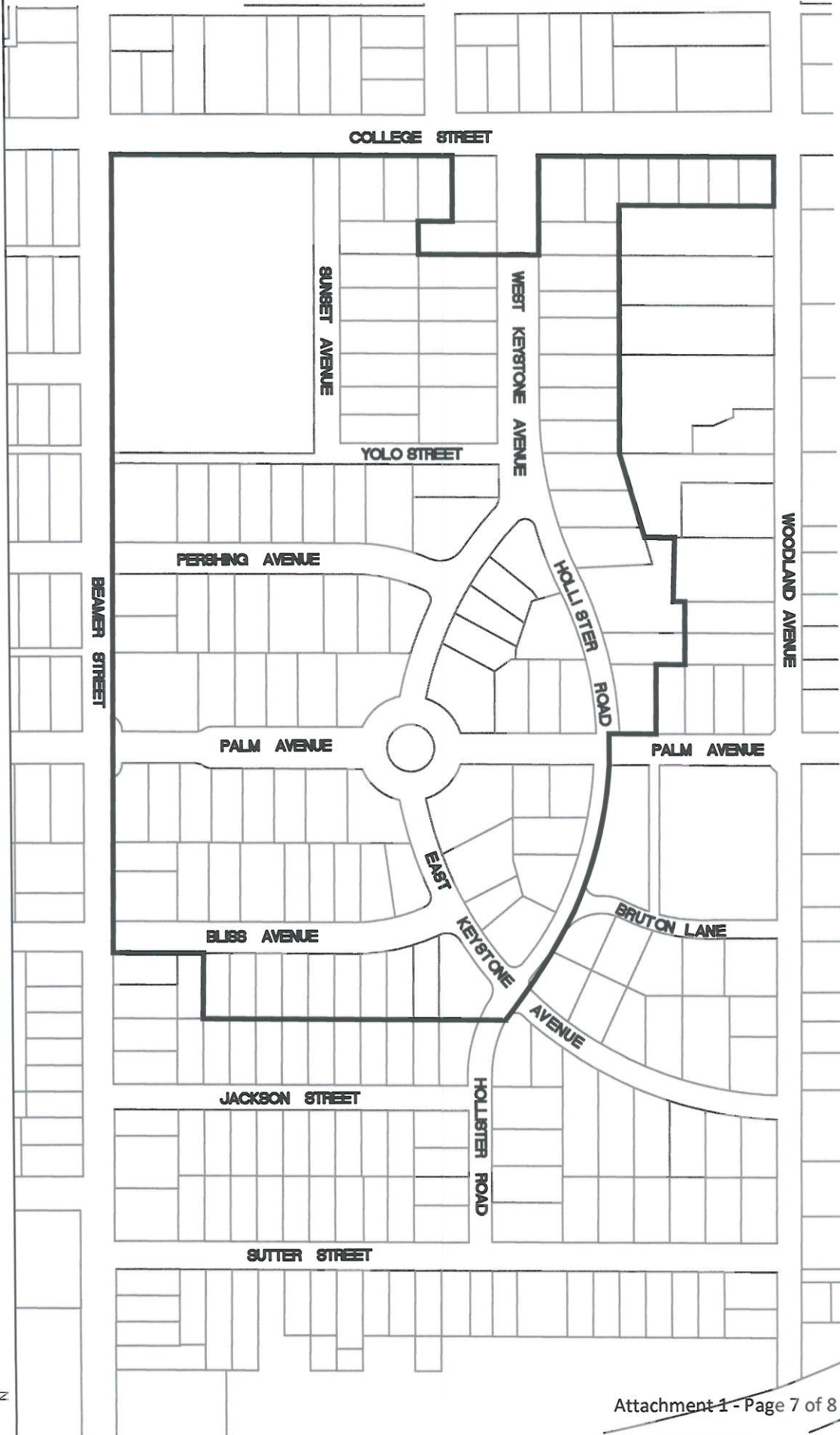
In general, being associated with a recognized "district" will most likely have the effect of increasing property values. This may be the result of recognition and pride of ownership. Recognition will hopefully foster reinvestment consistent with historic conservation, and will result in preservation of neighborhood fabric and character. Real estate agents in many cities use historic district status as a marketing tool to sell homes.

