



City of Woodland

Meeting Agenda

Historical Preservation Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

September 16, 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. SPECIAL COMMENT:

PLEASE NOTE: The September 16, 2020 Woodland Historic Preservation Commission (HPC) will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the HPC meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings. If you wish to make a comment during general Public Comment or on a specific agenda item, you may submit an email to the HPC at the following link hpc@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

B. CALL TO ORDER

C. ROLL CALL

D. APPROVAL OF MINUTES

E. STAFF AND COMMISSIONER COMMENTS

F. PUBLIC COMMENT

G. PRESENTATIONS

1. SUBJECT: Landmark Tree Nomination

RECOMMENDATION FOR ACTION: Staff recommends that the Historic Preservation Commission (1) Receive the staff report and consider the historical significance of the five trees recommended for designation as Landmark Trees; and ; (2) Recommend that upon approval by the Parks and Recreation Commission the City Council designate as Local Landmark Trees: two native Valley Oak (*Quercus lobata*) trees, located at the Gibson House property and a City tree located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street. The third is a London Plane (*Platanus x acerifolia*) tree located at 524 Third Street. The remaining two trees are Valley Oak (*Quercus lobata*) located at Dingle Elementary School and a Cork Oak (*Quercus suber*) at Beamer Elementary School.

H. BUSINESS ITEMS

2. SUBJECT: Heritage Home Award Nominations

RECOMMENDATION FOR ACTION: Staff recommends the Historical Preservation Commission review and approve two additional home nominations for the 2021 Heritage Home Awards

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.

I. ADJOURNMENT



TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Historical Preservation Commission Meeting - Via Teleconference
DATE: September 16, 2020
ITEM #: G.1
SUBJECT: SUBJECT: Landmark Tree Nomination

Recommendation for Action: Staff recommends that the Historic Preservation Commission (1) Receive the staff report and consider the historical significance of the five trees recommended for designation as Landmark Trees; and ; (2) Recommend that upon approval by the Parks and Recreation Commission the City Council designate as Local Landmark Trees: two native Valley Oak (*Quercus lobata*) trees, located at the Gibson House property and a City tree located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street. The third is a London Plane (*Platanus x acerifolia*) tree located at 524 Third Street. The remaining two trees are Valley Oak (*Quercus lobata*) located at Dingle Elementary School and a Cork Oak (*Quercus suber*) at Beamer Elementary School.

Staff Contact:

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

Background:

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.

Discussion:

On July 7, 2020, local historian and President of the Woodland Tree Foundation, David Wilkinson and Woodland Tree Foundation board member, Rolf Frankenbach, submitted a letter to planning staff requesting the designation of five trees as “Landmark Trees.”

The Historic Preservation Commission and the Parks and Recreation Commission are asked to consider the historical importance of the trees and recommend to City Council the designation as Local Landmark Trees. The five trees nominated include:

- Valley Oak (*Quercus lobata*) at Historic Gibson House property and a City tree located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street
- London Plane (*Platanus x acerifolia*) at 524 Third Street
- Valley Oak (*Quercus lobata*) at Dingle Elementary School, (visible mid-block on Oak Avenue at the interior of the school yard)
- Cork Oak (*Quercus suber*) at Beamer Elementary School, (in the staff parking lot on Yolo Street)

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. Valley Oak (*Quercus lobata*), Gibson House Yolo County Historical Museum, 512 Gibson Road.

Please see the attached historical essay “Woodland’s King Oaks”, written by David Wilkinson, from his book manuscript titled Gertrude’s Oaks. This essay provides historical context and the basis for nominating this oak and the one at 304 Casa Linda Drive. These two ancient oaks are Woodland’s largest and oldest trees and located in very visible places, accessible to the public. For the Gibson House oak, see attached support letter from Yolo County Supervisor, Gary Sandy.

2. Valley Oak (*Quercus lobata*), located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street.

This oak is a city public tree so no support letter is included. (see background information for this tree listed in the discription above)

3. London Plane (*Platanus x acerifolia*), 524 Third Street.

Historic Context: Plane trees were the rage beginning in the 1920s and were heavily planted throughout Woodland throughout the twentieth century. Commonly called “oriental” planes back in the day, they are actually the “London” plane (*Platanus x acerifolia*), a hybrid whose parents are the Oriental plane native to Eurasia (*Platanus orientalis*) and the American plane (*Platanus occidentalis*), native to the eastern United States. A California native species of plane tree is also found in Woodland—and grows wild near the Sacramento River-- the Western Sycamore (*Platanus racemosa*).

