

II

PRESERVATION FAILURES

TWO YEARS, 1999—2000

As explained in the Introduction, the story of the Terminal Building's 1999-2000 journey to demolition divides into **four** major forms of "preservation failure."

- Chapter 7 focuses on preservation failure in the form of not achieving Davis City Council designation as a historical resource. This process of **designation failure** played out over a period of some seven months from February to September of 1999.
- In a second period running roughly from September, 1999 through June of 2000, preservationist effort was importantly devoted to getting a professional "feasibility study" of the building. This effort and its lack of success are described in Chapter 8, where it is captioned **feasibility study failure**.
- Although "preservation failure" is the main story, not everything was a failure. Among other preservationist actions, a celebration of the Terminal Building was held on the G Street plaza next to it on June 11, 2000. This event was an inspiring, **celebration success**, even though it obviously did not save the building. Nonetheless, it was a special moment in the campaign, in historic preservation in Davis history, and in citizen action more generally. As such, it deserves to be placed in the historical record. I try to do this in Chapter 9.
- As it became increasingly clear that the entire building was not going to escape demolition, attention turned to saving at least its west facade and perhaps the Arch Mural on the northern wall. This "facadectomy" campaign was most active from mid-June through mid-September, 2000. It is addressed in Chapter 10 and labeled **facadectomy failure**.
- The building's story had the twist that its rear part was smashed down on September 18, but the Arch Mural and main facade were left standing while the demolition contractor salvaged brick. This pause created space for a campaign for a freeze on demolition while alternatives were considered. This effort failed and eleven days later, on September 28, the entire building was reduced to rubble. This **freeze failure** is the subject of Chapter 11.

DESIGNATION FAILURE

The failure of designation in 1984 largely ended the Terminal Building matter for the next some fifteen years. The owners made no further public moves to do anything with their property.

As reported in the last chapter, the HRMC went into a period of relative quiescence. After a flurry of designations in the four years of 1984-87, there were no significant efforts to make more of them for the full decade of 1988-97 (Fig. 6.5).

But in the later 1990s, the Certified Local Government program, its funding possibilities, and changing membership on the HRMC began a new, more activist period (Chapter 6, section 1). Along with new nominations of residences, the case of the Terminal Building was resurrected.

1) THE TWO PHASES OF DESIGNATION FAILURE

The process of this second designation failure divides into a first period in which it was before the HMRC (February–June 1999) and a second period in which it was before the Davis City Council (June–September, 1999).

By law, a property nominated by a commission to be a historical resource had to be considered by a City Council within 90 days after that commission's nomination. But in this case, by consent of all the parties, the date of Council consideration was extended and the hearing took place on September 15, 1999.

2) AN IRONY OF NOMINATION

Ironically, the beginning of the end for the building may have been initiated (or at least spurred) by the HRMC. When this commission again started the process of historic designation, the owners had done little with the building for some fifteen years. Seemingly indecisive, they might have remained so. Without the new HRMC spur, the Terminal Building might still be there in all its declining glory. (However, at least one person who was a member of the HRMC at this time believed that the commission started the designation process in response to hearing that owners had decided to move ahead with demolition.)

3) THE HMRC PROCESS

The designation process began with the HRMC instructing staff (Esther Polito) to prepare a preliminary evaluation of the possibility of nominating the building. This document is reproduced in Fig. 7.1. As shown in Fig. 7. 2, the Commission voted unanimously to nominate it for designation.

This action set the notification process in motion. One part of this process was to tell the owners a public hearing on the nomination would be held, which was done in a letter dated March 22, 1999 (Fig. 7.3.).

In an undated reply, the owners ask that the building not be nominated. They also say that “our dream in owning this property has always been to replace the existing Hotel with a structure more responsive to the potential of the site.” This statement is of interest because, in 1984, one of the owners reported that he had considered rehabilitation rather than replacement (Fig. 6.17, June 27, 1984). And, as the months went on, he would from time to time declare his continued interest in this possibility.

The owners also contracted with SKY Engineering to evaluate the structure. Its report is shown in Fig. 7.5. It presents a decidedly negative view.

Esther Polito proceeded to prepare the nomination document. The first page of it is shown in Fig. 7.6. The entire document was some two dozen pages long and consisted of staff text, documents and graphics otherwise presented in this or other chapters.

The public hearing was held on June 21. The Chen’s attended with their architect of the time, Maria Ogrydzak. There were apparently no members of the public present to speak either for or against the nomination. In addition, the Commission received only one written communication on the matter. This was a letter from the owner of the adjacent Davis Ace Hardware (previously the historic Davis Lumber and Hardware) opposing designation and advocating demolition (Fig. 7.8). This is to say, this topic had not yet aroused public interest one way or the other.

In Fig. 7.7 we have Esther Polito’s exceptionally detailed and helpful account of the pro and con conversation on whether to designate. As such, it speaks for itself. After much back and forth, the Commission voted 7-0 to designate the hotel.

4) THE COUNCIL PROCESS

This vote led to the next step, the preparation of a proposal to the City Council recommending designation. The cover page of this document appears as Fig. 7.11.

Although a modest degree of uncertainty was reported in a *Davis Enterprise* article of September 14 (Fig. 7.10), preservationist-minded Davisites expected the Council easily to make the designation.

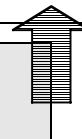
As a consequence, they neglected individual lobbying with Council members and only minimally mobilized to have people at the Council hearing. At that hearing on September 15, they were shocked to discover they had misjudged the situation. The HRMC suffered the rebuke of a 4-1 negative vote. The contrast with the HRMC’s 7-0 vote the other way was remarkable.

An account of the matter as given in the Council’s Minutes appears in Fig. 7.13. And, Fig. 7.14 provides a fuller account from the *Davis Enterprise*.

The membership of this Council is shown in Fig. 7.12. Notice that the Julie Partansky we met so prominently in the last two chapters as a leader of two preservation campaigns is now the Mayor (seated, center, Fig. 7.12). The men on either end were by reputation supporters of preservation. Despite being a rare Davis Republican on the Council, Stan Forbes, on the left, had teamed with Partansky to spearhead the successful Subway III campaign described in the last chapter. So, the defections of him and Wagstaff—a quintessential Davis liberal—was surprising, to use a very mild term.