7. Does this affect my ability to work on my home and make changes?

If you want to alter, move or demolish a structure you will follow the same procedures of permit application as you would without the honorary district. There is no obligation to restore or rehabilitate your property.

DISTRICT BOUNDARY

BEAMER - MOTRONI HONORARY DISTRICT



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, ADOPTING THE BEAMER-MOTRONI HONORARY HISTORIC
NEIGHBORHOOD RESIDENTIAL DISTRICT**

The City Council of the City of Woodland, California ("City Council") hereby finds, determines, resolves and orders as follows:

WHEREAS, In 1913 Hewitt Davenport subdivided Beamer Park, creating an upscale residential enclave of Woodland; and

WHEREAS, In June of 1914 a private train was chartered from Sacramento to promote the grand opening of Beamer Park; and

WHEREAS, In 1936 Motroni's Subdivision was approved; and

WHEREAS, Motroni began filling in West Keystone Avenue and in Beamer Park with an assortment of houses including his own dream house with a floor plan in the shape of an airplane; and

WHEREAS, on October 10, 2007 the City held a neighborhood meeting, at which time 10 individuals spoke in favor of the district designation; and

WHEREAS, on November 7, 2007 the Historical Preservation Commission considered and approved the proposed honorary residential historic district as shown on the attached map identified as Exhibit A; and

WHEREAS, an honorary district designation is a means by which the City can recognize and call attention to a neighborhood that not only has a concentration of older homes but recognizes the fact that many have been well maintained and the historic character conserved.

NOW THEREFORE, BE IT RESOLVED, We, the members of the Woodland City Council hereby approve the Beamer-Motroni Honorary Neighborhood Residential District.

PASSED AND ADOPTED by the City Council of the City of Woodland this 4th day of March, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW

1920 through 1950

The Ragsdale Subdivision, established in the early 1920's, is one of many unique neighborhoods in Merced. It includes many noteworthy homes situated along slowly winding streets covered by a lovely canopy of mature trees. Many engaging home styles evolved during the first half of the 20th century. The following is a brief overview of some of those conforming styles that appear in Ragsdale today.

By way of background, the Industrial Revolution at the end of the 19th century created a powerful backlash against the large, ornate and highly detailed gingerbread *Victorian* and *Queen Anne* styles, e.g., the "Painted Ladies" so prevalent in San Francisco. Also widely embraced was the traditional *Colonial Revival* style, including *Federal* and *New England Colonials*. *Neo-Classical* style was replete with the ostentatious details and grand facades that decorate government offices and banks built during the 19th century. For our purposes we will concentrate on some of the examples of homes built in the early 1920's through the 1950's, the era the Ragsdale Addition was developed.

Sarah Lim from the Merced County Courthouse Museum shared some historical details of Ragsdale that are of interest here. In 1920, James Ragsdale, purchased Lot 59 of the Bradley Addition #1, a 52-acre parcel located east of G Street -between G Street and 6th Avenue, south of Bear Creek and north of the Santa Fe Railroad. The area was surveyed and platted in 1923 and demand for new homes was strong. Today the beautiful tree-lined streets and historic houses represent some of the loveliest homes in Merced. We briefly describe below the more prominent architectural designs that appear in Ragsdale today.

1. California Craftsman and Bungalows: The early 20th century ushered in a period of enthusiastic building of the smaller homes. Simple living was the order of the day and striving for "honesty of design" is the hallmark of the Craftsman and Craftsman-style home. Californians loved the hand-crafted Craftsman Bungalows, large or small. Artistic and quaint, they still hold a stylish place in Ragsdale and throughout Merced. Bungalow style means different things to different people but it generally connotes a Craftsman-style house, and is widely used by most people that way. Blurring the definition are some who describe any small house built from 1900 to about 1950 as a bungalow.