London plane trees rapidly grew in popularity to become one of the most widely planted city trees for two key reasons. A healthy specimen is fast growing and provides spectacular shade, rivaling the American elm.

Second, they were affordable and available: in a 1919 ad appearing in the “Democrat” seven foot “oriental” plane trees were selling for \$1.00 each or ten trees for \$8.50, well within the price range of most Woodland residents.

Prominent Woodland people are associated with the London plane tree. J. Grant Bruton was a WWI veteran who served on the Mexican border. In peacetime Bruton became a Woodland attorney and was elected as a Yolo County Superior Court judge in 1934. In 1928 Bruton and his wife Irma, a librarian, built a charming and romantic French cottage with triple French doors on a wide lot at 415 Bartlett Avenue, a street named for Washington M. Bartlett, a California governor who died in office in 1887. The Brutons wanted shade and plenty of it. Not just for themselves, but for the entire neighborhood. To achieve this leafy lofty vision, they donated enough London plane trees to line both sides of Bartlett Avenue between College and Elm streets. High School students planted the trees under the guidance of agricultural instructor, Luther Du Bois. City Engineer, Asa Proctor, had his staff stake the trees.

The plane tree craze spread up and down Elm Street (as American elms were phased out due to disease concerns) and throughout the mid-twentieth century middle-class neighborhoods east of the Bruton’s house. London planes were widely planted in Beamer Park, which was built out after the Great Depression. London planes are susceptible to the anthracnose fungi that hosts on plane trees, permanently disfiguring the weaker trees which cannot regenerate damaged branches and limbs. We see many disfigured planes in Woodland. However, the huge specimen being nominated for landmark status at 524 Third Street is vigorous, monumental and stands apart from its many of cousins spread throughout Woodland neighborhoods, schools, and parks.

This is a city public tree located in the planting strip. Robert Brigham, who resides at 524 Third Street submitted an attached support letter. This is a magnificent specimen. The tree is Woodland’s most prominent London plane and one of the largest and tallest trees of any species in Woodland. It has a diameter of 58.0 inches and is 107 feet tall. This specimen is unique for its exceptional girth and height and has been a haven for birds as an arboreal beacon in this historic neighborhood for perhaps a century.

4. Valley Oak (*Quercus lobata*), Dingle Elementary School, 625 Elm Street.

See attached support letter for Dingle and Beamer Elementary School trees from Woodland Joint School District Superintendent, Tom Pritchard.

Historic Context (from “Explore Historic Woodland” Guidebook (p.43): “This location has been a school site since a two story wooden school house was built here in 1889 facing Oak Street, nestled under the ancient valley oaks that still grace the campus. In 1914 the community approved a school bond measure that funded a modern two-story brick school in the Renaissance Revival style designed by William H. Weeks, which faced Elm Street where the parking lot is today. It replaced the Oak Street School. Opening in 1915 it was initially named the Elm Street School, then later changed to the Woodland Grammar School. In 1948 the Annex was constructed and became the main part of the school in 1967 when the brick building no longer met earthquake safety standards and was eventually demolished in 1975. The multi-purpose building was completed in 2004 with funding provided by a local school bond. Charles. E. Dingle was the long-time principal of the school. In 1926 the school was re-named in Dingle’s honor shortly before he passed away. In recognition of the school’s long-time role in educating Woodland children, the site was designated a Woodland Historical Landmark.”

The tree being nominated is the only large oak remaining on the core Dingle campus. There is another large

oak on the southern side of the campus. This majestic valley oak is the native tree species that inspired the City of Woodland's name. The valley oak is the largest of the California oaks and can live for centuries. Today, due to past use for fuel wood, clearing to make room for crops and urban development, most of the once-abundant valley oaks have disappeared from Woodland and the surrounding lowland areas of Yolo County.

This remaining valley oak may have been planted by a California scrub jay perhaps 230 years ago, long before Woodland was established. One of the largest oaks remaining in Woodland, in 2020 it measured 57.2 inches in diameter four and a half feet above the ground and is 77 feet tall.

5. **Cork Oak (*Quercus suber*)**, Beamer Elementary School, 525 Beamer Street.

