



City of Woodland

Meeting Agenda

Historical Preservation Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

April 8, 2022
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. PRESENTATIONS

1. 2022 Heritage Home Awards Ceremony

D. ADJOURNMENT

Concluding ceremony, refreshments served at City Hall in the Edible Learning Garden.



TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Historical Preservation Commission Special Meeting
DATE: April 8, 2022
ITEM #: C.1
SUBJECT: 2022 Heritage Home Awards Ceremony

Recommendation for Action: Staff recommends that the Historical Preservation Commission receive the 2022 Heritage Home Awards Presentation

Staff Contact:

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

Summary:

A Special Meeting of the Woodland Historical Preservation Commission will be on Friday, April 8, 2022, at 6:00PM to recognize the recipients of the 2016 Heritage Home Awards.

Background:

The City of Woodland is known throughout California for its architecturally significant and historic homes. Since 1989, the City of Woodland Historical Preservation Commission has presented the Heritage Home Award to honor special homes within the community.

The Heritage Home Award is 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 award is purely honorary and imposes no requirements of any kind on either present or future property owners.

To date, over 100 Heritage Home Awards have been presented to Woodland homes. These homes, whose dates of construction range from 1862 to 1962, typify Woodland's rich and diverse architectural resources. Heritage Homes 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.

Each year, the Historical Preservation Commission selects recipients for the award from nominations submitted by Commission members or any other interested person.

There is no specific age or date of construction required, but historical significance is considered essential for a home to be eligible. To be considered for the award, a home must be a family residence 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 awards are presented by the Historical Preservation Commission to the current owners of the selected homes in an informal ceremony at City Hall.

This year's awards ceremony will be in conjunction with the City's 150th Anniversary (Sesquicentennial) and the 34th year of presenting awards to Heritage Homes in the community. This year's awards will be presented to six homeowners.

The 2022 award recipients include:

Heritage Home Award

186 WALNUT STREET

Judy Ann Wiechers

603 HOLLISTER ROAD

Mark & Karen Hannum

409 CASA LINDA DRIVE

Dr. Brian & Jae Lin

550 OAK AVENUE

Liza and Adelaide Grandia

648 COLLEGE STREET

Jose & Simona Villalobos

633 THIRD STREET

Allison Linda Carol

Conclusion:

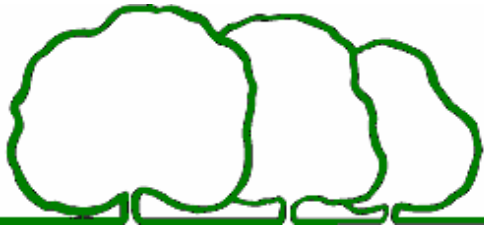
Staff recommends that the Historical Preservation Commission receive the 2022 Heritage Home Awards Presentation.

Prepared by: Megan Meier, Associate Planner

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. Heritage Home Awards April 8 2022



City of Woodland

MEMORANDUM

TO: Members of the Woodland Historical Preservation Commission
FROM: Megan Meier, Associate Planner
SUBJECT: 2022 Heritage Home and Historic Preservation Awards Ceremony
DATE: April 8, 2022

SUMMARY:

A Special Meeting of the Woodland Historical Preservation Commission will be on Friday, April 8, 2022, at 6:00PM to recognize the recipients of the 2022 Heritage Home Awards.

The 2020, 2021 & 2022 Heritage Home Award recipients include:

186 WALNUT STREET - Judy Ann Wiechers

This beautifully renovated and maintained Spanish Colonial Revival was built in 1931 for James Longrus. It is believed that the home was built by Joseph Motroni, a prominent Woodland home builder of that time frame.

The property on the north-west corner of Walnut Street and North Avenue has a long history as residential, but with just two houses ever having been built there. From the 1890's there was a small house at that location and in 1912 Mr. Longrus purchased it for a \$10 gold coin.

James A. Longrus was born in Woodland in 1884 and lived a short distance away in the 300 block of Elliot Street. His father, Benjamin A Longrus, was a runaway slave from Missouri who escaped to the north and moved to California around 1868, eventually settling in Woodland. James Longrus graduated from Woodland High School and later became a letter carrier in Woodland with the US Post Office. He married Melissa Jane Brinson and they lived in the small house he bought. Mr. Longrus continued his long career as a letter carrier in Woodland for 28 years.

In 1931, two years into the depression, Mr. Longrus had the current Spanish Colonial Revival house built, although it was slightly smaller. The expansion of a bedroom to the east toward Walnut Street was completed sometime later. Mr. Longrus and his wife lived in the home until his death in 1954. Mrs. Longrus continued to live in the house until her death in 1958.

From 1958 to 1963 the house passed rapidly through 3 owners. From 1963 to 1979 Helen Singleton operated a catering business from the location. By 1988 the house was vacant, had suffered serious interior damage due to a failed roof, and was condemned. In 1988, Mike Masterson purchased the house and had the roof repaired, but could not complete repairs to the interior. In 1989, Chuck Mannie purchased the home for his mother and began the serious work of repair and restoration. Mr. Mannie's mother was not able to move into the house, however, he continued to live in and restore the house. In 2002, Ms. Judy Wiechers purchased the home from Mr. Mannie and has continued to work with him to bring it to the elegant standing it is in today.