Address: 299 East 26th Street, Merced

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW
1920 through 1950



Address: 2655 Third Avenue, Merced

Craftsman and Bungalow Characteristics

- Broad eaves with low-pitched roof, hipped or gabled, often with dormers
- Exposed rafter tails, beams and elaborated rafter ends
- Open floor plan
- Fireplace, brick or native stone
- Handcrafted, built-in cabinetry including as buffets, bookcases
- Craftsman-designed hardware, lighting, and tile work
- Windows, double-hung, multiple lights over single pane below; multiple windows appear together in banks, casement windows are also seen
- Substantial covered porches that create an outdoor room
- Shingle, lapped, and stucco siding is common
- Entry typically opens directly into living room
- Open floor plan maximized efficiency and flow from room to room with minimal space wasted on hallways

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW

1920 through 1950

2. **Colonial Revival:** One of the most classic, understated house styles is the Colonial Revival. Stately and distinguished, rather than cute or cottage like, they are substantial homes that declare traditional values. The reason for the continued popularity of the Colonial Revival is its timeless design.



Address: 298 East 26th Street, Merced

Colonial Revival Characteristics

- A symmetrical façade, but may have side porches or sunrooms on either or both sides
- Rectangular mass, 1 - 2+ stories
- Usually a medium pitch, side-gable roof with narrow eaves. Hipped roofs and dormers are occasionally seen
- Multi-pane (six-over-six or six-over-one lights are common), double-hung windows with correctly proportioned shutters, bay windows
- The entrance is centered and accented with columns, pilasters, pediment, and/or maybe hooded to create a covered porch; it may have a fanlight or transom, sidelights, and/or a paneled door
- Brick or wood clapboard is the most common siding, but shingle is occasionally seen
- Other design elements may include classical columns, dentil trim under eaves, or Palladian windows

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW

1920 through 1950

3. **Cape Cod:** This subtype of the Colonial Revival style peaked from 1920 to 1960. The simplest type of small New England home, the Cape Cod, is seen in almost every neighborhood. The principal advantage of the Cape Cod was its small size and economy. Where a larger Colonial Revival was out of reach for many a young couple or first time buyers, the Cape Cod was often relatively affordable.



Address: 255 East 26h Street, Merced

Cape Cod Characteristics

- Usually fairly small
- Symmetrical
- Rectangular mass
- 1 - 1 1/2 stories
- Side gabled roof with narrow eaves, medium pitch. Sometimes with wood shingles. Dormers are often seen.
- Multi-light (six-over-six or six-over-one lights are common), double-hung windows with shutters, bay windows.
- Centered entrance with a paneled door. Occasionally accented with columns, pilasters, or pediment; fanlight or transom, or sidelights
- Wood clapboard and shingle siding is most common

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW

1920 through 1950

4. **Mediterranean:** The Italian style, sometimes called Mediterranean, draws on classical design principles. The floor plan is not forced into a rectangle, nor do the windows have to be placed in a regular position. Stucco is often used, but stone, brick and concrete blocks can be employed equally. During the 1920s in particular, Americans became much more familiar with the various architectural influences. Some of the key points made this style were that proportion and simplicity would determine the success of the design. Less was definitely more and where more was to be considered, it should be in the setting, landscaping, and gardens surrounding the house.



Address: 206 East 26th Street, Merced

Mediterranean Characteristics

- 1 – 2 stories
- Elegant façade may be symmetrical or asymmetrical, but is always harmonious. Proportion is everything
- Balanced, low-pitched hipped roofs, often of tile. Occasionally, roofs may be flat
- Masonry exterior is most often stucco, stone, or brick, and in best examples may be completely unadorned
- Entry is may be slightly recessed or enclosed and emphasized by classical columns or pilasters
- Doors and windows on first floor are often arched, with upper story windows smaller and simpler
- Chimney is simple, rectangular shape; often stucco or plastered stone or brick
- Windows are often casements with minimal wood trim
- Design elements include paired French doors, classic arches, and restrained use of wrought iron
- Italian style homes are integrated with their setting, so considerable thought to landscape architecture and gardens was important to the house design

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW

1920 through 1950

5. **Spanish Revival:** One of the styles best adapted and seen throughout the Southwest is the Spanish Revival. Stucco walls, rounded arches, tile roofs, and patios set in semi-tropical and hot climates are charming, but relatively comfortable too. Borrowing from the bungalow's open floor plan with its cross ventilation and easy access to outdoor spaces, the rambling Spanish Revival (also called Spanish Eclectic and Spanish Colonial) uses walled courtyards for indoor-outdoor living. Though particularly well-suited to the California and the Southwest United States examples are seen throughout the country.



