



City of Woodland

Meeting Agenda

Historical Preservation Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

January 15, 2020
6:00 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. SUBJECT: Historical Preservation Commission Meeting Minutes of October 16, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission adopt the minutes of the Historical Preservation Commission Meeting of October 16, 2019.

D. SECRETARY'S REPORT

E. PUBLIC COMMENT

F. COMMUNICATIONS

G. PRESENTATIONS

H. NEW BUSINESS

2. SUBJECT: Heritage Home Award Nominations

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission approve

I. OLD BUSINESS

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

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission:

- 1) Hold Elections; and
- 2) Vote and select among current membership, the appointments for Chair and Vice Chair of the Historic Preservation Commission.

J. ADJOURNMENT



TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Historical Preservation Commission Meeting
DATE: January 15, 2020
ITEM #: C.1.
SUBJECT: Historical Preservation Commission Meeting Minutes of October 16, 2019

Recommendation for Action: Staff recommends that the Historical Preservation Commission adopt the minutes of the Historical Preservation Commission Meeting of October 16, 2019.

Staff Contact:

Debbie Flemmer, Administrative Supervisor (530) 661-5818, debbie.flemmer@cityofwoodland.org

Reviewed By: Megan Meier, Associate Planner

Attachments:

1. 10.16.19 HPC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Historical Preservation Commission Meeting –

Wednesday, October 16, 2019

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:01 PM

B. ROLL CALL

Council Members Present: Historical Preservation Commission Member Elizabeth Lambert, Historical Preservation Commission Member Jim Bohon, Historical Preservation Commission Member James Lapsley

Absent: Historical Preservation Commission Member Steve Barzo, Historical Preservation Commission Member Jeff Rosenthal

Excused:

C. APPROVAL OF MINUTES

1. SUBJECT: Historical Preservation Commission Meeting Minutes of August 21, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission adopt the minutes of the Historical Preservation Commission Meeting of August 21, 2019.

On a motion by Historical Preservation Commission Member James Lapsley, seconded by Historical Preservation Commission Member Elizabeth Lambert and carried unanimously, a motion to approve the Historical Preservation Commission Meeting Minutes of August 21, 2019

Ayes: Historical Preservation Commission Member Elizabeth Lambert, Historical Preservation Commission Member Jim Bohon, Historical Preservation Commission Member James Lapsley

Noes: None

Absent: Historical Preservation Commission Member Steve Barzo, Historical Preservation Commission Member Jeff Rosenthal

D. SECRETARY'S REPORT

Verbal updates provided by Historical Preservation Commission Members/Staff.

E. PUBLIC COMMENT

None

F. COMMUNICATIONS

None

G. PRESENTATIONS

H. NEW BUSINESS

2. SUBJECT: Review of the Proposed Work Plan for a Comprehensive Zoning Update to Incorporate the Downtown

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission

1) Receive a staff report that provides an initial overview concerning the forthcoming City zoning update specifically the portion related to the Downtown and greater Downtown area.

2) Provide comments and input to help inform specific discussion related to work program and the use of Form Based Codes.

Presentation provided by Megan Meier, Associate Planner.

I. OLD BUSINESS

3. RECOMMENDATION:

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

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission:

1) Hold Elections; and

2) Vote and select among current membership, the appointments for Chair and Vice Chair of the Historic Preservation Commission.

Continue this item to a date certain of November 20, 2019.

J. ADJOURNMENT

Meeting adjourned at 7:06 PM.



TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Historical Preservation Commission Meeting
DATE: January 15, 2020
ITEM #: H.2.
SUBJECT: 2020 Heritage Home/ Historic Preservation Award Nominations

Recommendation for Action: Staff recommends that the Historical Preservation Commission approve the following nominations for the 2020 Heritage Home Awards:

**409 Casa Linda Dr.
550 Oak Ave.
648 College
146 Third Street**

(additional nominations may be presented at the January 15th meeting for consideration)

Staff Contact:

Megan Meier, Associate Planner

Heritage Home Awards

Pay tribute to homes that add value to the historic fabric of Woodland and the homeowners that are the caretaker of these architectural treasures

Historic Preservation Awards

The Historic Preservation Award recognizes people in the community that have contributed to the historic preservation here in Woodland

It also recognizes commercial buildings in the Community that may have undergone a rehab and contribute to the historic fabric of the community

Nomination Process

The Heritage Home/Historic Preservation Awards are generally nominated by an Historic Preservation Committee member or can be self nominated. Any home that you feel is historically significant can be nominated, and the home does not have to be located in a historic district just within the City limits. There is a simple application form for nomination that provides pertinent historic information and description of the building or person and how they contribute to the historic fabric of Woodland.

