



City of Woodland

Meeting Agenda

Historical Preservation Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

April 10, 2019
6:30 PM

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

D. SECRETARY'S REPORT

E. PUBLIC COMMENT

F. COMMUNICATIONS

G. PRESENTATIONS

1. SUBJECT: Landmark Tree Nominations

RECOMMENDATION FOR ACTION:

Staff recommends that the Historical Preservation Commission:

1. Consider the historical significance of the four trees recommended for designation as Landmark Trees; and

2. Recommend City Council designate as Local Landmark Trees two native Valley Oak (*Quercus lobata*) trees, one located at Lee Middle School, approximately 200 feet south of West and Lincoln Street, the other located at Douglass Middle School, just south of the gym; an American Elm (*Ulmus americana*) located at 420 Third Street; and a Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Avenue.

H. NEW BUSINESS

2. SUBJECT: Heritage Home and Historic Preservation Award Process 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission initiate the discussion and review of possible Heritage Home and Historical Preservation Award nominations.

I. OLD BUSINESS

J. ADJOURNMENT

TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Special Historical Preservation Commission Meeting
DATE: April 10, 2019
ITEM #: G.1.
SUBJECT: SUBJECT: Landmark Tree Nominations



RECOMMENDATION FOR ACTION:

Staff recommends that the Historical Preservation Commission:

1. Consider the historical significance of the four trees recommended for designation as Landmark Trees; and
2. Recommend City Council designate as Local Landmark Trees two native Valley Oak (*Quercus lobata*) trees, one located at Lee Middle School, approximately 200 feet south of West and Lincoln Street, the other located at Douglass Middle School, just south of the gym; an American Elm (*Ulmus americana*) located at 420 Third Street; and a Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Avenue.

PROJECT SUMMARY:

On November 9, 2018, local historian and President of the Woodland Tree Foundation, David Wilkson, submitted a letter to planning staff requesting the designation of three trees located on publicly owned land as "Landmark Trees." Additionally, on December 6, 2018, Woodland Tree Foundation board member, Rolf Frankenbach, submitted a letter to planning staff requesting the designation of two additional trees located on land owned by the Woodland School District.

The Historical Preservation Commission is asked to consider the historical importance of the trees and recommend to City Council the designation as Local Landmark Trees four of the five trees nominated including:

- American Elm (*Ulmus americana*) at 420 Third Street
- Cork Oak (*Quercus suber*) at the southwest corner of First Street and Marshall Avenue
- Valley Oak (*Quercus lobata*) at Lee Middle School (near West and Lincoln Street)
- Valley Oak (*Quercus lobata*) at Douglass Middle School (just south of the gym)

The fifth tree nominated, a valley oak (*Quercus lobata*), is located on the Yolo County, Gibson House (Yolo County Museum) property. Staff recommends that this tree nomination be deferred until a letter of support from the County can be obtained.

The nominated trees will be presented to the City's Parks and Recreation Commission at a future meeting for consideration. The Historical Preservation Commission may choose to make its recommendation contingent upon the recommendation of the City's Parks and Recreation Commission.

ANALYSIS:

Section 20A-1-20 of the Woodland Municipal Code defines a "Landmark tree" as a tree or stand of trees which

is of historical or public significance as designated by the city council upon the recommendation of all of the following groups and/or commissions: 1) the Parks and Recreation Commission; 2) the Historical Preservation Commission; and 3) the Urban Forestry Group. The Urban Forestry Group has since merged with the Parks and Recreation Commission.

Section 12A-3-1 of the Woodland Municipal Code (pertaining to the standards for designation of historical landmarks, districts and resources) states that a building, structure, object, or particular place may be designated for preservation as a landmark if it meets the following criteria:

Historical Importance: The building, structure, object, particular place, vegetation or geology has character, interest of value, as part of the development, heritage or cultural characteristics of the city, state or nation; or is the site of an historic event with an effect upon society; or is identified with a person or group or persons which had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

As described in Section 12A-3-2, the Historical Preservation Commission by resolution may recommend to the City Council designation of a landmark.

