



Roselawn

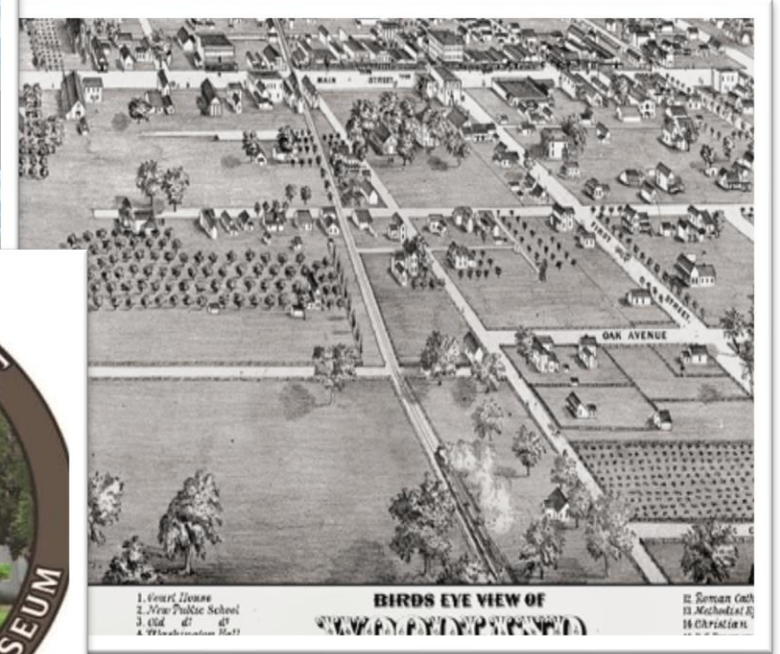
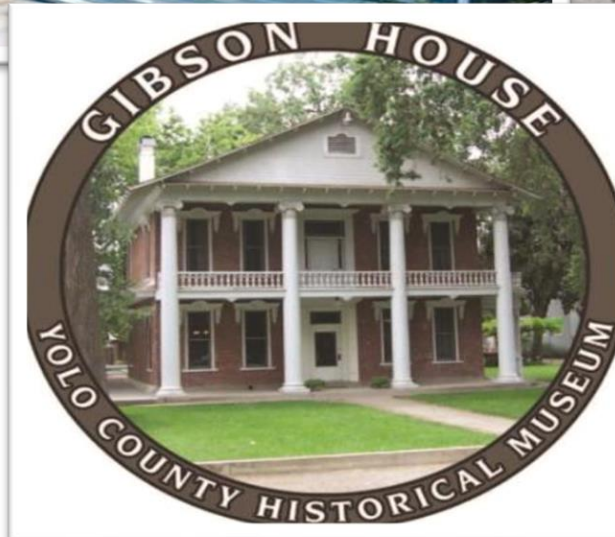
"A country estate in the city"

HISTORY

This stately historic Colonial Revival home, known as “Roselawn”, was built in 1905 for Thomas and Virginia Gibson, for whose original settler family the road was named.

As the centerpiece of the sprawling Roselawn Stock Farm, this gracious home was once surrounded by acres of lush farmland and was situated about a mile “out of town”.

Thomas’ father built the Gibson House, which is now the Yolo County Historical Museum on the other side of Gibson Road, about 400 yards to the East.





THE HOUSE

The Builders

The two-story home is just under 4000 sf (plus walk-in basement and walk-in attic, which add another 1900+ sf) and was built by the Keehn Brothers, prolific and noted local home-builders of the time. They built a number of well-appointed homes in the area which share architectural features with this home and were built with similar materials.

The Construction

The building is constructed completely from old-growth clear redwood, which was sourced at the turn of the century from Northern California wood mills and is sadly no longer available. The structure is completely enveloped by 12" wide by full 1" thick redwood boards on the diagonal, underneath the redwood siding, which provides excellent structural integrity and also insulation.

The Craftsmanship

Original hardwood floors, coved ceilings and picture rail molding are found throughout, along with a variety of architectural features not found in most modern homes, such as cornices, newels, pocket doors and pillars.