For the 2020 Historic Home Award nomination year three homes did get nominated in 2018 with the previous Historic Preservation Commission three of the homes are being carried forward and include 409 Casa Linda Drive, 550 Oak Avenue, and 648 College Street.

The nominated homes are presented and formally voted forward as part of the 2020 Heritage Home Award recipients.

Once a home has been formally nominated planning staff will reach out to the home owner and confirm their participation. Commissioners will engage with the home owners to find out more about the home and with photos document it's architectural features. Commissioners will also put together additional historic information about the home to be presented at the final award ceremony in May.

Attachments:

1. HH Nomination 146 Third St
2. HH Nomination 550 Oak Avenue
3. HH Nomination 409 Casa Linda Drive
4. 409 Casa Linda- Photos
5. HH Nomination 648 College Street

**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

**Application for Nomination for the
Heritage Home Award**

What is the address of the home to be nominated? 146 Third Street

What are the nearest cross streets? Clover

Approximate date of construction of the home (if known). 1888

Is the home occupied now? Yes Who lives there? Chuck and Noreen Chase

State the name of the owner of the property (if known). Chuck and Noreen Chase

What is the address of the owner of the property?

Street Address: 146 Third Street

City: Woodland State: CA Zip 95695

Phone: _____ email: _____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: See attached pictures, North Third Street #4

A home is nominated for consideration for a Heritage Home Award because of certain qualities. Something historical happened there, a famous resident lived there, or the home is an architectural gem. As example, the home may be nominated because it is an attractive example of residences built in Woodland fifty years ago or earlier and has been well maintained and cared for.

Please give an explanation of why you believe this house should be nominated for a Heritage Home Award. In addition, any historical facts or interesting information that you may have about the history of the home would be useful as well.

The home is a great example of the Eastlake Victorian style and has been restored beautifully. It was the family home for a long time city employee who started a night watchmen and over 41 years served in a number of positions, including Fire Chief and Water Superintendent.

Excerpt from the current Explore Historic Woodland Walking Guide

Built for J.W. Power, this Victorian Eastlake cottage was sold in 1895 to R. Clark, who owned a number of homes in Woodland at the time, and was probably used as a rental. In 1920, the home was purchased by August G and Eva Silberstein. Mr. Silberstein was a Woodland City employee for 41 years. The Silbersteins lived in this home until Mr. Silberstein's death in 1952. The current owners are Chuck and Noreen Chase who have been rehabilitating the home for about 20 years.

Nominee's name: Jim Bohon Phone # and email 530-383-0394, jimbohon@cityofwoodland.org

1997



2005



2019



**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

**Application for Nomination for the
Heritage Home Award**

What is the address of the home to be nominated? *550 Oak Avenue*

What are the nearest cross streets? *First Street*

Approximate date of construction of the home (if known). *Circa 1888 – Remodels: 1904 and 1914*

Is the home occupied now? *Yes* Who lives there? *Liza Grandia*

State the name of the owner of the property (if known). *Liza Grandia*

What is the address of the owner of the property?

Street Address: *550 Oak Avenue*

City: *Woodland* State: *CA* Zip *95695*

Phone: *(530) 419-2811* email: *liza.homelife@gmail.com*

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number:

Yes. Page 95 No. 14. "BURLESON-FENNER-RAILSBACK-BREHM"

A home is nominated for consideration for a Heritage Home Award because of certain qualities. Something historical happened there, a famous resident lived there, or the home is an architectural gem. As example, the home may be nominated because it is an attractive example of residences built in Woodland fifty years ago or earlier and has been well maintained and cared for.

Please give an explanation of why you believe this house should be nominated for a Heritage Home Award. In addition, any historical facts or interesting information that you may have about the history of the home would be useful.