<p style="text-align: center;">Staff Report</p> <p>Date: February 3, 1999</p> <p>TO: The Historical Resources Management Commission</p> <p>FROM: Esther Polito, Cultural Services Manager</p> <p>SUBJECT: Prospective Nomination of The Terminal Hotel for consideration as a City of Davis Historic Resource: Draft staff report describing applicability of criteria in support of nomination</p> <hr/> <p>Recommendation</p> <p>That the Commission consider whether to nominate the Terminal Hotel, 200, 202, 204 G St. as a City of Davis Historic Resource. If nominated, two public hearings will be held on the merits of the nomination, first at the Commission level for recommendation on whether to designate, and then at the City Council level for approval or denial of the recommendation. The following finding will need to be met to ultimately recommend designation:</p> <p>Findings:</p> <ol style="list-style-type: none"> 1. That the property located at 200, 202 & 204 G St. qualifies for designation under criterion (a) of Zoning Ordinance Section 29-145.10 in that... "It exemplifies or reflects valued elements of the city's cultural, social, economic, political, aesthetic, engineering, archaeological, or architectural history." 2. That the property located at 200, 202 & 204 G St. qualifies for designation under criterion (c) of Zoning Ordinance Section 29-145.10 in that... "It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning." <p>The following sections of this staff report have been prepared at the Commission's request in order consider whether this property should be placed in nomination. The report should not be considered final; it is included as background information only at this point. If the nomination is approved, the report will then be finalized and sent to the building owner together with a letter describing the designation process.</p>	<p style="text-align: right;"><i>page 2</i></p> <p>Background and Analysis</p> <p>1. Location: Property is lot 70-252-04 of the Core Area and zoned C-C: Central Commercial</p> <p>Applicant: City of Davis Historical Resources Management Commission 23 Russell Boulevard Davis, CA 95616</p> <p>Owner: Chen Tr., et al P.O. Box 2094 El Macero, CA 95618</p> <p style="text-align: right;">Grace Chin 333 Mills Drive Davis CA 95616</p> <p>2. Description of the Property: The building occupies a prominent corner site in the center of the city's commercial area and in close proximity to three important City of Davis Historic Resources: the train station (an Outstanding Historic Resource) the Brinley Bock on the southeast corner of Second and G, a Historic Resource, and the Anderson Bank Building on the northeast corner, an Outstanding Historic Resource. The Terminal Hotel building is a two story flat-roofed brick and masonry building that has been modified sometime after 1953 by the addition of a rustic wooden gallery with exposed rafters covering the sidewalk at the ground level (see photo from Eastman Collection, attached). The siding is stucco. The overall composition of the building is symmetrical. The doors are wood with lights. Storefront modifications that have been undertaken have not been thoroughly researched as this point. On the north side of the building facing a parking lot is a mural of G Street before the destruction of its Mission Revival welcoming arch.</p> <p>The second story interior, which has been vacant for many year, consists of a central corridor with doors opening off the hallway. The building is in extremely poor physical condition.</p> <p>3. Application of Criteria for Designation Originally known as the Terminal Hotel, this building was constructed in 1925 by George Tingus and James Belinis. The current importance of the Terminal Hotel lies with its cultural contributions to the city and its link to the train as an important mode of transportation rather than its architectural values. Although much altered, it does contribute in scale and form to the few early downtown Davis structures remaining. It relates to the corner structures, the Anderson Building and the Masonic Hall down and across the Street.</p> <p>1. Summary of information supporting Criterion (a)</p>
<p style="text-align: right;"><i>page 3</i></p> <p>The Terminal Hotel was constructed during one of Davis' first growth movements, when the first City Council prepared and adopted the 1927 Davis City Plan, and when the expanding University Farm set in motion their 1925 building plan. The Hotel was built during a time when a number of civic improvements were being made in Davis, such as: sewer systems, street graving, and street lights. The then new Transcontinental Highway ran by First, B and Russell Boulevard. Originally a home-type hotel designed to accommodate lodgers, serve food and act as a meeting place for University people and various service organizations, the Terminal Hotel also housed a Butcher Shop and gift shop. The "Terminal Cafe" purportedly offered a beer bar, off to one side, with a special entrance. The Hotel offered lodgers, farmers and University people a place to dine and socialize, as well as sleep.</p> <p>From the 1860's on, hotels in Davisville accommodated transients, settlers, farmers, and eventually people associated with the University. The Terminal Hotel was unique in that it was a particularly convenient place for the University Farm "commuter" students and teachers to lodge. By the time the Hotel was constructed, the University Farm was 12 years old and growing. When in 1922 a four-year degree program was instituted, Davisville saw an influx of people needing food, lodging and places to congregate. When the Terminal Hotel was built, G Street was a busy "Main Street", a place where train travelers strolled, enterprising farmers did business and University people stopped on their way to and from campus.</p> <p>The Hotel continued its ministrations at least through the 1970's when the Davis Enterprise reported on the retirement of its 15 year manager, "Miss Dora". By then called the Hotel Aggie, the Hotel apparently had always found room for people brought there by the police, STEAC or the Salvation Army. "Old timers" remembered the atmosphere as a comfortable environment that fostered a "dormitory camaraderie". (The Davis Enterprise, Monday, March 15, 1976)</p> <p>2. Summary of Information supporting Criterion (c) The history of the Terminal Hotel is as linked to the train as it is to the City of Davis. As much as 1868 Davisville was originally planned in alignment with the first train depot, the 1925 Terminal Hotel was built in close proximity to the second train depot. At the time the hotel was built as many as 18 trains a day were passing through Davis. Originally known as the Terminal Hotel, it served as an overnight stop for train travelers who were delayed at the Southern Pacific Depot nearby. Davisville had been chosen for the university's farm campus in part because it was near the train.</p> <p>The Terminal Hotel weathered the Depression, and it stood during the 1940's when, despite the manpower shortage, the railroad operated through a volunteer effort plan that won national recognition. The population in Davis boomed when UC Davis became a general university in 1959, but because of the increasing emphasis upon travel by car, the train became a less important way to reach the campus. However, the Terminal Hotel</p>	<p style="text-align: right;"><i>page 4</i></p> <p>building still stands in close proximity to the recently restored train depot, which is now an Amtrak station.</p> <p>4. Environmental Review The application is exempt from environmental review under section 15378 of the State CEQA Guidelines. Action on these applications does not have the potential for directly or ultimately resulting in a physical change to the environment.</p> <p>5. General Plan Conformance: The proposed designation as an historical resource is in conformance with the General Plan.</p> <p>6. The Adjacent Zoning And Land Use Includes:</p> <ul style="list-style-type: none"> North - zoned C-C; central commercial South - zoned C-C; central commercial East - building backs up to railroad tracks. N/E of tracks is C-S West - zoned C-C; central commercial <p>7. Summary of Significant Planning and Building Records The permits and changes recorded in this section reflect information found in the Planning and Building microfiche files. Minor changes related to interior renovations are not included, as well as any changes not recorded in the city files.</p> <ul style="list-style-type: none"> 1955 - Building permit obtained for partition and remodel. 1956 - Permit for construction of store building obtained. 1962 - Building permit obtained for restaurant remodel. 1965 - Building permit obtained for restaurant remodel. 1967 - Building permit obtained for restaurant remodel (plumbing and heating only). 1971 - Conditional use permit obtained allowing dancing at "Antique Bizarre". City council comments: "this will bring life into the downtown." 1977 - Rear addition approved. 1978 - Building permit obtained to repair \$2000 fire damage. 1981 - Building permit obtained for restaurant remodel. 1987 - Building permit obtained to move entrance door back to original location 1995 - Permit issued for commercial addition/alteration (electrical). <p>Attachments: Nomination Form to be completed 1980 & 1996 City of Davis Cultural Resources Inventory pages Eastman Collection studio photo dated 1953 Davis Enterprise article "Hotel Aggie - Davis Landmark" dated March 15, 1976 Relevant pages from 1933 & 1953 Sanborn Maps P:\COMMISSION\HISTRES\CHRON\2000.DOC</p>

7.1. February 3, 1999 staff report recommending that the HMRC consider whether to nominate the Terminal Building a City of Davis Historic Resource.



7.2. This excerpt from the HRMC's March 15 minutes reports a unanimous vote to consider the building for designation.




7. Historical Resources Nomination for Terminal Hotel: 200 G Street Esther introduced the item by reviewing her draft report on the building's history and asking for comments. Several minor suggestions were made which will be incorporated. Gerald Hobrecht then commented that the property appears to meet the criteria and he would support its nomination. Jeanette Schulz added that the building, although altered, still denotes a sense of time and place. The building's poor condition was briefly discussed.

Action Wendy Nelson moved, and Jeanette Schulz seconded, a motion to nominate the Terminal Hotel, 200 G Street, to be considered for designation as a City of Davis Historical Resource and to schedule a public hearing after discussing the nomination with the property owner.

Motion passed unanimously.

PARKS AND COMMUNITY SERVICES
23 Russell Boulevard - Davis, California 95616
530/757-5626 - FAX: 530/758-0204 - TDD: 530/757-5666



March 22, 1999

Chen, TR et al
P.O. Box 2094
El Macero CA 95618

Subject: Nomination of 200 G Street for consideration as a City of Davis Historical Resource

Dear Property Owner,

At their March 15 meeting, the city's Historical Resources Management Commission nominated the old Terminal Hotel, 200 G Street, for possible designation as a City of Davis "Historical Resource." According to the city's ordinance for Historical Resources Management, a copy of which is enclosed, the Commission or members of the community may nominate buildings for consideration.