Address: 317 East 26th Street, Merced

Spanish Revival Characteristics

- 1 - 2 stories
- Asymmetrical facade
- Side or cross-gabled, occasionally hipped, low pitched roofs
- Minimal eave with little or no overhang
- Arched windows and doors
- Tile roof
- Stucco walls

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW

1920 through 1950

6. **Prairie / Foursquare:** Prairie Style is said to be the first original American architectural style. Houses at the time were described as "bungalows of the Middle-Western type." Instead of the Victorian plan with its small, compartmentalized rooms, this modern innovation opened up interior spaces by creating a more natural flow between rooms. In even relatively small houses, spaciousness was achieved by removing doors and walls and increasing the line of sight from room to room. In Frank Lloyd Wright's words, designs should be "trimmed to the last ounce of the superfluous." ("Ladies Home Journal", April 1907) The use of many windows allowed ample light and cross-ventilation, which were coming to be considered essential to health and well-being. The Prairie style became more widely accepted and became more stylized, evolving into the popular Ranch styles.



Address: 2600 East 26th Street, Merced

Prairie Style Characteristics

- 1 - 2 story
- Open floor plan with free-flowing spaces (sometimes blurring the line between indoor and outdoor spaces)
- Projecting or cantilevered wings
- Integrated with landscape and environment
- Open floor plan
- Low-pitched hipped or flat roof (less common is gabled)
- Broad, overhanging eaves (usually boxed)
- Strong horizontal lines
- Ribbons of windows, often casements, arranged in horizontal bands
- Clerestory windows

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW

1920 through 1950

- Prominent, central chimney
- Wide use of natural materials especially stone and wood
- Restrained ornamentation such as friezes around windows and doors, or as bands under the eaves

7. Ranch Style: The origins of the Ranch Style include influences of the Spanish Colonial and the California Bungalow. The goal was an open floor plan that provided an easy living, unpretentious home to accommodate the modern American lifestyle. Design elements of the earlier Prairie style with its long, low profile and innate elegance are easily seen in the broad eaves and low-pitched, hipped roofs of many ranches. During the 1950s, with a booming economy and exploding population, the ranch was adapted to tract home production in the burgeoning suburbs. Today, the ranch style is enjoying a resurgence in popularity and restoration. It's easy to see why ... it shares many of the same easy living features as the enormously popular bungalow style.



Address: 599 East 27th Street, Merced

Ranch Characteristics

- Single story
- Asymmetrical, wide facade usually set parallel to the street
- Low-pitched roof, gabled or hipped, often with wide eaves (occasionally a gable-on-hip is seen)
- Garage incorporated into house plan, most often prominently front facing
- Low, horizontal profile
- Shape may be a simple rectangle, L-shaped, or U-shaped and built around a court yard
- Windows may be double hung or sliding. Sliding glass doors to deck or patio. Large plate glass picture windows are often prominent at front of house.

RAGSDALE SUBDIVISION ARCHITECTURAL OVERVIEW

1920 through 1950

- Open floor plan
- Natural materials
- Minimal ornamentation



Address: 595 East 26th Street, Merced

In summary, there are many variations in Ragsdale of the several architectural styles discussed above along with many homes that have been remodeled and modernized so the architectural origins are often unclear. An attempt has been made to point out some of the most common styles and examples of conforming design, that is, those that have maintained most of the original design features.

FAQs

1. What does this mean for my property values?

The designation has no direct effect on property values, but usually will serve to enhance them by acknowledging the special architectural character of the neighborhood.

2. Can I still modify my house as I want?

Yes, you still have freedom to modify your property to meet your needs. There are no special panels to review changes.

3. If it doesn't change anything, why should we do it?

The district designation provides an acknowledgement of the coherence and character of the neighborhood.



Merced Downtown Neighborhood Association

The Downtown Neighborhood Association was formed in 2015 to unite the neighbors of the downtown area in various projects for the purpose of advocacy and outreach, beautification of the downtown area, and community engagement.