THE HOUSE

- **Kitchen:** A kitchen and butler's pantry to enable large party entertainment, with two dishwashers, two sinks, two cooktops, two microwaves and commercial oven/hood complemented by over 40 linear feet of granite and butcher block countertops. There is also a reverse osmosis system installed, which produces up to 90 gallons per day of filtered water.
- **Mud Room:** Mud room, sheathed in wainscoting salvaged from a 1920's hotel in San Francisco, contains a laundry and storage area and ½ bath.
- **Laundry:** There are two laundry centers – one in the mud room and one next to the second bathroom on the second floor.
- **Family Room:** Added on in the 1950's, this room features exposed beams and lots of window space (replaced in 2020), a gas fireplace with remote and a hutch area for storage and organization.
- **Living Room:** This large formal room offers views to three areas of the grounds and has a wood-burning fireplace with blower system.
- **Dining Room:** The formal wainscoted dining room has accommodated grand dinners seating over 20 people, with its built-in sideboards, solid original redwood pocket doors, wood-burning fireplace and crystal chandelier making for a sumptuous dining experience.
- **Bathrooms:** The main house has two full baths, one ½ bath and three ¼ baths. The two full baths were remodeled (see table below).
- **Bedroom (Southeast):** Has walk-out to the front balcony, walk-in closet, its own ¼ bathroom with new quartz vanity top and faucet.
- **Bedroom (Southwest):** Has walk-out to the front balcony, its own ¼ bathroom (also with new quartz vanity top and faucet) and gets lots of afternoon shade from the London plane tree to the west.
- **Bedroom (Northwest):** Features lots of electrical outlets (was designated as an office by previous owner) and the internet connection (modem location), plus a built-in sink/vanity.
- **Bedroom (Northeast):** The master bedroom, with his & hers closets, has an adjoining spacious full bathroom.



THE HOUSE

- **Attic:** Walk-in 1400 SF attic with wet-stamped engineering plans for conversion into a bonus room.
- **Basement:** Basement with 548 sf, currently used for storage and also contains a craft space/workshop with charming vintage metal cabinets salvaged from the kitchen remodel.
- **Roof:** In 2011 a premium dimensional shingle 50-year roof was installed, along with the solar system.
- **Solar:** 4.2 KWH, 21 panel solar system (owned, not leased) on a cogeneration contract with PG&E. Each solar panel has its own micro-inverter, which distributes potential points of failure. Some spare inverters are kept in the attic.
- **Water Heaters:** There is one in the basement to serve the first floor and the master bathroom, one in the laundry center on the second floor to serve the second bathroom and one in the cottage utility closet to serve the cottage. All water heaters are electric.
- **HVAC:** Two independent HVAC units for zone control on the first and second floors, with capacity to cool the attic, if converted.
- **Wi-Fi:** The house has a cable connection that comes underground via conduit from the power pole on the East side of the property. This enables Gigabit service for broadband.
- **TV Antenna:** There is a long-range TV antenna in the attic, which picks up about 45 channels, some of which are HD. Coaxial wiring runs throughout most of the house, including to the family room and cottage.
- **Electrical Panels:** There are three electrical panels in the main house and one in the cottage.
- **Alarm and CCTV Systems:** Monitored AT&T Digital Life wireless alarm system in place, with door lock for the back door which can be opened remotely. There is wiring still in place to most windows and doors from the original alarm system to enable a future hard-wired alarm option. The Ring CCTV system is wireless, with 7 cameras which record to the cloud and can be retrieved via PC or phone. The cameras also enable interaction with a subject that moves into the detection zone.



THE GROUNDS

- **Privacy:** Today, the very private 1.3 acre gated property is entirely surrounded by tall trees and hedges, which provides the feel of country living while benefitting from the conveniences of living in town.
- **Gates:** The rear gate has an electronic gate opener with remotes, allowing easy access to Buena Tierra Drive, which is used daily. There is also a keypad to enable foot traffic.
- **Irrigation System:** There are 10 irrigation zones all managed by an automated controller mounted next to the electricity meter (on the panel behind the clumping bamboo near the She Shed).
- **Front Porch:** An expansive and welcoming covered wraparound porch with multiple seating areas. The upper floor also benefits from the 36" overhangs on the building's exterior that keep the building in shade for good portions of the day.
- **Rear Circular Patio:** A secluded seating and dining area, which is in shade for most of the day, due to the 250+ year-old Valley Oak tree.
- **Rear Patio:** The rear patio is about 1200 sf and features a 12-seat outdoor bar/entertainment area with its own outdoor bathroom (SW corner of the cottage), which has hosted many large parties and events, including weddings.
- **Circular driveway:** The circular driveway opening up to Gibson Road is bordered by over 60 tree roses and 100+ year old palm trees. There is about 4" of blacktop throughout and a reinforced, high strength concrete curb encapsulating the driveway.
- **Front Lawn:** Contains $\frac{3}{4}$ regulation size croquet court, which also doubles as a putting green when mowed to regulation level (currently letting grass grow taller). The sand trap facilitates practicing chipping. There is a golf hole making tool, hole liners and flags for this purpose.
- **Mini Orchard:** Two cherry trees, one orange, three lemon, one lime, one grapefruit, one fig and one apricot tree.