The next step is a public hearing to consider the merits of the nomination. You will soon receive a copy of the notice for that public hearing and the staff report that describes the historical significance of the property. After the public hearing, the Commission can vote to recommend designation to the City Council, continue the nomination until another meeting, or vote not to recommend designation. The City Council is the decision-making body for the designation of historical resources. Their decision will be made no later than 90 days following the Commission's recommendation.

As the owner, you will want to know what the impact of historic designation will mean to your property. If a building is designated, all building permits for work on the exterior of the building must be issued an Historic Alteration permit before a building permit is approved. The process is described in Section 29-145.12 - 15 of the enclosed ordinance which I have highlighted. Roof replacement permits, provided that no structural changes are proposed, are approved administratively. Other projects are brought before the Commission's monthly meeting for approval.

Demolition approval is different for the two types of designated properties. For "Historic Resources" (the type of designation for which your property is nominated) the Commission can suspend the issuance of the permit for up to 180 days, extendible for an additional 180 days under certain circumstances. All Commission actions can be appealed to the City Council.

The State Historic Building Code offers special advantages to owners of historic properties. This alternative code protects California's architectural heritage by recognizing the unique construction problems inherent in historic environments and offering alternatives to deal with these problems.

CITY OF DAVIS



7.3. Pursuant to the HMRC action, the owner is notified.

200 G Street
Owner letter re. nomination
March 22, 1999

Owners of designated buildings can elect to have the city use the State Historic Building Code for applicable interior and exterior projects.

The staff report and public hearing notice will be mailed no later than 10 days before the public hearing. At this point, I anticipate scheduling the hearing for the May 17 Historical Resources Commission meeting. If you plan to attend and won't be available that evening, please let me know as soon as possible. Please phone me if you have any questions.

Sincerely,

Esther Polito
Cultural Services Manager

Copy: Planning and Building Department

Enclosure: Ordinance #1784, Series 1995, Ordinance Amending Sections of 29-145.5 - 29-145.22 of the Zoning Code Pertaining to Historical Resources Management

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7.4. Grace and Lee Chen letter to the HMRC opposing designation an historical resource (undated).

Attachment 1

Grace and Lee Chen
P.O. Box 2094
El Mac ero, CA 95618

Historical Resources Management Commission
City of Davis
Park and Community Services
23 Russell Boulevard
Davis, CA 95616


Subject: Nomination of 200 G Street for consideration as a City of Davis Historical Resource

Dear members of the Historical Resources Management Commission:

We, the owners of 200 G Street, request that you not designate the Aggie Hotel a City of Davis "Historical Resource". The building does not meet current code requirements and restoration would be costly as well as impractical. According to a report by SKY ENGINEERING, the structure is unsound especially in a major wind storm or earthquake and additionally, much of the finish material is no longer original.

As 30-year residents of Davis, we wish to contribute to the community we have chosen as our home. Our dream in owning this property has always been to replace the existing Hotel with a structure more responsive to the potential of the site. The finances appear to finally be possible and we hope to begin within the near future. We intend to create a project which will enhance the vitality of the downtown and add to the recent successful developments at other downtown Davis locations. Our hope is to be able to do this with your support.

Sincerely,


Grace and Lee Chen

SKY ENGINEERING
 2420 K Street, Suite 250
 Sacramento, CA 95816
 May 28, 1999

PROPERTY ADDRESS: 200, 202, 204, 206 G STREET
 DAVIS, CA 95616
 SUBJECT: Structural Inspection

DEAR MS. GRACE CHEN:

Per your request, a structural inspection has been performed for the subject property. We have found the following:

PROPERTY DESCRIPTION:

This is an L-shaped two-story building with full basement located at the corner of G and Second Street in Davis. The area is about 6000 square feet each for the basement, first and second floor. The original structure was built in late 1920. Subsequently, it was remodeled. The covered walkway in front of the building and the storage area on the back of the building were added later. The exterior walls were built with un-reinforced brick. The roof diaphragm was 1X diagonal sheathing supported by 2X roof joists connected to the interior bearing walls and exterior brick walls. The second floor was built similar to the roof. The basement walls were built with concrete and brick. The first floor was built with 1X sheathing supported by 2X8 at 16" o.c. connected with 2 toe nails on each side to 6X8 beams.

This structure can be classified as type III-N or type V-N.

DAMAGE OF THE STRUCTURE:

- 1) Because the floor members and connections of the floor member are inadequate, some areas of the second floor and first floor are sloped and sagging.
- 2) Some areas of the roof and ceiling have water damage.
- 3) Cracking on the exterior brick walls and diagonal cracks on the window openings can be found throughout the building. The arch entrance along Second Street was severely cracked. The exterior walls are out-of-plumb.
- 4) The original floor is severely worn out and in most area the floor is covered

with new floor or carpet.

- 5) Cracking can be found in several retaining wall locations in the basement due to inadequate reinforcements and foundation.
- 6) The wood columns supporting the covered walkway are cracked.
- 7) The exterior walls are separating from each other at the corners.

SAFETY OF THE BUILDING:

- 1) The exterior unreinforced brick walls acting as bearing walls support the roof and floor load; the walls also acting as shear walls provide lateral resistance to the wind and earth quake load. In the Whittier Narrows; Loma Prieta and North ridge earth quake, structures similar to this building collapsed or suffered major damage. Because of the poor performance of this type of structure in the past earth quake, this building is unsafe in a major wind storm or earth quake.
- 2) The exit on the second floor is not adequate. The current Uniform Building Code requires minimum two exits for the second floor; However, at present there is only one exit in this building. The only exit from the second floor goes through the hair salon on the first floor which makes the situation even worse. If a fire breaks out in the hair salon, all the people on the second floor will be trapped with no way out.
- 3) The dead end corridor on the second floor is more than 20 feet which violates the Uniform Building Code requirements.

HISTORICAL VALUE:

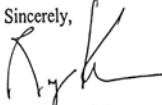
The original building was built around late 1920. Subsequently, it was remodeled. The covered walkway in front of the building and the storage room on the back of the building were added later. Only the exterior walls on the second floor along G Street is the original finish. The entire wall along Second Street and on the back of the building was covered with plaster and new paint. The window openings along Second Street were either filled with new wall or otherwise revised from original. None of the doors on first floor are original. All the original windows on second floor are either broken or beyond repair. The original interior brick walls were later covered by plaster. The original ceiling on second floor is damaged.

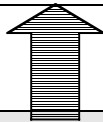
CONCLUSION:

- 1) This building is structurally unsound especially in a major wind storm or earth quake.
- 2) The majority of the exterior of the building is no longer original, since this building has been remodeled and modified significantly over the year.

This information is based on a visual inspection of the building.

Please feel free to contact us if you have any question regarding this report.

Sincerely,

 Ray Kwan, S.E.



7.5. SKY Engineering report commissioned by the Chens and mentioned in their letter reproduced as Fig. 7.4. This was the source of the repeated subsequent claim that the building might blow over in a strong wind. (The improbability of this claim was made clear by the effort that had to be put into bringing the building down, as photographically documented in Part III.)

7.6.
Opening
page of the
document
nominating
the
Terminal
Building as
a City of
Davis
historical
resource.

PARKS AND COMMUNITY SERVICES

23 Russell Boulevard – Davis, California 95616
530/757-5626 – FAX: 530/758-0204 – TDD: 530/757-5666



Staff Report

Date: June 11, 1999

TO: The Historical Resources Management Commission

FROM: Esther Polito, Cultural Services Manager

SUBJECT: Consideration of Historical Resources application 02-99: Terminal Hotel, also known as the Hotel Aggie, 200 G Street, nomination for designation as a City of Davis Historical Resource.

Recommendation

1. That the Historical Resources Management Commission hold a public hearing to consider the nomination of the Terminal Hotel, also known as the Hotel Aggie, at 200 G Street and inclusive of 202, 204 and 206 G Street (hereafter the Terminal Hotel) for designation as a City of Davis Historical Resource.
2. That, either immediately following the public hearing or within a period not to exceed thirty days, the Commission make a recommendation to City Council regarding the adoption of the following findings:

Findings:

1. That the Terminal Hotel located at 200 G St. qualifies for designation under criterion (a) of Zoning Ordinance Section 29-145.10 in that... "It exemplifies or reflects valued elements of the city's cultural, social, economic, political, aesthetic, engineering, archaeological, or architectural history."
2. That the Terminal Hotel located at 200 G St. qualifies for designation under criterion (c) of Zoning Ordinance Section 29-145.10 in that... "It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning."