While neither the City's Tree Ordinance nor the Historical Preservation Ordinance (Municipal Code Chapters 20A and 12A) provide criteria for the designation of landmark trees specifically, the Historical Preservation Commission may wish to consider one or more of the following factors in its recommendation to City Council: Whether the tree's age and association with a historic building or district gives the tree historical significance. Whether the tree represents a specimen that is particularly rare in Woodland or the region and is of considerable size and age.

Whether the tree possesses unique characteristics or special horticultural significance.

Whether the tree is of a significant size and/or makes a significant and outstanding aesthetic impact to its setting and is an exceptional specimen in good condition and health.

These factors correlate to the standards for designation of historical landmarks, historical districts and historical resources as described above (Municipal Code Section 12A-3-1) and are factors other communities have used to designate landmark trees.

Mr. Wilkinson and Mr. Frankenbach, in their letters to planning staff, provides a brief history of each of the trees nominated for landmark designation, including a summary of their historical importance as follows:

1. The iconic American elm (*Ulmus americana*) located at 420 Third Street. This is one of the few remaining historical American elms whose upper limbs were not "topped" by the city years ago. This tree is likely a century old and has a 62.1" diameter. It has retained its renowned and iconic spreading canopy. A beloved American tree, noted for its toughness and dappling shade, it was widely planted throughout U.S. cities until Dutch elm disease (DED) destroyed millions of elms beginning in the 1930s.

The few remaining American elms checkering Woodland streets are truly survivors. These trees were widely planted in Woodland in the nineteenth century and early twentieth century and valued for their tremendous shade properties and hardiness. By the 1930s, however, Woodland's elms became infested with the elm leaf beetle, whose larvae feast on the leaves, denuding the tree of its canopy. According to city records, in 1936 when Woodland began spraying to control the elm leaf beetle there were about

650 elms in Woodland.

Eighty years later, there are only 75 American elm street trees cared for by the city, with a handful of others dotting private residences in the core area. Most of these trees are in decline due to their age and structural issues related to the tree topping, which weakened upper branches. One reason American elms fell out of favor as a street tree was the fear of DED infecting the elms. Consequently, few (if any) American elms were planted in Woodland after the 1930s. Fortunately, DED has never infected any of Woodland's American elms. However, many were removed in the late twentieth century when Woodland embarked on road widening projects in the older section of town. Entire city blocks were left devoid of shade.

In recent years the Woodland Tree Foundation and city have planted hybrid Asian elms to reintroduce this valuable tree species to Woodland. And, today, disease-resistant American elms are once again being planted in the country. Landmarking the American elm at 420 Third Street and installing an interpretive sign will honor the most iconic historical shade tree planted in Woodland and explain the reasons for its disappearance. Honoring this regal tree will also serve as a bridge between the eras when this elm was widely planted and valued for its canopy and efforts being made today to reintroduce disease-resistant *Ulmus americana* to the American landscape. I would like to see the American elm reintroduced to Woodland.

2. Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street and Marshall Ave. This non-native oak appears to be very old with a 61.1" diameter. It may have been planted at the time when Hesperian College moved from downtown in the 1890s to this location (see city historic marker placed along College Street, near Marshall Ave.). This site eventually became Woodland's first public high school. There are a significant number of cork oaks in Woodland, which are well adapted to our climate and should be planted more often.
3. A valley oak (*Quercus lobata*) located at Lee Middle School. This tree is adjacent to the school building, about 200 feet south of the intersection of West and Lincoln Street. This is a very large specimen tree; David Wilkinson and I measured the diameter (at breast height – DBH) in October 2018 at 72.9 inches. This is the fourth-largest diameter tree in Woodland. This tree is in good health and has been tastefully pruned by the Woodland School District and remains an aesthetically pleasing tree. Its location on public school property makes it a good candidate for imparting an appreciation of native trees by Lee Middle School students.
4. A valley oak located at Douglass Middle School, just south of the gymnasium. This tree has a DBH of 51.3 inches, and though it is quite smaller than the tree at Lee Middle school, it is an aesthetically pleasing tree that with continued good care by Woodland School District it will continue to grow and thrive and yield benefits for many more decades (perhaps even many generations), including cooling from shade and resulting energy savings, air pollution migration, food and habitat for native scrub jays, storm water attenuation, and beauty. It will also serve as an example of our native Sacramento Valley natural history, which by its mere presence will be noticed (perhaps helped with appropriate signage) and appreciated by current and future Douglass Middle School students. Some of these students might perhaps be inspired by this tree and develop interest in working to preserve native trees, or trees in general, or work in other areas of natural resource management.