THE GROUNDS

- **Specimen Garden:** At the turn of the 20th century, it was common for landowners to plant specimen gardens with exotic trees from different parts of the world. Planted by the original owners, the Roselawn specimen garden is on the Southeast corner of the property and has beefwood, ginkgo (the rare female version which produces fruit) and Italian cypress trees remaining. The palm trees were all planted in 1905 or 1906 and it is interesting to see them in a photograph from that time, as they are tiny in the picture.
- **Cutting Garden:** Three rows of rose bushes are kept in the plant bed on the Northeast side of the property, behind the house, from which we cut flowers routinely for arrangements.
- **Formal Vegetable Garden:** The formal beds contain a 50/50 mix of soil and mulch (sandy loam soil), feature automatic drip irrigation, and are centered on a historic architectural salvage item - the pillar from a church in Woodland that burned down in the early 20th century. At the entrance to the vegetable garden area is a garden gazebo, made entirely of recycled material, atop a foundation wall using bricks which were salvaged when the wash house was converted to living quarters. The gazebo features a rock garden and five seedless grape vines on automatic drip irrigation.
- **Fauna:** A family of barn owls have nested for years in the date palms in the front and are often heard clicking and screeching after dark. The two chickens (Red and Walnut) usually produce two eggs per day. Doves, Robins, Scrub Jays and Hummingbirds have also all nested and fledged on the property over the years. Bees and butterflies abound and seem to enjoy the roses and vegetable beds.



THE OUTBUILDINGS

- **Rose Cottage:** a 400 SF Guest House, known as “Rose Cottage”, located behind the main house, the former “wash house”, which was used to wash the dairy equipment in the day, has been converted into “Rose Cottage”.
- **Chicken coop:** Custom-built, for housing up to 6 hens, designed for easy cleaning access and external access to eggs, with gravel walkway to avoid mud in the winter.
- **She Shed (office/studio):** 12’x16’ insulated and finished, just within Wi-Fi reach of the house, surrounded by gravel to avoid mud in winter.
- **He Shed (workshop):** 12’x16’ insulated and unfinished, filled with shelving and countertops to serve for storage and workshop, also within reach of Wi-Fi from the house, also surrounded by gravel to avoid mud in winter.
- **Run-In Shed:** For gardening supplies and equipment that can be rolled in and out.
- **Woodshed:** Shed has been in place since the 90’s at least, containing original millwork (balusters for the balcony, newels, baseboards, door and window trim, etc.) and other lumber for house repairs/improvements, when needed.
- **Storage Shed:** Resin shed behind the cottage, used for various storage needs.

IMPROVEMENTS

Kitchen

Using the same footprint, the kitchen was refreshed with new ergonomic cabinets, new appliances, new countertops and new flooring.

Fireplace Inserts

Cast iron Vermont Castings (Majestic model) gas insert with ceramic logs and remote in the family room, which warms half of the first floor; brass / glass doors on wood-burning fireplace in living room, with blower that draws air from the room, circulates it through the fireplace grate and pushes warm air back into the room – this warms the living room very well.

He Shed & She Shed

Both are 12'x16', with 9'x16' covered patio. She Shed used for crafts, exercise, entertaining and also has doubled as a spare bedroom, in a pinch. He Shed is workshop.

Gazebo

Purchased in San Diego, the gazebo is made of all recycled materials. The brick foundation was built from chimney bricks reclaimed from the wash house renovation.

HVAC

Replaced the old HVAC system with two modern units – one servicing the first floor and one the second (with ducting to service bonus room in attic, when done).

Roofing

Premium dimensional composite shingle, along with radiant barrier OSB was installed. Flat roof over the family room was replaced and insulated. Flat roof over front porch was replaced at same time.

Run-In Shed

6'x16', used for storing garden supplies and equipment, including roll-in equipment and bicycles.