PARKS AND COMMUNITY SERVICES
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Historical Resources Management Commission Minutes
Hattie Weber Museum
 June 21, 1999

- Commissioners Present:** Gerald Hobrecht (Chair), Wendy Nelson (Vice Chair), Richard Berteaux, Vojka Dzimic, Alice Eichhold, Anne Rundstrom, Jeanette Schulz, Mike White
- Staff Present:** Esther Polito, Cultural Services Manager
- Council Liaison Present:** Ken Wagstaff, Mayor Pro Tempore

Chair Hobrecht called the meeting to order at 7:05 p.m.

1. **Approval of Agenda** The agenda was approved by consensus.
2. **Approval of Minutes**
 - A. May 17, 1999 minutes Review of these minutes was continued to the June 28 meeting.
 - B. June 1, 1999 minutes Minor corrections were made.
3. **Public Communications** There were no public communications.
4. **Commissioner, City Council and Staff Communication**
 - A. **Applications for Design Guidelines Project** Staff reported that four applications have been received. The selection committee will meet as soon as possible to review the applications and select finalists.
5. **Historical Resource Designations: Public Hearings on Terminal Hotel and the Davis Subway followed by recommendations** Staff Esther Polito introduced the item with a description of the designation process.

A. Public Hearing: Terminal Hotel, 200 G Street, Nomination 002-99 as a City of Davis Historical Resource

Chair Hobrecht opened the public hearing.

Lee Chen, one of the owners of 200 G Street, addressed the Commission. He stated that, as a long time Davis resident and UC Davis employee, he wants to do what is good for the community. He said the Hotel portion of the building, unoccupied since 1979, cannot be used without significant

code upgrades and structural modifications. He further stated he has been unable to get an estimate for the cost of the seismic retrofitting needed to bring the building up to seismic code. In regard to the historic context of the building, he stated that his review of the historic maps led him to conclude that the building lost its value in the street facade when a commercial building to the north and a dwelling to the east were demolished many years ago. Mr. Chen added that the building has been extensively altered, resulting in a loss of its historic importance. He asked the Commission to deny the designation so that he and the other owners can submit an alternative plan for use of the building's site.

Commissioner Rundstrom asked Mr. Chen if there are any current plans for the site. Mr. Chen responded that a new building plan is being developed but that the details have not yet undergone a thorough cost analysis.

Commissioner Nelson asked whether the new building would utilize the existing facade. Mr. Chen responded that it would not.

Commissioner Nelson asked if the engineer selected by the Chen's to evaluate the building had experience in historic and seismic renovation.

Architect Maria Ogrzydziak responded on behalf of the Chens. She said she has been engaged by the Chens to develop building plans. She stated that the engineer was chosen specifically because of his experience with historic buildings. She further stated her work has focused on the site's potential rather than on historic aspects of the existing building. She explained that she has been working on a mixed-use concept with private underground parking for residents and that the current building cannot support an underground parking lot. She agreed with Mr. Chen that the original building was part of a street facade that has since been demolished and that the site has lost its integrity. She said that the site has greatly changed and that the best option would be to look at the current multi-face opportunities the site has as an island.

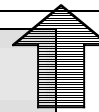
Commissioner Jeanette Schulz responded to Ms. Ogrzydziak, explaining that the historic value recognizes changes over time, and that the building continues to address the street as it originally did. She stated further that the building complements the remaining historic buildings in its vicinity, creating as a group a historic context. She concluded by saying that, in regard to inappropriate alterations over time, removing the wooden sidewalk gallery would eliminate the most historically inappropriate alteration and uncover much of the building's interesting brickwork.

Ms. Ogrzydziak explained that she understood the historic context, but has not focused on it in her planning.

Commissioner Schulz asked Ms. Ogrzydziak if she was aware that additions to historic buildings can be planned on secondary facades and occasionally even on primary facades. She further explained that the purpose of historical resource designation is not to deny demolition, but rather to encourage the owners to take a thorough look at other options first.

Commissioner Nelson added that several periods of time are currently represented in the structure, and that there are likely broad options for renovation that could be approved using historic design

7.7. Pages 1 and 2 of 5 pages of the Minutes of the HMRC regarding designation of the Terminal Building as a historical resource. Pages 3, 4, and 5 are on the following pages.



Page 3

standards.

Ms. Ogrzydziak stated that she was interested in the discussion of change over time, but that she felt the existing building severely limits the owners' opportunity to develop retail stores on all four sides, something a new building could accomplish.

Grace Chen, another of the building's owners, addressed the Commission. She stated that her tenants in the rear apartment have told her that they have had problems with drunks and other vagrants in the nearby parking lots.

Commissioner Berteaux asked the Chens if they had prepared a proposal to seek an estimate for seismic retrofit.

Mr. Chen responded that he had not recently sought estimates.

Commissioner Berteaux explained that the extensive seismic work done in California since the Loma Prieta quake has made seismic estimates easier to obtain. He suggested that the Chens contact Woodland and Winters to find out the names of the seismic contractors for the Hotel Woodland and two brick commercial structures in Winters that were recently brought up to code.

Regarding parking spaces, Commissioner Berteaux asked how many underground spaces Ms. Ogrzydziak thought a new project could provide, and whether there were off-site possibilities for parking.

Ms. Ogrzydziak responded, saying that one building concept being explored was to provide housing for seniors and that it would be important for elderly residents to have parking on site. Ms. Ogrzydziak further stated that, while seismic upgrades and additions would be possible, her focus is on maximizing the site utilization options and benefits to the owners.

Commissioner Berteaux commented that utilizing the existing building does not preclude the improvements under consideration, with the exception of underground parking. He suggested that a significant addition could be added to the rear of the building and that a combination of old and new is, to his thinking, a most desirable combination.

Ms. Ogrzydziak stated that that was a reasonable way to think about the building, but she didn't know how much leeway she had for incorporating changes to the current structure given its condition and limitations. She reiterated that she believed it would be easier to incorporate ideas into a new structure rather than focus on retaining the old.

Mr. Chen said he was concerned about the cost effectiveness of seismic upgrade and building renovation.

Commissioner Berteaux responded that the federal tax credits available for older buildings could offset a portion of rehabilitation costs, making the project more financially feasible.

Page 4

Commissioner Schulz reiterated that the Commission's role is not to design historic renovations but rather to let the owners know that there are many options available, particularly given the improvements to seismic retrofiting that that taken place over the last ten years. She also stated that principles of sustainability are worth considering, in that the resources needed to produce new building materials make recycling an old building a preferred option.

Commissioner Eichold asked if she was correct that the Chen's could develop a structure using the existing building that had opening on all four sides and concluding that the main difference between re-use of the old building and constructing a new building would be that underground parking would only work with new construction.

Mr. Chen said that he would need to calculate costs for renovation vs. new construction before he could answer.

Commissioner Schulz stated that the Chens should get cost estimates for seismic upgrades and renovations, given that demolition and excavation is also expensive. She said that a thorough economic analysis might yield a new/old combination that would retain the historic ambience, provide valuable improvements and be economically feasible.

Staff liaison Esther Polito read into the public hearing record a letter from Jennifer Anderson opposing the designation.

Chair Hobrecht closed the public hearing.

Commissioner Schulz stated that she has heard the building described as "ugly." She commented that the architecture of the hotel is from a period that responded to the complex Victorian architectural choices with simplified design. She added that the historically inappropriate shade structure over the sidewalk hides some of the subtle brick details and that, if it were removed, the building's facade would be enhanced. She said that the building complements the other commercial buildings on the block. She concluded saying that historical buildings aren't always cute, but that their contributions to our understanding of the cultural and social values of their time make them worthy of retention.