The designation of historical landmarks within the City of Woodland is intended to protect the designated structure or vegetation from substantial modification or removal unless it becomes a threat to public safety. By designating the trees listed and described above as Landmark Trees, removal or major alteration of the trees, or improvements or modifications under the canopy or within the drip line of the designated trees, will require

review and approval by the Historical Preservation Commission (HPC) unless the proposed improvements/modifications will not have a detrimental effect on the trees as determined by the City's Arborist (or a qualified arborist and reviewed by the City's Arborist). If a designated tree is found to be a public health or safety hazard as determined by the City's Arborist, it can be removed without review by the HPC. Routine maintenance of the listed trees by a qualified arborist is exempt from HPC review.

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:

1. Consider the historical significance of the four trees recommended for designation as Landmark Trees; and
2. Recommend City Council designate as Local Landmark Trees two native Valley Oak (*Quercus lobata*) trees, one located at Lee Middle School, approximately 200 feet south of West and Lincoln Street, the other located at Douglass Middle School, just south of the gym; an American Elm (*Ulmus americana*) located at 420 Third Street; and a Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Avenue.

Attachments:

1. Landmark Tree Nominations
2. Nomination Letter Wilkinson
3. Nomination Letter Frankenbach

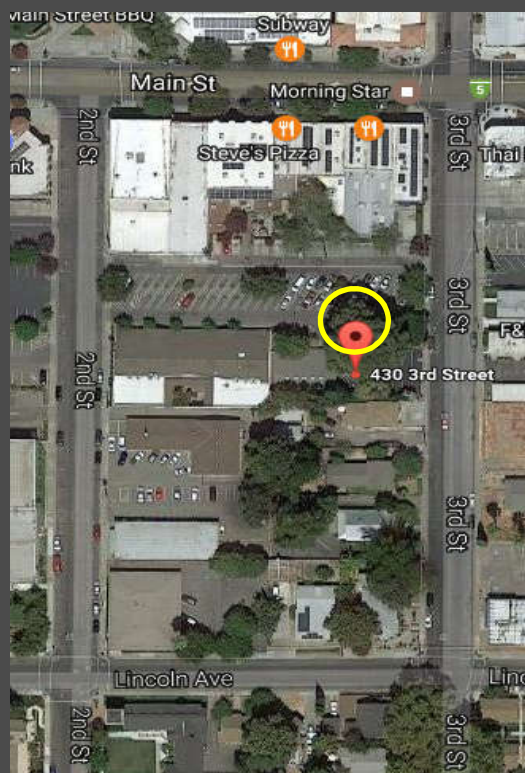
LANDMARK TREE NOMINATIONS

CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION
APRIL 10, 2019



Cork Oak (*Quercus suber*)
Southwest corner of
First Street and
Marshall Avenue

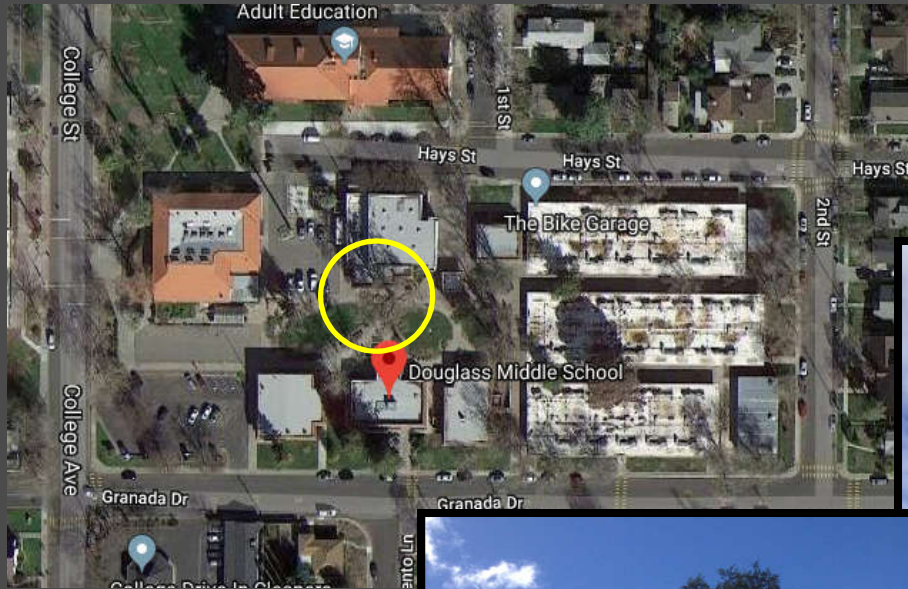




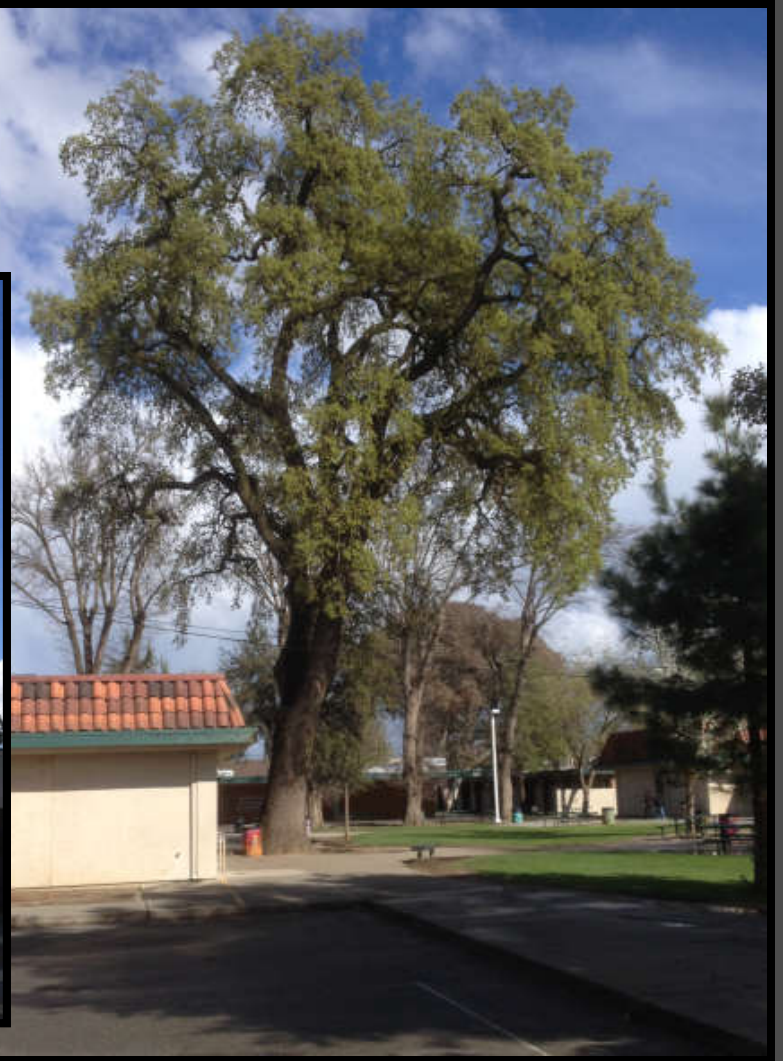
American Elm (*Ulmus americana*)
420 Third Street