Since its original construction in the late 1880s, this well-preserved home has undergone a series of historic remodels and expansions conducted early in the 20th century. The result is an expansive yet comfortable urban eclectic style residence that incorporates a number of familiar Craftsman Bungalow design elements which characterized Woodland's residential neighborhoods in the decade preceding World War I. The shallow landscaped setbacks and formal iron fence on both the Oak Avenue and First Street are characteristic of urban-style residences built in Berkeley and other Bay Area communities early in the last century. Notable architectural features include the large gables with massive exposed beams on the north and south sides of the upper floor, and an interesting north-facing bay window. On its Oak Avenue side the home features gabled entry defined by large bungalow-style posts. The home's signature design elements include a stucco-finished exterior with distinctive wood banding. Double-hung windows with multi-paned upper sashes create a light-filled living room and a view of First Street. The home was occupied from the late 1930s through the early 1950s by Dr. Oscar E. Railsback and his wife Elisabeth. Dr. Railsback was a physician who worked at the Woodland Hospital at 678 Third Street. Dr. Liza Grandia, a professor of native American Studies at UC Davis, purchased the home in 2012. She has remodeled the kitchen, while preserving the original cabinets, restored the oak floors using traditional finishes and added cork stair risers and flooring in the upstairs addition.

Nominated by Mark Aulman. mdaulman@sbcglobal.net (530) 312-7298

**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

**Application for Nomination for the
Heritage Home Award**

What is the address of the home to be nominated? 409 Casa Linda Dr.

What are the nearest cross streets? Elm St. / Buena Tierra Dr.

Approximate date of construction of the home (if known) 1954

Is the home occupied now? Yes Who lives there? Dr. Brian Lin and Jae Lin

State the name of the owner of the property (if known). Same as above

What is the address of the owner of the property?

Street Address: 409 Casa Linda Dr.

City: Woodland State: CA Zip 95695

Phone: 530/662-1747 email: brianlindds@gmail.com

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number:
N/A

Please give an explanation of why you believe this house should be nominated for a Heritage Home Award. In addition, any historical facts or interesting information that you may have about the history of the home would be useful as well.

Phil and Marietta Leiser constructed this innovatively designed home in 1954 on the southern margin of what was then known as Southland Park (today's Gracie Hiddleson Park). The design is the work of the award winning Sacramento architectural firm of Albert M. Dreyfuss and Leonard D. Blackford. The firm's other commissions include the original SMUD headquarters in Sacramento, the Herman Miller furniture manufacturing facility in Rocklin (winner of the AIA National Honor Award in 1991) and Terminal B at Sacramento International Airport.

The dramatic architecture of this distinctive home combines seclusion and privacy with 3,500 square feet of living space. A long driveway connects the garage on the east side of the home with College Street. Masonry walls extend from the building to enclose the home, which features a dramatically sloped angular roof which overhangs small horizontal windows. On the home's north side, floor-to-ceiling windows unite the light-filled interior with the back yard. Another distinctive feature is a large copper fireplace that separates the living room and kitchen.

When they took occupancy, the Leisers planted a group of ginkgo trees at the southwest corner of the lot, which today provide ample shade for the front yard facing Casa Linda Drive. The Lins have lived in the home for the past eight years. This home will be featured on the 2019 Stroll Through History tour.

Nominated by Mark Aulman: mdaulman@sbcglobal.net

409 Casa Linda

HISTORY: An excellent example of a Mid-Century Modern is located at 409 Casa Linda. The post WWII period ushered in a great demand for housing, resulting in Woodland's first subdivisions but it was also a period of innovation in architectural design.



In 1954, the now distinguished Sacramento firm of Dreyfuss & Blackford was retained to design an artistic home with modern sensibilities for Marietta and Phil Leiser of Knights Landing. The Leiser family wanted to move to Woodland so their children could attend city schools. After viewing some of Sacramento's new house styles, they retained the creative talents of Dreyfuss & Blackford to design their Woodland home. The Leisers wanted a large home for their growing family, but beyond that, the architects were given free artistic license to create. The result was a stylish "cutting-edge" modern with family functionality, including the emerging "great room" concept, so popular today.