Chair Hobrecht asked whether staff has researched the building code to see what would be required to seismically upgrade the building. Staff Polito responded that that has not been done.

Commissioner Hobrecht then asked about city requirements for on-site parking.

Associate Planner Ken Hiatt, present as an observer, came forward to describe the in-lieu parking fee system and explain that the owner of a new building would be able to pay this fee rather than provide on-site parking.

Commissioner Berteaux stated that he believes that a project could be structured to be a win for the Chens and for the city, by retaining the old facade and developing a significant addition.

Page 5

Action Commissioner Wendy Neilson moved, and Commissioner Anne Rundstrom seconded, a motion to recommend the building at 200 G Street for designation as a City of Davis Historical Resource, based upon applicable findings and environmental review analysis set forth in the staff report dated June 11, 1999, and incorporated into these minutes below:

Findings:

- 1.) That the property located at 200 G Street qualifies for designation under criterion (a) of Zoning Ordinance Section 29-145.10 in that... "It exemplifies or reflects valued elements of the city's cultural, social, economic, political, aesthetic, engineering, archaeological or architectural history," and
- 2.) That the property located at 200 G Street qualifies for designation under criterion (c) of Zoning Ordinance Section 29-145.10 in that... "It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning."

Environmental Review:

The recommendation is exempt from environmental review under section 15378 of the State CEQA Guidelines. Action on these recommendations does not have the potential to result, directly or ultimately, in a physical change to the environment.

Motion passed, 7, 0.

Staff Polito explained that the City Council must act to approve, approve in part or deny the recommendation within 60 days of receiving the Commission's recommendation. The Council

should receive notification of this meeting no later than the Association's next meeting.

7.7, concluded. Page 5 of 5 of HMRC minutes regarding designation of the Terminal Building.

7.8 June 17, 1999 letter from Jennifer Anderson, President of Davis Ace Hardware (formerly Davis Lumber and Hardware), opposing designating the Terminal Building a historical resource. Aside from the Chen's letter, this was the only other letter opposing designation (or on this topic at all).

Jun-17-99 11:52A Davis Lumber & Hardware 530 758 6173



Davis Ace Hardware P O Box 1527 - 240 G St Davis, CA 95617-1527 Phone 530-758-8000 Fax 530-758-6173

June 17, 1999

JUN 17 1999

The Historical Commission
City of Davis
Davis, CA

Dear Commission,

On Monday, June 21, 1999 you will be considering two properties to add to the designated "Historical Sites" within the City of Davis.

Oppose either of them being added to the historical classification.

First the Aggie Hotel. It is an old building in terrible condition. It is not worth putting a dime into it. It would mean so much more to the community to have it redeveloped into a HIGHER AND BETTER use with a HISTORICAL architectural design on the exterior. I have walked the halls upstairs in this building. If it had been maintained and updated 40 to 60 years ago it might be worth it. But with today's building and safety standards we as a community will never get a "return on the needed investment". Please do not add this property. We need more retail space downtown - this would be a perfect place for something of significant scale.

Second, the Richards Underpass. This is the entrance to our downtown. It is not pretty, it's not special, it is not Historically significant except to a few newcomers. It's a choked up pipe that everyone complains about and no one wants to spend the money on to widen. Do not designate this location. Leave it alone. If you really want to help the community help us turn this location into a memorable entrance that will have historical significance in the future!

Sincerely,

Jennifer Anderson
President

Cc: Downtown Business Association
Davis Area Chamber of Commerce

Former hotel site faces an uncertain fate

Owners seek city's OK to demolish, rebuild building

By Melanie Turner
Enterprise staff writer

For the second time since 1984, the Davis City Council will consider on Wednesday whether to protect the building on the northeast corner of Second and G streets by designating it as a local historic resource.

The council will conduct a public hearing on the matter at 7:50 p.m. in the Community Chambers at City Hall, 23 Russell Blvd.

Back in '84, councilmembers received a 4-1 recommendation from the Davis Historical Resource Management Commission to designate the building as a historic resource.

On Wednesday, the council will receive the same recommendation; this time it's unanimous. The recommendation is based in part on findings that the old Terminal Hotel, built in the 1920s, "exemplifies or reflects valued elements of the city's cultural, social, economic, political, aesthetic, engineering, archaeological or architectural history."

Another factor remains the same 15 years later, as well — the owners oppose the designation. Lee and Grace Chen would prefer instead to demolish the old building and construct a new one featuring retail shops on four sides, upstairs apartments and underground parking.

The Chens submitted plans for a four-story

See HOTEL, Page A4

HOTEL

From Page A1

structure in the 1980s that were denied, but this time they say "it's not going to be that drastic." Lee Chen said any news plans would conform to surrounding downtown architecture.

The building — which currently houses Natural Food Works, The Wardrobe, Hair Chalet and La Esperanza — has been significantly altered over the years.

Lee Chen argues that because of this, "there is little historical value."

The building's western facade was changed some time after 1953 with the addition of a rustic wooden gallery with exposed rafters covering the sidewalk at ground level. Underneath that facade is the original brick building front.

According to Chen, there also was a structure on the back, which has been removed, and a first-story window on Second Street that's been covered over.

Secondly, Chen argues that the building is structurally unsound and a renovation would be cost-prohibitive. He presents a report by Sky Engineering, prepared last May, which concludes that "the building is structurally unsound, especially in a major wind storm or earthquake."

Chen has not sought any estimate for a seismic upgrade.

Most importantly, argues Chen, the prominent downtown location and the close proximity to the Southern Pacific Depot make it ideal for new uses. The upstairs hotel portion, which includes 28 rooms, has not been rented for about the last 15 years, he said.

The back portion of the building is not used and could accommodate a coffee shop or cafeteria, he suggests.

"Why only use the one side?" he said.

A historic resource designation could delay demolition up to 360 days.

"We just don't want that extra layer of burden to deal with," Chen added. "From an economic point of view, that place should be demolished."

The Chens have lived in Davis for 30 years.

The Historical Resource Management Commission is recommending the lower of the city's two designation categories. Demolition permits for an outstanding historic resource can be denied, while permits can be delayed but not denied for a historic resource.

The commission hopes to encourage the Chens to find out what it would take to stabilize the building, according to Esther Polito, cultural services manager.

"They'd like to see the Chens preserve at least the facade," she said.

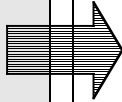
Commissioners believe the building's facade would be improved if the historically inappropriate shade structure over the sidewalk was removed. The original building featured a simple two-story brick commercial facade.

Polito added that, in context, the grouping of the Terminal Hotel, The Paragon restaurant and adjoining buildings, the Anderson Building on the northwest corner of Second and G streets, the Masonic Hall down the street and the Southern Pacific Depot create a sense of commercial character of Davis during the 1920s and '30s.




7.10. September 14, 1999 Davis Enterprise report that the Davis City Council will vote on the Terminal Building as a historic resource.

7. 11. First page of the 32 page staff report recommending designation of the Terminal Building. The other pages consist, in the main, of items seen previously in this chapter and in several of the history chapters of Part I.



PARKS AND COMMUNITY SERVICES
 23 Russell Boulevard – Davis, California 95616
 530/757-5626 – FAX: 530/758-0204 – TDD: 530/757-5666



Staff Report and Ordinance

Date: September 8, 1999
TO: City Council
FROM: Esther Polito, Cultural Services Manager
SUBJECT: Designation of the building at 200 G Street, inclusive of 202, 204 and 206 G Street, as a City of Davis Historical Resource.