Historic designation of the Ragsdale neighborhood is our first advocacy and outreach project. The Ragsdale neighborhood is one of Merced's most historically significant and beautiful areas of the downtown area. We are proud of Merced and want to show this pride in a substantial and highly visible way.

Honorary Historic District Proposal

RAGSDALE

YOU ARE INVITED!

Neighborhood Meeting

March 23, 2017

6:00 PM

Hoover Middle School

What is an honorary historic district?

An honorary district is a geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, architectural design, materials, etc. An honorary district designation is a means by which to recognize and call attention to a neighborhood that not only has a concentration of older homes but recognizes the fact that many have been well maintained and the historic character conserved.

Such districts benefit the neighborhood itself, but also the wider community by making visible its history and the development of the area.

MERCED DOWNTOWN NEIGHBORHOOD ASSOCIATION

Post Office Box 7

Merced CA 95341-0007

DNAMerced@gmail.com

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BOARD MEMBERS

Cindy Morse, President

Jill McLeod, Vice President

Diana Odom-Gunn, Secretary

Lori Ward, Chief Financial Officer

Wayne Eisenhart, Director

Ryan Heller, Director

Phil Woods, Director

HISTORIC DESIGNATION COMMITTEE

Susan Amussen

Gloria Conlin

Kathleen Crookham

Ryan Heller

Laura Martin

Cindy Morse

Lori Ward

Ragsdale The Neighborhood

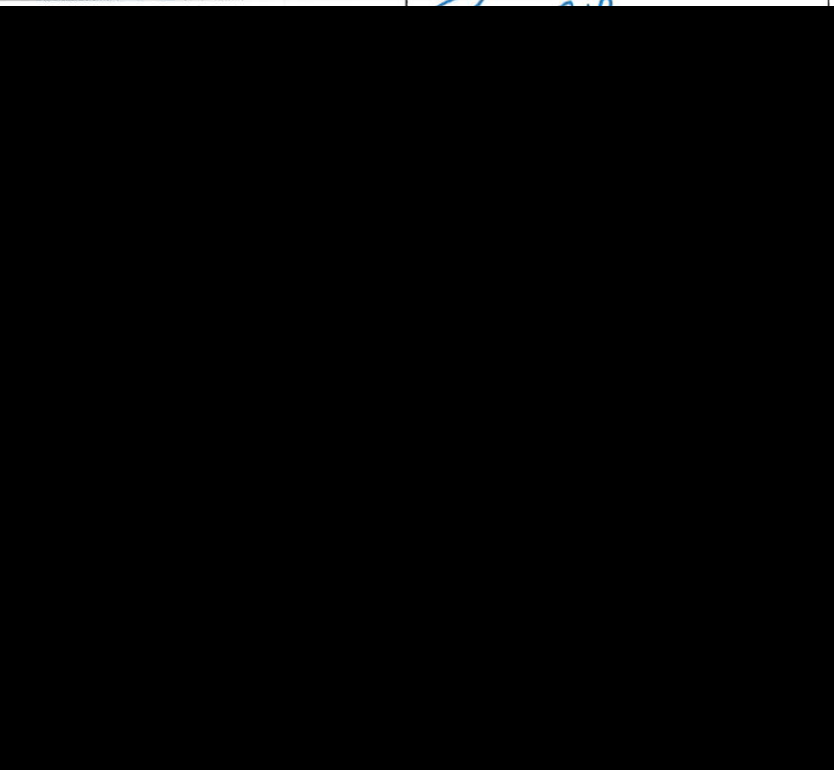
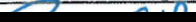

In 1920, James Ragsdale purchased lot 59 of the Bradley Addition #1, east of G street. The area was platted in 1923, and the homes currently in the neighborhood primarily date from the 1920s to the 1950s. There are exemplary houses from all the major architectural styles of the period, from California Craftsman to mid-century ranches. The neighborhood is marked by well-maintained homes of varied architectural styles, and relatively narrow tree-lined streets. The layout fosters a friendly and welcoming atmosphere.