Historic Context (from "Explore Historic Woodland" Guidebook (p. 285): "On September 2, 1930, Beamer Park School welcomed its first class of students, beginning its many decades of service to Woodland's elementary school children. The Woodland School District hired the San Francisco architectural firm of William H. Weeks to design a school campus in keeping with the "most up-to-date and approved-of designs." consisted of eight classrooms for grades 3-6, administrative offices and the nurse's office. In 1940, the 7th and 8th grade wing of classrooms was added, perpendicular to the main building and connected to it by a ramp. A school bond in 1950 provided for a primary school annex and the following year the auditorium/gymnasium was constructed, along with a cafeteria. In the mid-1970s, the original building had aged considerably and due to earthquake safety concerns, it was demolished. A playground now occupies the space. The current administrative offices and a school library, situated parallel to Beamer Street but set back from the road, were constructed in 1975.

Cork oaks are native to south-western Europe and northwestern Africa, near the Mediterranean Sea. They are named for their bark, which contains the cork used in glass bottle stoppers and many other useful products. In Portugal, the largest source for the world's cork, the cork can be harvested many times over the life of the tree without damaging the tree.

Cork oaks were brought to California as acorns in 1865. During the Second World War, a renewed effort was made to start a successful cork industry here. In California, their acorns provide a food source for birds and wildlife. Cork oaks can reach a large size with long spreading, providing a nice center piece with year-long shade from their evergreen leaves. In Woodland cork oaks can easily grow to 70 feet tall and as wide at maturity. They can live for over 200 years. The cork oak on the Beamer Elementary School campus is a classic spreading specimen which provides a degree of protection and comfort for students. It has a measured diameter of 47.5 inches and a height of 45 feet, evidencing its long history at this historic school.

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.

Conclusion:

Staff recommends that the Historic Preservation Commission (1) Receive the staff report and consider the

historical significance of the five trees recommended for designation as Landmark Trees; and ; (2) Recommend that upon approval by the Parks and Recreation Commission the City Council designate as Local Landmark Trees: two native Valley Oak (*Quercus lobata*) trees, located at the Gibson House property and a City tree located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street. The third is a London Plane (*Platanus x acerifolia*) tree located at 524 Third Street. The remaining two trees are Valley Oak (*Quercus lobata*) located at Dingle Elementary School and a Cork Oak (*Quercus suber*) at Beamer Elementary School.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Woodland School District Landmark Tree Letter of Support
2. Yolo County Landmark Tree Letter of Support_Gibson Property (1)
3. 524 Third St. Landmark Tree nomination
4. King Oaks Nomination Letter from David Wilkinson
5. 2020 Landmark Tree Nominee Location

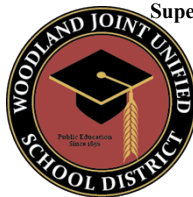
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

"Excellence for All"

Superintendent's Office

Board of Trustees

Morgan Childers, President
Jake Whitaker, Vice President
Teresa Guerrero, Clerk
Deborah Bautista Zavala
Debbie Decker
Karen Rosenkilde-Bayne
Rogelio Villagrana



435 Sixth Street
Woodland, CA 95695
Phone: (530) 406-3202
Fax: (530) 662-6956

District Website: www.wjUSD.org

Tom Pritchard, Superintendent

June 23, 2020

David Wilkinson
Woodland Tree Foundation

Dear Mr. Wilkinson

We are in full support for the City of Woodland's nomination to designate two landmark trees, one at Dingle Elementary School and the other at Beamer Elementary School. The Woodland Joint Unified School District agrees that routine maintenance and removal if life/safety is of concern, is permitted without city review. Major maintenance or removal for other purposes will require city review, and review by the Historical Preservation Commission.

We look forward to honoring these trees in the near future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Pritchard", with a stylized flourish at the end.

Tom Pritchard
Superintendent
Woodland Joint Unified School District



GARY SANDY

Yolo County Supervisor

625 Court Street, Room 204
Woodland, CA 95695-3448
Chief of Staff: Dotty Pritchard
Office (530) 666-8230
Email: dotty.pritchard@yolocounty.org

Office (530) 666-8621
Fax (530) 666-8193
Email: gary.sandy@yolocounty.org

July 10, 2020

Erika Bumgardner
Christine Engel
City of Woodland
300 First Street
Woodland, CA. 95695

Dear Erika and Christine,

I am in full support of David Wilkinson's nomination to designate the large, ancient oak tree, located at the west front corner of the Gibson House—Gibson House property: 512 Gibson Rd, Woodland-- as a landmark tree. Yolo County agrees that routine maintenance and removal, if life and/or safety is of concern, or the County's Arborist recommends removal due to disease, is permitted without city review. Major maintenance or removal of the tree for other purposes will require city review and review by the Historical Preservation Commission.