Recommendation

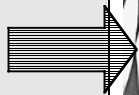
1. That the City Council hold a public hearing on the possible designation the building at 200 G Street, parcel number 70-252-04 inclusive of 202, 204 and 206 G Street, as a City of Davis Historical Resources as provided for by Sections 29-145.5 through 29-145.22 of the Zoning Code Pertaining to Historical Resources Management and recommended by the City of Davis Historical Resource Management Commission on June 21, 1999, and
2. That, following the public hearing, the City Council deliberate whether to introduce an ordinance to initiate the designation process for 200 G Street, based on the following findings:

Findings:

1. That the Terminal Hotel located at 200 G Street qualifies for designation under criterion (a) of Zoning Ordinance Section 29-145.10 in that... “It exemplifies or reflects valued elements of the city’s cultural, social, economic, political, aesthetic, engineering, archaeological, or architectural history.”
2. That the Terminal Hotel located at 200 G Street qualifies for designation under criterion (c) of Zoning Ordinance Section 29-145.10 in that... “It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.”

C.C. AGENDA
 DATE: 9-15-99
 ITEM NO: 7-A

7.12. The 4-1 Preservation Failure Davis City Council of 1999-2000. Only the Mayor—Julie Partansky, seated, center—voted for designation. The negative voters were (l. to r.) Ken Wagstaff, Sheryl Freeman, Susie Boyd, and Stan Forbes. (This is the official City of Davis photograph of this Council.)



7.13. Minutes of the September 15, 1999 Davis City Council regarding designation of the Terminal Building as an Historical Resource. The people listed below are only a portion of all those who spoke in favor.



Public Hearing: Designation of City of Davis Historical Resources

a. 200 G Street (aka Terminal Hotel).

Cultural Services Manager Polito summarized the historic background of the property located at 200 G Street known as Terminal Hotel. She reported that the Historical Resources Management Commission unanimously recommended that the property be designated as a City of Davis Historical Resource at the lowest of the city's two designation categories. She spoke about some of the structural problems associated with the building indicating that the second story has been vacant for many years.

She spoke about the mural of the Mission Revival welcoming arch on the north side of the building and the possibility of being able to save the mural if the building is demolished. She responded to questions from the City Council.

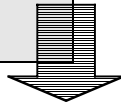
Historical Resource Management Commission Chair Nelson emphasized points that were considered by the commission for this building to be designated as historic. She stated it is not the job of the commission to determine whether the building can be saved but to consider the historic value of the building. She further stated there is funding available and encouraged the owners to consider other options than demolishing the building.

Mayor Partansky opened the public hearing.

L. Chen, owner of 200 G Street, stated the hotel portion of the building has been unoccupied since 1979 and could not be used without significant code upgrades and structural modifications. He further stated he has been unable to obtain an estimate for the cost of the seismic retrofitting needed to bring the building up to seismic code. He also added that the building has been extensively altered, resulting in a loss of its historic value. He asked that the building not be designated as historic.

Commissioner M. White spoke about the beauty, character and simplicity of the building stating that it adds to the character of the street. He asked that the

7.13, concluded.



owners review alternatives.

B. Rivers asked that the City Council look at how the City of Winters restored an old building in their community. She spoke about the style of the building.

V. Dvorak spoke about neglect of limited historical resources by the landowners claiming that it is cost prohibitive to repair or rehabilitate these buildings. She stated this appears to be a trend in Davis. She urged the Council to designate this building as historic.

S. Mikesell stated he was chair of the Historical Resources Commission 15-years ago when this issue was considered and is concerned the discussion is going in the same direction it did at that time. He urged the City Council to continue with the two-step process which is designation and project review. He stated the Council is at the step for designation and the question is does this building meet the criteria for being designated as a historic resource. He urged support for designation.

K. Pryor spoke in behalf of designation. He read a letter from N. Price supporting designation as a historic resource.

M. Johnson said even though the building looks like it is falling down, she supports designation.

P. Barker opposed designation of the building as historic stating it is not an attractive building for Davis.

G. Chen spoke about the beauty of the depot and the need to make this corner attractive in correlation with the depot.

Mayor Partansky closed the public hearing.

Following comments and questions of staff by the City Council, S. Freeman moved, seconded by S. Boyd, to decline designating the building at 200 G Street, parcel number 70-252-04 inclusive of 202, 204 and 206 G Street as a historic resource. The motion passed by the following vote:

AYES: Boyd, Forbes, Freeman, Wagstaff.

NOES: Partansky.

J. Partansky moved, seconded by K. Wagstaff, to direct staff to prepare a letter to the architect expressing the desire that she work with the Historical Resources Management Commission to assure that the design of the building fits historically with the neighborhood. The motion passed by the following vote:

AYES: Boyd, Forbes, Freeman, Wagstaff, Partansky.

NOES: None.

J. Partansky moved, seconded by S. Freeman, to direct staff to research procedures and costs associated with the preservation of the mural. The motion passed by the following vote:

AYES: Boyd, Forbes, Freeman, Wagstaff, Partansky.

-99

8

NOES: None.

City Council requested a report back on the recycling options for the demolition of the building.

7.14. September 16, 1999 Davis Enterprise report of the Council action on the building.

No historic protection for hotel

Site may be razed for new downtown project

By Melanie Turner
Enterprise staff writer

Despite a unanimous recommendation to designate the building on the northeast corner of Second and G streets as a historic resource, the City Council voted 4-1 Wednesday to make it easier for the building to be demolished.

A house restorationist, Mayor Julie Partansky cast the lone dissenting vote, believing the old building is not beyond restoration and the owners could get financial help only if the building had the designation.

"I find the building of a certain kind of cowboy, Old West style," she said. "It says something about the history of Davis and I appreciate that."

The two-story building — known to old-timers as either the Terminal Hotel or later, Hotel Aggie, and to the younger generation as the building with the mural of the Davis arches on the north side — was built in 1925.

Underneath a Western-style awning placed on the building in mid-century is a typical brick commercial building of its time.

The owners, Lee and Grace Chen, asked the council to deny the historic resource designation, arguing against a burdensome extra level of review that would be required before any changes are made to the facade.

They wish to construct a building with retail shops on four sides, which may require tearing down the old building and replacing it with a new one.

However, Chen said afterwards he has not ruled out saving the brick facade.

"I think we can welcome visitors with something much nicer than is there right now."

**Councilwoman
Sheryl Freeman**

See HOTEL, Page A4

HOTEL From Page A1

"Maybe we will end up saving parts of it. That may be cost-effective. We don't know yet," he said.

While he has not sought an estimate for a seismic upgrade, he has attempted unsuccessfully to get an estimate of the cost of renovation.

"No one can give us exact cost," Chen told the council.

He said he's been told parts of the building would have to begin to be removed before such an estimate could be made.

"I cannot have that uncertainty," he said.

The Chens are concerned that the building's physical condition could make restoration cost-prohibitive. After visually inspecting the site, Ray Kwan of Sky Engineering determined that the building is structurally unsound.

Lee Chen also argued that the building has lost its historic character, what with so many changes being made over the years.

When members of the city's Historical Resources Management Commission examined the building in its historic context, it considered that it stands in a grouping that creates a time and a place in Davis, said Esther Polito, cultural services manager.

Davis was growing and the university had established a four-year degree program by 1922. Frequent passenger train service occurred at the Southern Pacific Depot. For the many visitors, G Street was the town's commercial hub.

Today, the Terminal Hotel sits near the old depot, across the street from a designated outstanding historic resource, the Anderson Bank Building, and not far from the old brick Brinley

building on Second Street.

"As a grouping, these really set the character of the commercial Main Street in the '20s and '30s," Polito said.

The Terminal Hotel was a "valuable meeting place in the city," added Polito.

The hotel qualified for a historic designation based on two criteria in the city's zoning code, including that the building exemplifies valued elements associated with the city's history and it reflects significant geographical growth patterns, including those associated with different areas of settlement and growth, particular transportation modes and community planning, she said.

The historical commission recommended that the council adopt the lower of the city's two designation categories in order to leave more options for the Chens.

Under that designation the Chens could have demolished the building if they found renovation to not be economically feasible. But demolition could be delayed up to 360 days.

Said Wendy Nelson, chair of the commission, "We certainly would encourage the Chens to at least make some attempt to renovate it. This is an important historic structure."

Nelson argued that if cities demolished all old buildings with problems, a lot would be lost.