We the undersigned support an honorary historic district designation for the Ragsdale Addition. The Historic Ragsdale Addition was established and developed principally in the 1920s through the 1950s. The Ragsdale Addition has a significant concentration of buildings, structures unified by past events, physical development and architectural design. It is bounded on the west by G St, the north by S Bear Creek, on the east by 6th avenue, and on the south by Santa Fe.

By recognizing the Ragsdale Addition as an historically significant neighborhood the City of Merced can foster stronger sense of community. Therefore we support Merced Downtown Neighborhood Association's efforts to obtain historic designation by the Merced City Council and the City of Merced at no cost to the city.

We respectfully ask the City of Merced to establish this honorary historic designation forthwith so that the neighborhood and City can begin to realize the benefits.

Name	Address	Signature
Bruce Reisdorph		
Shirley Reisdorph		
Rita Brown		
LAWRENCE J. BROWN		
Bob ANDERSON		
Sarah Lim		
Marc Smith		
Vincent S. Versage		
LISA Longora		
Megan Verstoppen		
Sean Nickerson		
Mary Nickerson		
Dan Baladad		
Kelly Soerensen-Smith		
Joel Prozo		



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Name	Address	Signature
AHMAD AHMADI		
Ash Linder		
Ann Ahmadi		
Richard Cummins		
Maria Gonzalez		
THOMAS J DAVIES		
Jesse Decker		
Patricia Torborg		
Bryan Verstappen		
Casen Anderson		
Casen Anderson		
Sara Forbes		
Cynthia Kelly		
Rick Graves		



Name

Address

Signature

[illegible]



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Name	Address	Signature
Susan Weston		
alan Hensher		
Marian Slep		
Janetla Gleson		
Kris Edingraham		
Rory Carter		
Tom Clarkson		
Rhonda Sancibrian		
LONDON COLLINS		
SHERI COLLINS		
STEVE BUCKENGTAM		
PATTY McNamara		
Robert Lindsey		
Augie + Lourdes Lin		
Lourdes Linan		
Ashley Brendel		
RANDALL PELISSIER		
Cara Ruffe		
Derek Daley		
Carolyn Silva		
LYNN George		



DOWNTOWN NEIGHBORHOOD ASSOCIATION

Ashley Gustin
Darren Sakata
Cesime Franco

[illegible]



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Name	Address	Signature
MARY THOMAS ON		
Duan Polino		
Michelle Garcia		
Robin Ludwigsen		
and [unclear]		
Shirley Scott		
Melissa Oliver		
Russ Oliver		
Rocio Campos		
Diana Campos		