**Valley Oak (*Quercus lobata*)
Lee Middle School**





**Valley Oak (*Quercus lobata*)
Douglass Middle School**



November 9, 2018

Erika Bumgardner
Historical Preservation Commission
City of Woodland
300 First Street
Woodland, CA. 95695

RE: Nomination of Landmark Trees

Dear Erika,

As per City of Woodland Resolution No. 1230, I am nominating the following trees for Landmark consideration. I believe all of these trees are located on public land and due to their age, size, integrity, general health and vigor, picturesqueness, accessibility to the general public, and historical significance are justified in being considered Landmarks and worthy of preservation.

By gaining Landmark status and public notoriety these trees will broaden and deepen the public's connection to Woodland's tree heritage and cultural history and alert citizenry to the critical environmental services they provide by reducing greenhouse gases, intercepting storm water, shading public spaces, fostering wildlife, and beautifying our surroundings.

Subsequent to city approval of these nominations, it would be fitting to ceremoniously landmark the trees for Arbor Day in March 2019. Here are my nominations.

1. The valley oak (*Quercus lobata*) located at the Gibson House (Yolo County Museum). Its circumference is 261 inches, equating to 83.1 inches in diameter. According to my records, it may be the largest oak in Woodland and certainly one of the oldest. This specimen is one of the few remaining valley oaks that comprised Woodland's "first forest", ie, the natural oak woodland which preceded American settlement in the 1850s. This tree was preserved by the pioneer Gibson family who sensibly built their house near it in 1857 to utilize its massive shade canopy, which sheltered the family from the punishing afternoon heat. This tree (and other large oaks located on the historic property) and the Greek Revival style Gibson House form a strong and visceral connection to Woodland's nineteenth century history.

(Note: Yolo Arts, which manages the Gibson House, supports the nomination. YA plans to discuss the nomination with Yolo County officials and obtain a letter of support if required by the city.)

2. The iconic American elm (*Ulmus americana*) located at 430 Third Street. This is one of the few remaining historical American elms whose upper limbs were not "topped" by the city years ago. This tree is likely a century old and has a 62.1" diameter. It has retained its renowned and iconic spreading canopy. A beloved American tree, noted for its toughness and dappling shade, it was widely planted throughout U.S. cities until Dutch elm disease (DED) destroyed millions of elms beginning in the 1930s.

The few remaining American elms checkering Woodland streets are truly survivors. These trees were widely planted in Woodland in the nineteenth century and early twentieth century and valued for their tremendous shade properties and hardiness. By the 1930s, however, Woodland's elms became infested with the elm leaf beetle, whose larvae feast on the leaves, denuding the tree of its canopy. According to city records, in 1936 when Woodland began spraying to control the elm leaf beetle there were about 650 elms in Woodland.

Eighty years later, there are only 75 American elm street trees cared for by the city, with a handful of others dotting private residences in the core area. Most of these trees are in decline due to their age and structural issues related to the tree topping, which weakened upper branches. One reason American elms fell out of favor as a street tree was the fear of DED infecting the elms. Consequently, few (if any) American elms were planted in Woodland after the 1930s. Fortunately, DED has never infected any of Woodland's American elms. However, many were removed in the late twentieth century when Woodland embarked on road widening projects in the older section of town. Entire city blocks were left devoid of shade.

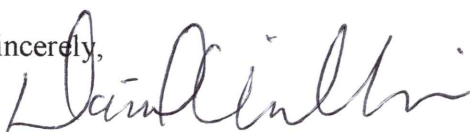
In recent years the Woodland Tree Foundation and city have planted hybrid Asian elms to reintroduce this valuable tree species to Woodland. And, today, disease-resistant American elms are once again being planted in the country. Landmarking the American elm at 430 Third Street and installing an interpretive sign will honor the most iconic historical shade tree planted in Woodland and explain the reasons for its disappearance. Honoring this regal tree will also serve as a bridge between the eras when this elm was widely planted and valued for its canopy and efforts being made today to reintroduce disease-resistant *Ulmus americana* to the American landscape. I would like to see the American elm re-introduced to Woodland.