GARDEN: As one approaches the Casa Linda entrance you cannot help but notice the beautiful grove of Ginkgo trees, an ancient Chinese tree well adapted to Woodland climate. The trees were planted by the Leiser family when the home was built, and are greatly appreciated by today's owners, the Brian Lin family. The masonry walls in the front form a small courtyard and enclosure, reminiscent of the designs of Frank Lloyd Wright and his use of masonry.

INTERIOR: Brian Lin designed the kitchen remodel, which includes the use of travertine stone flooring that will eventually continue to the outdoor patio. The kitchen and family room form an "L" shape around the outdoor patio with unobstructed views to both sides of the house through tall rear windows. All windows are double-paned for energy efficiency and exterior noise mitigation. Take note of the "clearstory" windows at ceiling level, which create privacy, but provide natural light. A long hallway connects the family and public spaces to bedrooms. The bedrooms are efficiently planned with closets and built in drawers, while slanted ceilings create a sense of spaciousness. Visitors will enjoy the feel of this beautiful home and the esthetics which characterize modern living and the progressive architecture at mid-century.

**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

**Application for Nomination for the
Heritage Home Award**

What is the address of the home to be nominated? *648 College Street*

What are the nearest cross streets? *Cross Street*

Approximate date of construction of the home (if known). *Circa 1878*

Is the home occupied now? *Yes* Who lives there? *Jose & Simona Villalobos*

State the name of the owner of the property (if known). *Jose & Simona Villalobos*

What is the address of the owner of the property?

Street Address: *648 College Street*

City: *Woodland* State: *CA* Zip *95695*

Phone: email:

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number:

Yes. Page 63 No. 14. PENDEGAST-HARLING-TERHUNE

Architectural Style: Italianate Victorian





TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Historical Preservation Commission Meeting
DATE: January 15, 2020
ITEM #: I.3.
SUBJECT: Election of Officers for Chair and Vice-Chair of the Historic Preservation Commission

Recommendation for Action: Staff recommends that the Historical Preservation Commission:

- 1) Hold Elections; and
- 2) Vote and select among current membership, the appointments for Chair and Vice Chair of the Historic Preservation Commission.

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Background:

The positions of Chair and Vice-Chair are to be elected annually and typically this is done in August as stated in the Historical Preservation Commission Rules of Procedure (Attachment 1)

Conclusion:

Staff recommends that the Historical Preservation Commission:

- 1) Hold Elections; and
- 2) Vote and select among current membership, the appointments for Chair and Vice Chair of the Historic Preservation Commission.

Attachments:

1. City of Woodland Historic Preservation Commission Rules and Regulations

203. If a member of the Commission is absent without cause for three (3) successive regular meetings of the Commission, the office becomes vacant automatically and the Commission immediately shall notify the Council thereof. Acceptable cause for absence may include the following: personal or family illness, vacations, occasional business obligations, military leave or the loss of a loved one. Commission members will be expected to organize their calendars such that absences are kept to a minimum. If an absence will be unavoidable a Commissioner should leave word with the Planning Department no later than 12:00 P.M. on the day of the scheduled meeting.

III. OFFICERS

301. The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson shall be elected annually at the August Meeting by a majority of the Commission. The most senior member who has not yet held office will be next in line for being elected Vice-Chairperson. The Vice-Chairperson shall be next in line for election to Chairperson.
302. The Chairperson and Vice-Chairperson shall hold their respective offices until the next annual meeting after election and until their successors are elected.
303. Vacancies in the office of Chairperson and Vice-Chairperson shall be filled from the membership of the Commission by an election held at any meeting.

IV. DUTIES OF OFFICERS

401. The Chairperson shall preside at all meetings. He or She shall appoint all standing committees each year following the election of officers and such special committees as from time to time may be authorized by the Commission. He or She may present to the Commission such matters as in his or her judgment require attention; and He or She need not vacate his or her chair for the purpose of actively discussing (as a member of the Commission) an item on the agenda or a subject for review, discussion and recommendation by the Commission. He or She shall sign documents of the Commission, see that all actions of the Commission are properly taken and assist staff in determining agenda items.
402. Except as otherwise provided in these Rules of Procedure, the Chairperson (and the Commission) shall be guided by the "Roberts Rules of Order, Newly Revised." The failure of the Commission to conform to said rules of order shall not, in any instance, be deemed to invalidate the action taken.