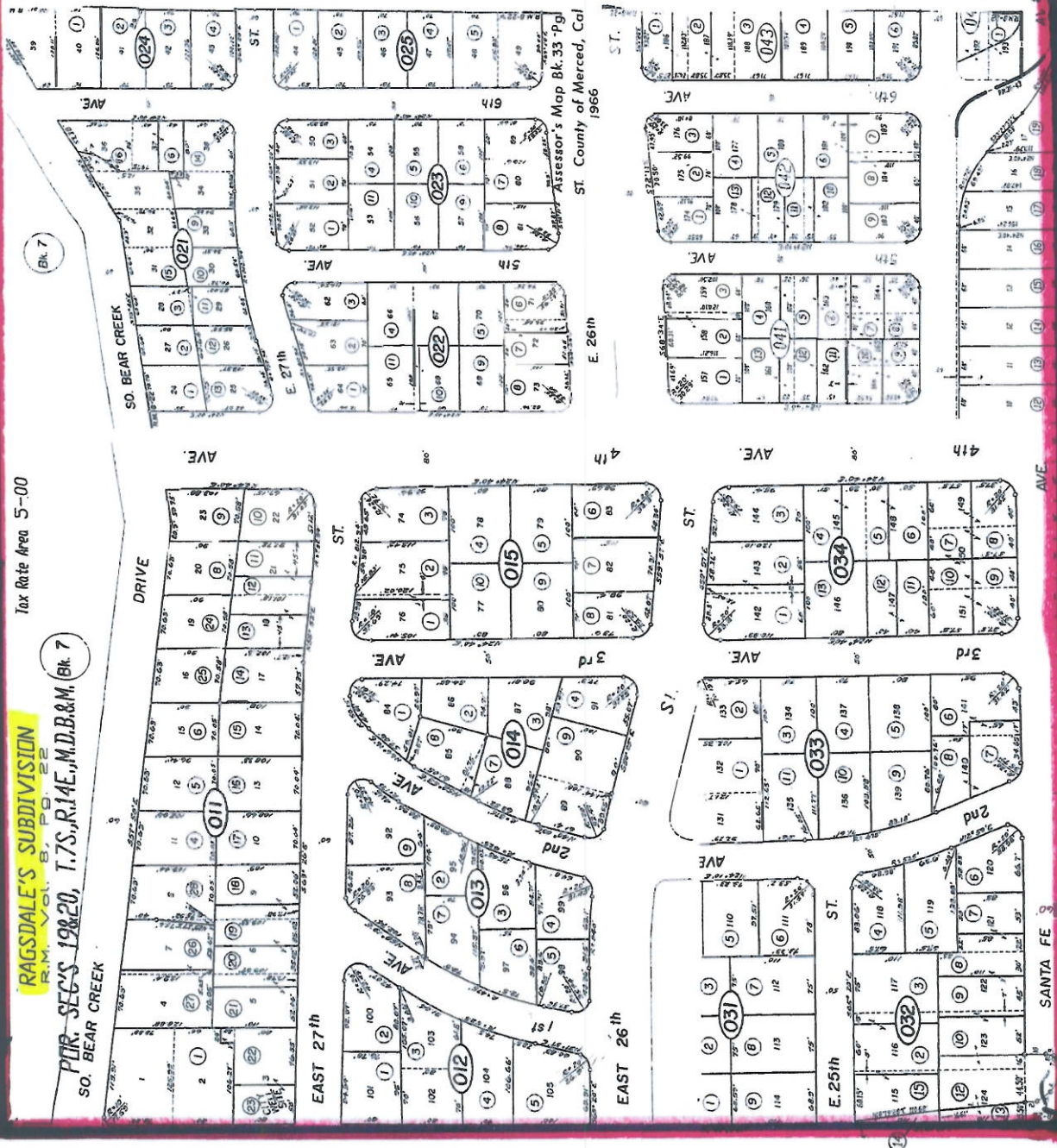
Tax Rate Area 5-00

RAGSDALE'S SUBDIVISION
R.M. Vol. B, Pg. 22

PAR. SEC'S 19&20, T.7S., R.14E., M.D.B.&M. Bk. 7

SO. BEAR CREEK

Bk. 7



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, ADOPTING THE
RAGSDALE SUBDIVISION HISTORIC NEIGHBORHOOD RESIDENTIAL DISTRICT**

The City Council of the City of Merced, California ("City Council") hereby finds, determines, resolves and orders as follows:

WHEREAS, in 1920 James Ragsdale purchased Lot 59 of the Bradley's Addition #1, a 52-acre parcel located just east of G Street and south of Bear Creek, and

WHEREAS, in 1921 Ragsdale began filling in the purchased property with an assortment of custom houses including his own home, and

WHEREAS, in 1923 the Bradley's Addition #1 parcel was surveyed and platted and the Ragsdale Subdivision was approved and became known as Ragsdale's Subdivision on the official map, and

WHEREAS, in 1946 the Ragsdale Subdivision was annexed to the City of Merced, and

WHEREAS, on March 23, 2017 the Merced Downtown Neighborhood Association ("DNA") completed a survey of the Ragsdale Subdivision residents and obtained signatures of 64 residents in favor of the District designation, and

WHEREAS, the Board of Directors and the Historic Designation Committee of the DNA considered and approved the proposed honorary residential historic district for the Ragsdale Subdivision as shown on the attached map identified as Exhibit A, and

WHEREAS, an honorary district designation is a means by which the City Council can recognize and call attention to a neighborhood that not only has a concentration of well-maintained older homes but also the conservation of their historic character.

NOW THEREFORE, BE IT RESOLVED, we the members of the Merced City Council hereby approve the Ragsdale Subdivision Honorary Neighborhood Residential District.