Note: This American elm may be located on private property. However, it grows immediately adjacent to a city parking lot providing shade and other public benefits. I recommend the city considering negotiating a landscape easement for this magnificent tree to ensure it receives proper care, annual treatment for the elm leaf beetle, and is preserved as a historic landmark.

3. Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Ave. This non-native oak appears to be very old with a 61.1" diameter. It may have been planted at the time when Hesperian College moved from downtown in the 1890s to this location (see city historic marker placed along College Street, near Marshall Ave.). This site eventually became Woodland's first public high school. There are a significant number of cork oaks in Woodland, which are well adapted to our climate and should be planted more often.

I look forward to discussing these nominations with you and the various city commissions. I am also forwarding a copy of this letter to Community Services Director, Christine Engel.

Sincerely,

A handwritten signature in dark ink, appearing to read 'David Wilkinson', written in a cursive style.

David Wilkinson

December 6, 2018

Erika Baumgartner
Historical Preservation Commission, City of Woodland
300 First Street
Woodland, CA 95695

RE: Nominations of Landmark Trees

Dear Erika:

I would like to nominate two trees for consideration by the Historical Preservation Commission as Landmark Trees, pursuant to Woodland Resolution No. 1230. I am nominating these trees based on their individual beauty and as inspirational examples of a keystone species representing Woodland's past natural ecology, and with the hope that some remnants of which will be preserved into perpetuity. Here are my proposed candidate trees:

1. A valley oak (*Quercus lobata*) located at Lee Middle School. This tree is adjacent to the school building, about 200 feet south of the intersection of West and Lincoln Street. This is a very large specimen tree; David Wilkinson and I measured the diameter (at breast height—DBH) in October 2018 at 72.9 inches. This is the fourth-largest diameter tree in Woodland. This tree is in good health and has been tastefully pruned by the Woodland School District and remains an aesthetically pleasing tree. It's location on public school property makes it a good candidate for imparting an appreciation of native trees by Lee Middle School students.
2. A valley oak located at Douglass Middle School, just south of the gymnasium. This tree has a DBH of 51.3 inches, and though it is quite smaller than the tree at Lee Middle school, it is an aesthetically pleasing tree that with continued good care by WSD it will continue to grow and thrive and yield benefits for many more decades (perhaps even for many generations), including cooling from shade and resulting energy savings, air pollution mitigation, food and habitat for native scrub jays, storm water attenuation, and beauty. It will also serve as an example of our native Sacramento Valley natural history, which by its mere presence will be noticed (perhaps helped with appropriate signage) and appreciated by current and future Douglass MS students. Some of these students might perhaps be inspired by this tree and develop and interest in working to preserve native trees, or trees in general, or work in other areas of natural resource management.

I look forward to discussing these nominations with you or the Historical Preservation Staff. Let me know if there in any further information I can provide, or otherwise help in any way. In the meantime, I will contact the Woodland School District to request their consent in nominating these trees.

Sincerely,



Rolf Frankenbach



TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Special Historical Preservation Commission Meeting
DATE: April 10, 2019
ITEM #: H.2.
SUBJECT: SUBJECT: Heritage Home and Historic Preservation Award Process 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Historical Preservation Commission initiate the discussion and review of possible Heritage Home and Historical Preservation Award nominations.

DISCUSSION:

The Heritage Home award is public recognition of remarkable family homes and commemorates that home's contribution to the aesthetically and historically significant residential architecture of Woodland. The award is honorary, recognizes the home as a special community resource, and recognizes those homes that have been well cared for or restored.