We look forward to honoring this tree in the near future.

Sincerely,

Gary Sandy,
Yolo County Supervisor, 3rd District

GS/dep

July 08 2020

Robert Brigham
524 3rd Street
Woodland, CA 95695

Erika Bumgardner
Senior Planner
City of Woodland
300 First Street
Woodland, CA. 95695

Good afternoon

I would like to request that the London Plane tree on the park strip in front of my residence at 524 3rd Street be nominated Landmark status.

This tree is thought to be well over 100 years old. It stands out as it towers over the neighborhood canopy. My family has been in this house a little over 50 years. I have grown up with this tree, and now my sons get to enjoy it as I had. It is amazing to think of all the city history this tree has borne witness to.

The Woodland Urban Forestry department takes good care of the tree. It continues to grow and thrive to this day.

I hope you will consider this tree for Landmark status.

Respectfully,
Robert Brigham

From: David Wilkinson, *Gertrude's Oaks*, book manuscript.

*People hope and labor and despair,
Laughter they have and sorrow;
The trees their gods' composure wear
Tomorrow and tomorrow.*

~John Vance Cheney
"The Trees"

Chapter 19 WOODLAND'S KING OAKS

During Woodland's formative years, entire oak woodlands surrounding what is today the old part of Woodland were scraped of its trees and other vegetation for farming. But some extraordinary trees, like nature's cathedrals, are so awe inspiring, so utterly powerful, they manage to escape the proverbial woodpile of lesser oaks.

Two giants with a diameter of 7 feet and estimated to be 400 years old are the king trees of Woodland. One of these primordial tree gods commands the sky at 304 Casa Linda Drive. This tree is a stunning work of nature. Its specialness humbled the housing developer who instructed his civil engineer to route the street *around* instead of through it when Casa Linda Park was developed in the 1950s. Aside from the visionary work of engineer Mark Daniels to preserve as many oaks as possible in Beamer Park when he laid out that upscale enclave in 1913, moving a street in Woodland to preserve oaks was rare indeed.

An oak of this stature would normally be money in the bank for a pioneer farmer or housing developer considering the cordage of firewood it would produce for ready brokers. As an example, when Joe Davis was hired in 1926 to cut down a 150 year old oak near Main and Elm streets to clear the way for a new car dealership, he estimated at least 16 cords of wood could be taken from the fallen tree.¹ We would expect significantly more cordage from the Casa Linda oak.

The Casa Linda oak dwarfs most trees by its sheer size and weight. Based upon its 81.8 inch diameter, 94 foot height, and extremely dense hardwood, Rolf Frankenbach of the Woodland Tree Foundation, using published data, calculated the specimen weighs 66.3 metric tons or 146,191 pounds. This is the equivalent of stacking up 47 Toyota Prius cars and weighing them. A tree of this hugeness has been storing carbon for centuries, which it extracts in the form of CO₂ from Woodland's sky. Its woody biomass contains over 34,000 pounds of carbon, which means this single tree has absorbed in its lifetime 125,000 pounds of CO₂, a greenhouse gas. With proper care it might live another one hundred years.

¹ *Woodland Daily Democrat*. December 3, 1926.

As a younger but still very large tree 150 years ago, this remnant of Woodland's "first forest" served a utilitarian purpose: when the land was plowed around it, the oak sheltered animals, farm workers, and shaded farm structures.

This superlative tree is easy to spot on a 1937 aerial photo. It was part of the *Roselawn* farm and stock enterprise owned by Thomas and Virginia Gibson. Their handsome colonial revival farmhouse, set in a large lawn dotted with swaying Mexican fan palms (*Washingtonia robusta*), is a picture of civility. Located at 311 Gibson Road, there's a large oak on the eastern side of the house, likely planted or allowed to grow as a small wild tree at the time the house was built in 1905. The Casa Linda oak is spotted on the map behind the house along a dirt road connecting Gibson Road with West Street. It appears to be shading a structure. With the exception of another large tree nearby and smaller trees retained near the main farmhouse, the surrounding farmland, by this time, was devoid of trees.