PASSED AND ADOPTED by the City Council of the City of Merced on this _____ day of _____, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

HISTORIC OVERVIEW OF RAGSDALE

The summary that follows is drawn from Sarah Lim's *The History of the Ragsdale Addition* (11-08-08).

In 1920, James T. and Nannie F. Ragsdale purchased Lot 59 of the Bradley's Addition #1, a fifty-two acre parcel east of G Street and south of Bear Creek. The area was surveyed and platted and was officially recognized as the Ragsdale Subdivision by the Board of Supervisors in the County of Merced in 1923. As represented on this map, the subdivision lay between G Street and 6th Avenue and Bear Creek and the Santa Fe Railroad.

The subdivision's development in the 1920's was part of a decade-long building boom in Merced. With its location just beyond the northern boundary of the City, the Ragsdale addition was considered suburban living for many early Merced residents. Ragsdale, himself, moved to the addition in 1921. Some of the early Ragsdale addition residents listed in the 1928 Polk's Merced City Directory included Walter J. Chenoweth, James H. McCabe, S. P. McMurray, Elbert A. Baleme, Fred Symons, Hans Gilbertsen, and Leslie P. Corcoran.

In 1946, the City of Merced annexed the Ragsdale addition. As Sarah Lim put it, "Today, this well-established neighborhood is graced with beautiful tree-lined streets and historic houses that capture the 1920's era of Merced."

DISTRICT RECOMMENDATION

The Merced Downtown Neighborhood Association (DNA) is recommending that the City Council of Merced recognize the Ragsdale neighborhood as a residential historic district that will be "honorary" in nature to emphasize the neighborhood's status as Merced's first subdivision and acknowledge the number of historic and well-maintained homes within the neighborhood. The district status will better identify these homes as a significant part of Merced's history and recognize the area's value to Merced's future.

FREQUENTLY ASKED QUESTIONS

1. What is an Honorary Historic Designation?

An honorary district is a geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, architectural design, materials, etc. It includes contributing and non-contributing properties (Non-contributing properties are those properties that do not share the architectural, historical or geographical characteristics of the district except for their physical presence in the district. New construction and those older buildings altered so much that they are no longer recognizable as historic are non-contributing properties.) An honorary district designation is a means by which to recognize and call attention to a neighborhood that has a concentration of older homes and recognizes the fact that many are well-maintained and the historic character conserved.

The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of our communities and ourselves.

2. Will this create greater awareness of neighborhood character and quality?

Local districts encourage better design. Comparative studies have shown that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.

One of the benefits of an honorary district designation is that it will provide greater awareness of the historic character of the Ragsdale neighborhood, which in turn will encourage the maintenance and preservation of the character of the district and foster a sense of neighborhood stability. Designation will help encourage new construction and renovations that are complementary to the neighborhood.

Designation will also help assure clear identification of the features the residents and community value for the Ragsdale neighborhood and expression of the expectations for the type and quality of future development.

3. What does it mean for me as a property owner?

Recognition, stability, increased property value, neighborhood renewal and pride of ownership are benefits of designation. Local districts protect the investments of owners and residents. Buyers know that the aspects are protected that make a particular area attractive over time.

4. Why is this being done for this neighborhood?

The Ragsdale neighborhood has special status as Merced's first subdivision, with a significant concentration of the homes reflecting the architecture of Merced's development from the 1920's through the 1940's.

5. Does everyone have to agree? What if some property owners disagree?

No, not everyone has to agree in the case of an honorary district, because it does not impose regulatory restrictions. Homes within the boundaries of the original subdivision will be included in the district. However, the designation as a historic landmark does require full ownership agreement.

6. What effect will this have on property values?

In general, being associated with a recognized "district" will most likely have the effect of increasing property values. This may be the result of recognition and pride of ownership. DNA hopes that recognition will foster reinvestment consistent with historic conservation, and will result in preservation of neighborhood fabric and character. Real estate agents in many cities use historic district status as a marketing tool to sell homes.

7. Does this affect my ability to work on my home and make changes?

If you want to alter, move or demolish a structure you will follow the same procedures of permit application as you would without the honorary district. There is no obligation to restore or rehabilitate your property.