Two council members, Ken Wagstaff and Susie Boyd, called the building "ugly."

"Why preserve that, in particular?" Wagstaff said.

He added that the building "turns its back on the train station," and he's concerned about ensuring that the downtown becomes the retail hub of the city.

Nelson countered that it could be a retail hub "with character," and an historic designation would not preclude the owners from building something welcoming and attractive on the backside.

Said one woman, "I don't think we need to rip it down to do something different on the back."

Added Commissioner Mike White, "I would hope the council could find some beauty in the simplicity of that building."

Several people spoke in support of the designation.

Steve Mikesell, who chaired the commission when it made a similar recommendation to the council 15 years ago, reminded council members that the question before them was whether the building met the historic resource criteria. Project review would come later.

The council agreed that while the Terminal Hotel once greeted great numbers of people getting off the train, the site still serves as an important gateway to the city.

"I think we can welcome visitors with something much nicer than is there right now," said Councilwoman Sheryl Freeman. "This building, to my opinion, is just too far gone."

While Councilman Stan Forbes agreed with Partansky

that the building could be restored, he argued that it's not "substantial enough of a historic resource" to give it the designation, knowing it could make things more difficult for the Chens.

He argued for replacing it with something in keeping with the street's historic flavor.

But, said Boyd, "For me it's not a fiscal issue, it's an aesthetic one. I want people to get off the train and see an inviting structure."

Partansky added that she is very concerned about saving the mural.

Davis Subway: In other action, the council approved, 4-1, the highest level of local historic designation for the Davis Subway, an outstanding historic designation. Also known as the Richards Boulevard underpass, it was listed in the National Register of Historic Places in May 1998.

"It really is a formality that we're going through this process," Polito told the council.

Boyd voted against the designation.

"I find it particularly ironic that we would be creating this monument to the automobile," she said.

The votes of Freeman and Boyd had always been more uncertain on preservation matters, as was their liberalism in general. So, there was less surprise about them. Boyd, in particular, was widely regarded as inconsistent in that she claimed to be a preservationist but sometimes voted the opposite. Indeed, this very evening she was the lone member of the Council to vote against endorsing the nomination of the Richards Underpass for listing on the National Register of Historic Places. In column 5 of Fig. 7.14, we read that she explained her dissenting vote as an expression of her opposition to the automobile: "I find it particularly ironic that we would be creating this monument to the automobile." The implication was that she disdained cars, but she in fact owned two of them (a family sedan and a red convertible sports car). Ironic, indeed.

5) TRANSITION

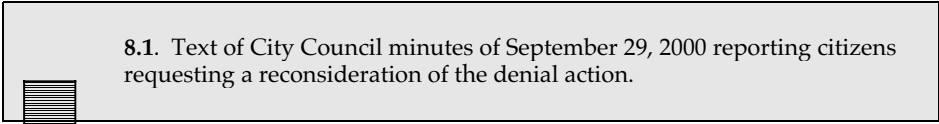
This could well have been the end of the Terminal Building as a topic and concern. But in fact, the struggle had only begun.

FEASIBILITY STUDY FAILURE

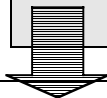
Naively, preservationists assumed that "of course" the building would be designated a historic resource. When that did not happen, there was, at first, a shocked silence. But then people began to respond.

1) CALLS TO RECONSIDER AND LETTERS TO THE EDITOR BEGIN

Initially, these actions were calls for the City Council to reconsider its actions. There were many of these and some of the first were made in the Council "public comment" period of September 29th, the next time the Council met after the September 15th denial (Fig. 8.1).



8.1. Text of City Council minutes of September 29, 2000 reporting citizens requesting a reconsideration of the denial action.



R. Bushman, A. Hastings and B. Rivers spoke in support of designation of the Aggie Hotel as a historic resource.

Another type of action was a "letter to the editor" of the *Davis Enterprise*. These letters started on September 28 and kept up almost as a steady drum beat to the end, a year later. The first three of them are reproduced in Fig. 8.2.

Sunday, October 3, the *Enterprise* did a further background-type story featuring the fact that the previous Wednesday citizens called on the Council to reconsider its designation denial (Fig. 8.3). This story helped to keep the concern alive.

8.2. First three of a year-long stream of letters urging preservation of the building.

▶ LETTERS

Please reconsider

I know that the City Council is busy and not always able to give full attention to all matters. I was disappointed when at the Sept. 15 meeting they declined to consider the nomination of the old Hotel Aggie as a historical resource.

This designation does not restrict the property owners from destroying the building but it does give the city (community) and the owners the opportunity to look at options other than total destruction. Such options could include maintaining the original facade surrounding an entirely new structure. There are several options available for consideration, some of which could bring additional benefits to the owners.

The subject building at 200 G St. has historical significance because of its location and proximity to the train depot, the Anderson Bank building on an opposite corner, the Brinley building also on an opposite corner and the Masonic building on Second Street adjacent to the Second and G streets corner.

The old Hotel Aggie building has been called many things, including "ugly". This is a very subjective term and not a basis for consideration of "historical resource."

The Historical Management Commission voted 7-0 to nominate this building as a "historical resource" according to Zoning Ordinance Section 29-145.10(c). "*It reflects significant geographical patterns, including those associated with different areas of settlement and growth, par-*

THE DAVIS ENTERPRISE

TUESDAY, SEPTEMBER 28, 1999

ticularly transportation modes, or distinctive examples of park or community planning."

The City Council should reconsider its action and I will work to open this point of view at the next council meeting Sept. 29.

Richard Buschman, Davis

Historic status

The following is a copy of a letter to the Davis City Council:

I am concerned about attempts to revoke the historic status of the Aggie Hotel. This building dates from 1928. For many years it personified Davis for travelers on the passenger trains and the old highway which is now Olive Drive. Now it is part of a very small remnant of the historic downtown.

I have watched with sadness as Davis gradually gives up its character to development. You now have the opportunity to preserve a landmark which will continue to embody old Davis for many years after your term of office is over.

Guy Kyser, Davis

FRIDAY, OCTOBER 1, 1999

Worth preserving

I am sorely disappointed that the Davis City Council did not designate the old Hotel Aggie as a historical resource.

There is simply no other large building downtown of this time period and style. The distinct character of the city relies on such large structures; smaller buildings, even with many distinguishing features are not sufficient on their own. The presence of a large brick building close to a train station links Davis to its location and its history, since this is a feature common to old railroad towns in the Central Valley.

The loss of this building will be irreplaceable. It is important not just for its appearance but its genuine value.

I urge the City Council to reconsider this designation, and the landlord and architect not to plan on demolishing the building.

This failure to save the building is one of the most serious errors that the council has made in this decade.

**Judith Dresher
Davis**

8.3. Davis Enterprise, Sunday, October 3, 1999.

La Esperanza's building won't get city protection

By Melanie Turner
Enterprise staff writer

The fate of the old Terminal Hotel — on the northeast corner of Second and G streets and home today to four business including La Esperanza — remains solely in the hands of the building's owners.

That is despite pleas by citizens to the City Council on Wednesday to designate the brick building as a historic resource.

"That is a very important structure downtown," Richard Buschman told the council. "The city has the opportunity to maintain some small degree of control."

The council voted 4-1 on Sept. 15 to deny the unanimous recommendation of the Davis Historical Resources Management Commission to designate 200 G St. as historic.

A few citizens asked the council to reconsider the decision, but the

council had no interest in doing so.

"It doesn't look like we're going to get council to reconsider this one, so take a lot of pictures, I guess," said Mayor Julie Partansky, who cast the lone no vote.

The designation forces the owner to look at alternatives to demolition, Buschman said. With a historic designation, the owners could still demolish the building with a one-year delay.

As it stands, the owners, Lee and Grace Chen, could have a demolition permit granted Monday.

But Lee Chen, reached on Friday, said he is not committed to tearing down the building's brick facade, which the commission was most interested in preserving.

"I really have no idea at this moment what we should do," he said.

See BUILDING, Page A3

BUILDING

From Page A1

"The bottom line is really whether it's economically feasible."