Thomas Gibson's parents, William and Mary Gibson, pioneer settlers whose "home place" is located nearby at 512 Gibson Road (now a museum) sensibly built their Corinthian-columned, Greek Revival-style farmhouse, inspired by their Southern roots, in 1870 near enough to their king oak to provide natural "air conditioning" during the blistering summer months. They named their estate "Lone Oak."

In a 1929 interview with the *Daily Democrat* Robert "Bobby" Gibson, William and Mary's oldest son who lived at Lone Oak and farmed 173-acres, which remained after most of his parent's farmland was sold after their deaths, explained that when his parents settled the place in 1857 the large oak was a solitary specimen with few trees in this section of Yolo County. Bobby Gibson was born in 1860 in a small cabin just west of where the "mansion" would be built ten years later.

By 1929 the lush garden and tree-scape surrounding Lone Oak looked much like we see it today. Gone, however, are the date palms that were planted when Bobby and his siblings were kids, as is the large eucalyptus that Bobby personally planted. As an aging adult he grew tired of its leaf and bark shed. One of the two Mexican white cedars (*Cupressus lusitanica*) planted by Bobby's brothers in the front lawn still stand 160 years later. The older citrus trees have been there for over a century. The progeny of the Lone Oak have popped up on the estate. One of these valley oaks, which lies fifty yards west of the mansion in the front yard of a modern house in a subdivision split off of the Gibson holdings, is quite impressive.

Lone Oak's symmetry is pretty intact for a tree of its age, but a large scar from a huge limb that dropped in 1929 shortly before Bobby was interviewed is very visible. According to Bobby: "Before that limb came down you could allow two feet per person and at noon put 6,200 people in its shade—the whole population of Woodland."²

² Ibid. September 6, 1929.

Hyperbole? Perhaps, but Lone Oak was the scene of many grand parties under the protecting, motherly limbs of this famous tree.

In 1900 the iconic balcony of the brick house was draped in red, white, and blue bunting. It was Independence Day and the Gibsons were in a mood to celebrate their good fortune. They, like other hard-working pioneers, had achieved their slice of the California dream. Their patriotism and gratitude was manifest in smiles, laughter and handshakes as they greeted good friends to share in their bounty. Two hundred other hearty Woodland luminaries were invited to a festive BBQ dinner with music, speeches, toasts, and good cheer. 500 pounds of beef, mutton, and pork was roasted over a large pit to serve guests, who were treated to cake and ice cream for desert. Tables for all guests were set up under the heroic oak whose galaxy of lobed leaves stirred in the late afternoon breezes.³

Today Lone Oak remains the centerpiece of the Yolo County Historical Museum's garden and cultural center, the active scene of weddings, lectures, art shows, historical tours, plant sales, and destination for students learning about California history. Woodland's king oak is well maintained by the county, and may live to be 500 years old. Regular tree maintenance by experienced arborists is essential for these old oaks. In order to reduce the chances of a huge limb dropping onto the house, arborists inspect the oak every few years for any signs of decay and water intrusion which can rot and weaken the limbs; excess weight should be pruned off of the main limbs to reduce stress and mitigate failure.

This immense tree is as tall as a ten story building and has an 83 inch diameter, which is slightly larger than the Casa Linda Oak. It weighs over 165,000 pounds, the equivalent of about 13 African bush elephants or 1,000 average-sized humans. An ecological workhorse, during its 400 year life it has absorbed 64.4 metric tons of CO₂ or the equivalent of CO₂ emissions from 7,247 gallons of burned gasoline. All this while producing the oxygen we breathe.

While the Gibson House oak is considered a living treasure to be preserved as long as possible, the fate of the Casa Linda oak is precarious. The community's decades-old quest to protect and preserve its dwindling stock of valley oak trees, balanced by the imperatives of public safety and economic development, was put to the test once again in October 2000.

When Casa Linda Park was laid out, the new road respected the tree. The problem was, a house was built literally under one of the huge limbs, instead of creating distance with a small pocket park with the oak as the centerpiece. Today, in the new Spring Lake residential neighborhoods, for example, the few remnant oaks exceeding 33 inches in diameter are protected under the city's current tree ordinance and kept in the landscape. Ample room is left around the tree's dripline (width of canopy) and this area

³ Ibid. July 5, 1900.

will remain dry during the summer. The new houses are spaced far enough away from these oaks to be unaffected by any wayward tree branches.