During the repair and restoration, the original oak floors in the living and dining rooms were uncovered and returned to their radiant glory. While many interior renovations were completed, especially in the kitchen, the original classical style was retained throughout. The central fireplace with its tile facing and soft upper lines, along with the textured plaster walls, rounded wall to ceiling lines, arched room entrances, and the large arched main window continue to showcase the Spanish Colonial Revival style.

603 HOLLISTER ROAD - Mark & Karen Hannum

This home is a wonderful example of the craftsmanship exemplified by Joseph Motroni, a local and very prolific builder. The home is Mission Revival style and was on the Stroll Through History in 2006. The home has had only three owners in its 84 years, Dorothy and Roy Cox, George and Carol Dahnke, and Mark and Karen Hannum. We have a photo of the home when it was completed in 1937 as a speculation home.

Features of the home are coved ceilings, hand-hewn beams, a niche with power outlet in the living room fireplace overmantle, original hardwood floors, steel casement windows with pull down screens, telephone "center" in hallway with fold-down chair and telephone book holder, and original porcelain-tiled bathroom.

409 CASA LINDA DRIVE - Dr. Brian & Jae Lin

The Casa Linda home is 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.

As one approaches the Casa Linda entrance you cannot help but notice the beautiful grove of Ginko 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.

The owner, 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.

550 OAK AVENUE - Liza and Adelaide Grandia

Situated on the south-western corner of First St. and Oak Avenue, 550 Oak Avenue was constructed in 1870, making it one of the oldest surviving homes in Woodland. The 1870 Yolo County Property Tax Roll lists Eliza Bentley owning the property with an improvement, representing the original home, valued at \$200. The 1871 bird's eye view map of Woodland shows a one-story house at the SW corner of First and Oak, with the entrance facing First St. Since its original construction, this well-preserved home has undergone a series of historic remodels and expansions conducted in 1898 by C.D. Burleson and in 1904 P.C. Fenner with a major remodel in 1914 by Henrietta Fenner. The 1914 remodel increased the tax valuation by \$1,000 and probably was when the second story was added and the home's entrance was moved to Oak Avenue. The result of all these additions and remodels is an expansive yet comfortable urban eclectic style residence that incorporates a number of familiar Craftsman Bungalow design elements that characterized Woodland's residential neighborhoods in the decade preceding World War I.

The shallow landscaped setbacks and formal iron fence on both 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 a gabled entry defined by large bungalow-style posts. The home's signature design elements include a stucco-finished exterior with distinctive wood banding. Double-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.

648 COLLEGE STREET - Jose & Simona Villalobos

From its sisterly nickname to its rich ownership history, a common thematic thread runs through the history of 648 College Street - family. Built in 1878, the Italianate Victorian style home first belonged to the Reverend J.N. Pendegast, an early Woodland Christian Minister. From 1886 to 1944, it served as the home of the family of Micajah Ogelsny Harling, who went on to be elected Yolo County Clerk.

Colloquially known as one Woodland's "three sisters," the home shares many notable similarities with the nearby 640 and 658 College Street. However, they are not identical. While all three are Italianate in style, 648 and 658 boast sturdy, fluted Doric columns, while 640 leans Corinthian - featuring the more ornate detailing.

Their sisterly bond carried on into the twentieth century, when both homes were purchased in 1952 by acclaimed restoration and architectural specialist Howard F. Terhune, who spent over a decade remodeling the sister structures. Though some of Terhune's renovations, such as the glassed-in eating area and 13-foot swimming pool, boasted a more contemporary style, they were careful to maintain the historical details on the Victorian facade of the house. According to David Wilkinson, Terhune worked with artisans in the Bay area to replicate and replace the ornamental wood brackets on the house's cornice.

The Terhunes and their children lived at 648 College Street for seventeen years before the family moved to Palm Springs. In 1973, the home was listed for \$65,000, with newspaper ads touting it as having "the charm and elegance of the 19th century and the convenience of the 20th."

The present owners are Jose and Simona Villalobos, who purchased the residence in November of 2004. Simona clearly remembers touring the home with their oldest son, who was just over a year old at the time. "As soon as I saw the clawfoot tub, we were sold," she recalls, also noting her immediate love of the original stained glass windows and wood floors.

While the house boasts a certain all-season charm, the Villaloboses say that the home truly comes alive over the annual Fourth of July holiday. "We always look forward to the 4th," says Simona. "I love to decorate the house with flags and old pictures of the house that I display. I even have a framed photo of the City of Woodland's Fourth of July committee that was taken back in the 1800s."

Jose and Simona have infused a few touches of their own into their family's home. Over the years, they have painted the exterior and installed a new picket fence in the front yard. However, they believe half the joy is in the journey. "We love our home so very much," says Simona. "It's always a work in progress...and that's okay."

633 THIRD STREET - Allison Linda Carol

This Monterey Colonial Revival home was built in 1931 and purchased by the Hamm's in 2016. The home has a second story balcony, original tile roof, and multiple original archways both on the exterior and interior of the home. The home has over 30 windows and most have been replaced with modernized double hung Andersen windows. The kitchen has been completely remodeled however maintains the original nook with a back door that goes to the patio. The home has the original iron gates and staircase rail that was done by Joseph Motroni. The exterior of the home was completely repainted and all wires were removed from the exterior of the home. The home had all new exterior lighting completed including a wrought iron fence and wrought iron structure for the over 30 year old wisteria on the patio. A lot of time and attention has been placed in restoring the home back to its original charm.



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None