Chicken Coop

Reclaimed roofing and windows from a property in the country. Capacity for 6 chickens.

2004 > 2005 > 2006 > 2007 > 2008 > 2009 > 2010 > 2011 > 2012 > 2013 > 2014 > 2015 > 2016 > 2017 > 2018 > 2019 > 2020 > 2021

Cottage

Previously known as the “wash house”, this was a shed that was used for washing the milking equipment from the old farm. A new foundation, reinforcement of the walls and some new siding was added. New windows, doors, insulation, tongue and groove ceiling and roofing was installed. Kitchen cabinets from the main house were reclaimed and used in the kitchenette.

Bathrooms

Each bathroom was deconstructed back to the studs, all plumbing, venting and electrical was replaced, new flooring (with radiant heat) and wall coverings installed, new toilets, sinks, showers and cast-iron bathtubs were installed.

Solar

4.2 KWH system with 21 panels in three banks, with feeds to new electrical panel in attic. System was purchased and installed when new roof was installed.

Driveway

Gibson road entrance (tongue) for both gates replaced, 2" overlay of asphalt laid on existing asphalt in 2011. Steel reinforced curbing with high-strength concrete was installed to lock in edges of driveway and provide lawn edges in 2019.

Vegetable Beds

A/B rock base with decomposed granite top for pathways. New drip irrigation for the beds, with ¼" steel borders. 50/50 soil for fill.

Rear Patio

Sandstone colored concrete with charcoal pigment wash on surface, reinforced, with drains for both downspouts that go under the concrete and exit in the cutting garden. Patio has a slope away from the house and toward the redwoods.

Outdoor Bar

Leathered granite countertops on the bar and the counters attached to the house, 4x4 supports, sheathed in cement fiber board for longevity in outdoor conditions.

LIVING AT ROSELAWN

- **Daily Comings and Goings:** The Buena Tierra entrance is used most of the time, as this is a quiet street with very little traffic and has an automatic gate opener. Most food delivery outfits in town know to deliver to this gate. This is also handy for delivery trucks bringing larger items, as they can maneuver more easily on the street. There are plenty of remotes for the gate and also temporary codes can be given for workmen or delivery services.
- **Getting the Kids to School:** 12 years of school all within walking/biking distance.
- **Getting the Adults to Work:** Having commuted to Europe for the past 15 years Vince has found the proximity to the Sacramento airport (15 minutes door to door) very convenient.
- **Enjoying the Delta Breeze:** Usually at about 8:30 PM a breeze from the south arrives, bringing cooler temperatures. It is not uncommon for there to be a 40 degree drop in temperature overnight, from the winds that pass over the Sacramento Delta area and San Joaquin River.
- **Harvesting Roselawn's Bounty:** Roses from the garden have been winning awards at the county fair just about every year. There is a wide variety of roses, including hybrid teas, floribunda and climbers of all colors, most of which are labeled with nametags. There is always a good supply of flowers from which to make arrangements for enjoying in the house. More fruit and vegetables than we can eat, plus plenty of fresh herbs and eggs are always in abundance.

ABOUT WOODLAND

- Woodland is big enough to have key major stores (Costco, Target, Best Buy, Home Depot, etc.) and enough restaurants to provide good variety. And it is small enough to have a small-town feel, with a charming downtown area that hosts farmers markets, First Friday art walks, street movie nights and other events on a routine basis.
- Woodland is also the county seat and thus hosts the county fair every year. There are plenty of parks and it is never grid-locked with traffic.
- Having I5 and Highway 113 run through it, it is only minutes from any part of town to a highway.
- The cell phone signal is good all over town and the broadband services are reliable and provide high-speed.
- Woodland is 56 miles to Napa, 83 miles to San Francisco and 128 miles to Lake Tahoe.

ABOUT THE SELLERS

- Christine is a retired Naval Officer and Vince is an engineer, who runs an international consultancy. Theirs is the fourth or fifth generation of families to own the home.
- Since moving into the house in 2000 they've raised their kids here, enjoyed lots of gardening and tons of entertaining, both inside and outside the house.
- They have enjoyed its grace, elegance and traditional charm, but were always comfortable in the house and have felt it was a very livable house.
- The gardens have provided years of fruit, vegetables and flowers, along with lots of frisbee and golf time on the front lawn.
- They've always enjoyed the privacy and the feel of country living, while also having ready access to all the amenities of the city.