On a fall day in 2000 there was a sharp cracking sound and the Casa Linda oak, without much advance warning, shed one of its huge, weighty limbs that brutally tore through the roof of the house at 304 Casa Linda Drive, causing major damage. Luckily, no one was hurt. Fearing for his family's safety, owner Don Huff Jr. spoke before the Tree Commission and asked the city to remove the tree, albeit with conflicting emotions:

*We love the tree. We have been there 32 years and admire it every day. The tree is reaching the end (of its useful life). Whether that end will come immediately or not is a crapshoot. For the safety of all, it should be removed. And if you're going to recommend cabling it and monitoring it, I hope you use strong cables.*⁴

Tree advocates were passionate in their defense of the iconic tree, asking commissioners to forestall the death of the oak and advocate for its preservation in their recommendation to the city council. The tree had a major pedigree. According to assistant city manager, Phil Marler, the Casa Linda oak, with its classic stout trunk, mushroom shape, and gnarly spreading crown was the inspiration for the design of the City of Woodland's official flag, which proudly displays the oak as the centerpiece.

The potential demise of this emblematic specimen set off emotional fireworks and conflicting opinions on how much liability and risk is acceptable when the fate of an ancient tree that symbolizes Woodland's natural history and identity is at stake. Was there a middle ground that protected the tree and eased the fears of the neighborhood?

Tom Hall, a state biologist who lived near the tree, sided with the oak:

*The tree is one of the largest I have seen in my career. I regret the recent damage to Mr. Huff's house but I'd be more than willing to trade homes.*⁵

Arborist Miles Danforth, who had inspected and climbed many oaks while managing his local tree services company, estimated it would cost between \$5,000 - \$10,000 to have the huge tree removed, compared with \$2,000 - \$3,000 in pruning and cabling costs, followed by regular inspections and maintenance.

John Murphy, the chair of the Tree Commission, after listening to passionate and reasoned testimony stated:

⁴ *Davis Enterprise*, October 29, 2000.

⁵ *Ibid.*

*I think the tree deserves a heroic effort and the city should put together a dream team to see to full implementation (of the recommendations for inspections and cabling of the tree).*⁶

In their recommendation to the city council, the commission agreed with Murphy and voted 3-1 to save the tree.

A few days later while addressing the city council Murphy went even further in his defense of saving the tree: *"If this oak is not worth a heroic effort to save it then what is?"*⁷

In the end, the city council voted to accept the tree commission's recommendation and preserve the tree. To allow the Huffs to sleep better at night, another massive tree limb pointing in the direction of their house was removed, altering the overall shape and symmetry of the tree.

Today, nearly two decades since that gut-wrenching decision to stay the removal of the town's iconic oak, it stands proudly, a revered, albeit wounded, arboreal monarch. Long-lived and extraordinary tree specimens, which inspire awe among mere humans from one generation to the next, over the passage of time become more than mere landmarks: they transcend to the realm of the sacred.

Yet, some people don't see it that way. In 2017 I nominated the Casa Linda oak to be designated a Woodland landmark. This honorary designation elicited grumbles from at least one Casa Linda Park resident, re-kindling old fears; the city put the nomination on hold. There is time. I have a feeling this ancient tree, too prominent and useful to be destroyed for agriculture and a mid-twentieth century subdivision, will outlive us all.

⁶ Ibid.

⁷ *Woodland Daily Democrat*, November 3, 2000.

2020 Landmark Tree Nominee

Identification and Location

Valley Oak (Quercus lobata) at Historic Gibson House property



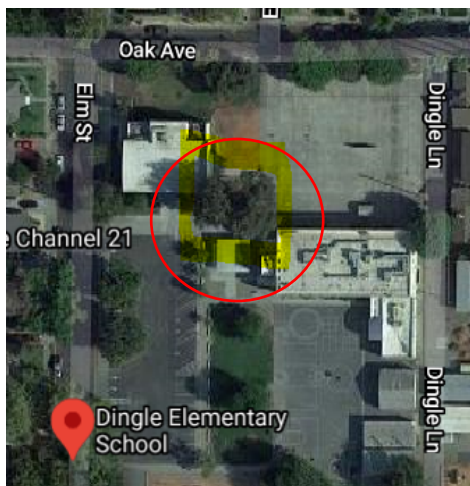
Valley Oak (Quercus lobata) City tree located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street