The Historic Preservation Award is distinct from the Heritage Home Award. While the Heritage Home Award recognizes individual homeowners work in preserving and maintaining the unique historic homes of Woodland, the Preservation Award is granted at the discretion of the Historical Preservation Commission. The Preservation Award acknowledges the work of individuals, organizations, and businesses that further historic preservation efforts throughout the community as well as the renovation of commercial properties.

Each year, the Historical Preservation Commission considers nominations and typically selects five recipients. The awards are presented by the Commission to the then owners of the selected Heritage Home and Historic Preservation Awards in the Fall.

Attachments:

1. HERITAGE HOME AWARD SELECTION GUIDELINES and PROCEDURES
2. HERITAGE HOME APPLICATION FORM
3. PRESERVATION AWARD APPLICATION FORM

HERITAGE HOME AWARD SELECTION GUIDELINES

The Heritage Home award is a public recognition of a remarkable family home and commemorates that home's contribution to the aesthetically and historically significant residential architecture of Woodland. The award is honorary and recognizes the home as a special community resource and recognizes those homes that have been well cared for or well restored.

Each year the Historical Preservation Commission considers nominations and selects 5 recipients. The awards are presented by the Commission to the then owners of the selected Heritage Homes. The award consists of a Certificate of Recognition and an attractive 7" x 10" oval bronze plaque from the Erie Landmark Company listing the year of construction of the home.

These guidelines are adopted by the Historic Preservation Commission to guide the public and future Commissions on the factors generally considered in determining the recipients of the Heritage Home Awards.

- I. **AGE/ARCHITECTURE:** Although no age or date of construction specifically limits designation of the Heritage Homes, historical significance is considered essential to eligibility. Other related factors are of secondary importance and include:
 - Anachronistic, visible, adornment.
 - Amendments required by building or fire codes, or general modernization, common to the home period, will not be considered disqualifying (i.e. indoor plumbing or cocking which were almost universal changes to all housing).
 - In general, color schemes that are appropriate to the date of construction, appropriate ornamentation, landscaping, out building and internal restoration are secondary considerations as the add or subtract from the presentation of the home.
- II. **LOCATION:** All "Heritage Homes" must be situation in the City of Woodland at the time of selection, as contrasted with the date of construction. Although, location is not in any other manner a criterion for selection, the Commission recognizes that there are areas of the City in which the historically and aesthetically significant architecture is more common than in other areas.
- III. **FAMILY HOMES:** The limitation of this award to family residences does not indicate an indifference to the significance of preservation of our architectural heritage through modification for commercial or professional use, such as multiple unit rentals, professional offices, or "bed and breakfast" restorations. Other awards, also presented by the Commission, recognize the restoration and preservation of historical buildings not being used as family residences.

PROCEDURES

The following are adopted as the procedures for the selection and presentation of the awards.

- Nominations can be made by any Commissioner, not exceeding five by each Commissioner.
- Nominations may be suggested by any other interested party and if the suggestion is agreed on by two Commissioners, the home will be considered in the final selection process.
- The nominations shall be reviewed by the Commission at the February meeting.
- The selection shall be made at the March meeting of the Commission and presentations at either the April or May regular meeting, or if required by the agenda, at a special meeting called for that purpose in the month of May.
- The nomination shall be on the form provided by the Commission.
- Voting on final selections on each nominated house shall be in random order. If more than five houses receive a majority of votes a second vote shall be taken among houses receiving more than a majority of votes. The second vote shall be in writing. Each Commissioner shall vote for not more than five nominated homes. A majority of votes will be required to select the recipients.
- The owner or owners of a selected home shall be contacted by the Commissioner who made that nomination after written notification by the Secretary of the Commission and acceptance by the homeowner. Research at the Yolo County Archives may be required to determine the Date of Construction. The owners shall be interviewed, as needed, to prepare the write up that accompanies the Heritage Home Award. This shall be completed prior to the April meeting to give ample time for the editing and printing of the citation.

Application for Nomination for the Heritage Home Award

Application for Nomination for the Historic Preservation Award

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