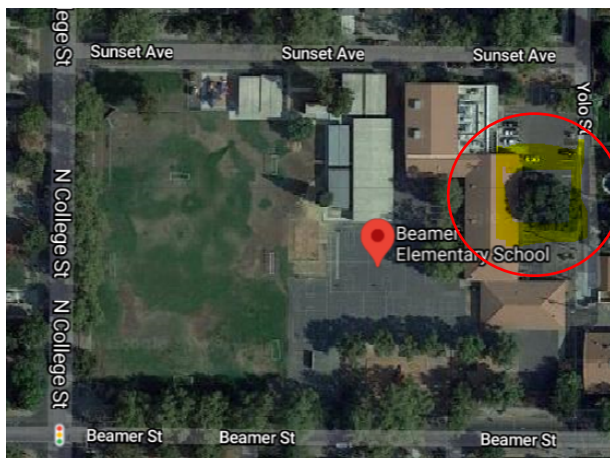
London Plane (*Platanus x acerifolia*) at 524 Third Street



Valley Oak (*Quercus lobata*) at Dingle Elementary School, (visible mid-block on Oak Avenue at the interior of the school yard)



Cork Oak (*Quercus suber*) at Beamer Elementary School, (in the staff parking lot on Yolo Street)





TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Historical Preservation Commission Meeting - Via Teleconference
DATE: September 16, 2020
ITEM #: H.2
SUBJECT: 2020 Heritage Home/ Historic Preservation Award Nominations

Recommendation for Action: Staff recommends the Historical Preservation Commission review and approve two additional home nominations for the 2021 Heritage Home Awards.

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.

Background

The 2020 Heritage Home Awards were scheduled to take place in May of this year; however due to the unprecedented effects of Covid-19 on the Country staff and the commission were unable to hold the event. The 2020 award nominees will be moved forward to the 2021 award year along with previous nominees from 2018/2019 that also were not yet recognized with a formal award ceremony. The homes being carried forward include 409 Casa Linda Drive, 550 Oak Avenue, and 648 College Street.

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 commissioners 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.

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.

Nominated Homes

633 Third Street

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.



186 Walnut Street

This is a beautifully maintained 1937 Spanish Colonial Revival showing the classical style hallmarks of curves and arches, white stucco exterior and walls, painted tile, terracotta roof tiles, tower-like chimney, ornamental iron work, courtyards, and patios. It sits on the North-West corner of Walnut and North.



Attachments:

1. 633 Third St_HH Award Nomination
2. 186 Walnut St_HH Award Nomination

**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

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

What is the address of the home to be nominated? 633 3rd Street, Woodland 95695

What are the nearest cross streets? Oak & Cross

Approximate date of construction of the home (if known). 1931

Is the home occupied now? yes Who lives there? Nathan & Melissa Hamm

State the name of the owner of the property (if known). Nathan & Melissa Hamm

What is the address of the owner of the property?

Street Address: 633 3rd Street

City: Woodland State: CA Zip: 95695

Phone: 858-740-6097 email: mrsmelhamm@gmail.com

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: Page 155, #52

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.

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.

**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**

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

What is the address of the home to be nominated? 186 Walnut St

What are the nearest cross streets? North & Walnut

Approximate date of construction of the home (if known). 1937

Is the home occupied now? Yes Who lives there? Not Known

State the name of the owner of the property (if known).

What is the address of the owner of the property?

Street Address: 186 Walnut St.

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: NA

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.

This is a beautifully maintained 1937 Spanish Colonial Revival showing the classical style hallmarks of curves and arches, white stucco exterior and walls, painted tile, terracotta roof tiles, tower-like chimney, ornamental iron work, courtyards, and patios. It sits on the North-West corner of Walnut and North.

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

**CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION**



1937 Spanish Colonial Revival

Parcel: 005-563-008

BookPage: 05 56



TO: THE HONORABLE HISTORICAL PRESERVATION COMMISSION
AGENDA: Historical Preservation Commission Meeting - Via Teleconference
DATE: September 16, 2020
ITEM #: H.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 (See attached)

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.