He said he will work with the city and the commission in coming up with his final plans.

The Chens are interested in creating a three-story structure with ground-floor retail on four sides, apartments on the second floor and senior housing on the third floor.

"I will try to keep the facade if it's cost effective," Chen added.

The Chens are thinking about hiring architect Maria Ogrydziak, who designed the Davis Food Co-op project, to design the 200 G St. project.

Buschman said it's clear that 200 G St. should be designated as a historic resource, especially given its proximity to other historic buildings.

"And yet the comments I heard from the City Council had to do with whether it was too short, too tall, too ugly, too unworthy of anything but destruction," he said.

"Because it doesn't have an elegant facade doesn't make it less historic," added Audrey Hastings. "...In Davis we have to fight to save the few buildings we have."

The building is in poor physical condi-

tion and the Chens have argued that restoration would be costly as well as impractical.

The Terminal Hotel was built in 1925 when G Street was a busy main street in Davis, a place where train travelers strolled, residents and farmers did business and university people stopped on their way to and from campus.

Today, the upstairs hotel is not used.

Richard Hastings asked the council to establish a demolition-review ordinance for the downtown. He suggested the ordinance could allow a review period for all buildings over 50 years of age.

City attorney Harriet Steiner said the commission and staff could establish a historic district that could provide for additional demolition control and other additional guidelines within the district.

The Historical Resources Management Commission is working with the community to prepare design guidelines for the area bounded by the original 1917 Davis city limits, which includes the city's commercial core and three adjacent neighborhoods.

A community workshop on Davis Conservation District design guidelines is scheduled for Wednesday, Oct. 27, from 7 to 9 p.m. in the Community Chambers, 23 Russell Blvd.

8.4. The writers of these letters were both long-time Davis residents and active in public matters in various ways. Audrey Hastings was a Downtown business owner, the proprietor of Hastings' Backporch.



FRIDAY, OCTOBER 8, 1999

Please reconsider

This is the second time I am fighting to save the old Hotel Aggie at the corner of Second and G.

The first time was some years ago (I can no longer find the evidence in my growing "fight" file) when the owners first requested permission to replace the historic site. They submitted a photo of the model for building, which was published in *The Enterprise*. It was a tall white square-based shaft with a pagoda-like extension at the top. Not a bad-looking building, but the wrong site and the wrong design for that part of town.

We have a great historic cluster of buildings in that area, although the old fire station is almost obliterated by continuous remodeling. We need to preserve it.

I am distressed that the City Council has voted to allow the destruction of the building and its wonderful, nostalgic painting of the arches on the north wall. Please, Ken, Sheryl, Stan and Susie, reconsider. Allow the old structure to remain in its honored place, at the heart of the original Davis.

It can be renovated — Sacramento has done it, San Francisco has done it, and many other towns have honored their birth places through renovations and reconstruction. What would Los Angeles be without its original old plaza downtown?

We need to keep Davis' roots — to remember where it began — to keep its honored birthright. Please council, reconsider.

Margaret Milligan, Davis

MONDAY, OCTOBER 11, 1999

Historic resource

We came to Davis in 1966, went to school, frequented the Antique Bizarre — a pub in the Aggie Hotel — and I know a lot of young and old people who lived there during the 1960s.

It is unfortunate that the owners of these historic buildings allow them to deteriorate, therefore giving them the excuse to demolish rather than restore. Davis fits well in this scheme of thing; money is the important issue, not the historic value.

"Ugly" is a term that has come up twice in this council's vocabulary. This simple early 20th century commercial structure did what it was supposed to do — serve as an hotel for train passengers. Because it didn't have an elegant facade doesn't make it less historic. It also contributed to the Davis commercial core in the 1920s and '30s.

Davis is way behind when it comes to saving these older structures. Every City Council we've had has not been historic preservation-friendly. When you get a unanimous recommendation from the Historical Commission you totally disregard it. Why do we have these commissions? To aid in the process of your decision-making?

I traveled extensively this summer in Minnesota and eastern Wisconsin and encountered so many towns with historic downtown districts — Port Washington, Racine, Kenosha, Cedarburg and Waukesha. In Minnesota I visited New Ulm, a great small downtown with lots of red brick residences, and Northfield, the home of Carleton and St. Olaf Colleges; their whole downtown is historic with a grand 1870 red brick Archer House Hotel at the core. Woodland, too, has an historic downtown district.

In Davis we have to fight to save the few buildings we have. I'm very disappointed in the City Council's decision and would hope for a reconsideration in designating the Aggie Hotel as a historic resource.

Audrey Hastings
Davis

8. 5. *Davis Enterprise* letters to the editor, October 18, 1999. Robin Dattel's role in preservation matters in the 1980s and more generally was described in Chapter 6.

MONDAY, OCTOBER 18, 1999

Ignoring history

The following is a copy of a letter to the Davis City Council:

I urge the four of you who voted that the Terminal Hotel is not an important historical structure — the meaning of it not being an “historical resource” — to reconsider and to change your vote.

You should reconsider and change because by your vote you supported a factually incorrect assertion of major importance; namely, that the Terminal Hotel was *not* among the most important buildings in the history of Davis.

The historical facts are clearly and without dispute the opposite. As the ample documentation provided by your Historical Commission shows, the building was a key element of the commercial landscape and Davis social life. The Historical Commission was unanimous on this point and it is a common-sense truth to everyone who knows even the slightest bit of Davis history.

But, no, you decided the historical truth was otherwise! Such a shocking rejection of fact cannot but awaken questions about credibility. I urge your reconsideration.

John Lofland
Davis

Reasons to preserve

I am adding my voice to those who are urging the City Council to designate the Hotel Aggie a historical resource. It meets several of the designation criteria stated in our local ordinance, embodying as it does elements of our social, economic and transportation history.

The building's original name, the Terminal Hotel, helps tell the story of its early function and

reminds us of the importance of the railroad in the history of Davis. Together with the Southern Pacific Depot, the Anderson Bank building, the Brinley block and the Masonic Lodge, the Hotel Aggie captures what is left of the era when 18 trains a day passed through Davis and when the life of our downtown was focused on the corner of Second and G streets.

The hotel was not only an essential economic part of a railroad-oriented town, it also was important socially. It was the first home for many newly arriving UCD students and faculty through the years.

Many university and service organizations held their meetings in the Terminal Hotel, in part because the owners wanted it to be a community center. Reading through back issues of *The Davis Enterprise* would reveal countless meetings and events in our history that took place in the Terminal Hotel.

Our downtown is not particularly rich in historical buildings, compared, for example, to Woodland, which grew larger at an earlier time, thanks to its role as county seat and agricultural service center. We should value and preserve those we do have for several reasons.

First, such buildings do link us to our past, and helping us to understand it and honor it.

Second, such buildings make our downtown more interesting visually. Despite the alterations to the Hotel Aggie, it still has that antique texture that no modern building, however excellently designed, can have. The popularity of antique texture and its contribution to successful downtowns is well established.

Third, as Davisites we pride ourselves on recycling and using resources carefully; preservation contributes to those goals.

The case that the Hotel Aggie meets the criteria for designation is open and shut, and it was confirmed by a unanimous vote of the city's own Historical Resources Management Commission.

The property owner has made the argument that it should not be designated because it is in bad shape. That is not a valid argument. The reason that the property is in such bad shape (yes, I have been upstairs) is because the property owner has let it deteriorate. This is an old, old landlord trick used to avoid historical designation. Let's not reward it.

The building clearly deserves to be designated; once that occurs, then we can take the next step of considering its preservation. It would be worthwhile to spend a few city dollars to have an architect trained in preservation inspect the building and make recommendations.

Then we can work with the property owner and the project architect (who is on record as supporting a healthy downtown) to come up with a wonderful recycled, adaptively reused building that will both stir our memories and make a contribution to the modern townscape and economy of Davis.

Robin Dattel
Davis

2) THE PLOT TAKES A NEW TURN: THE CITY ACTS

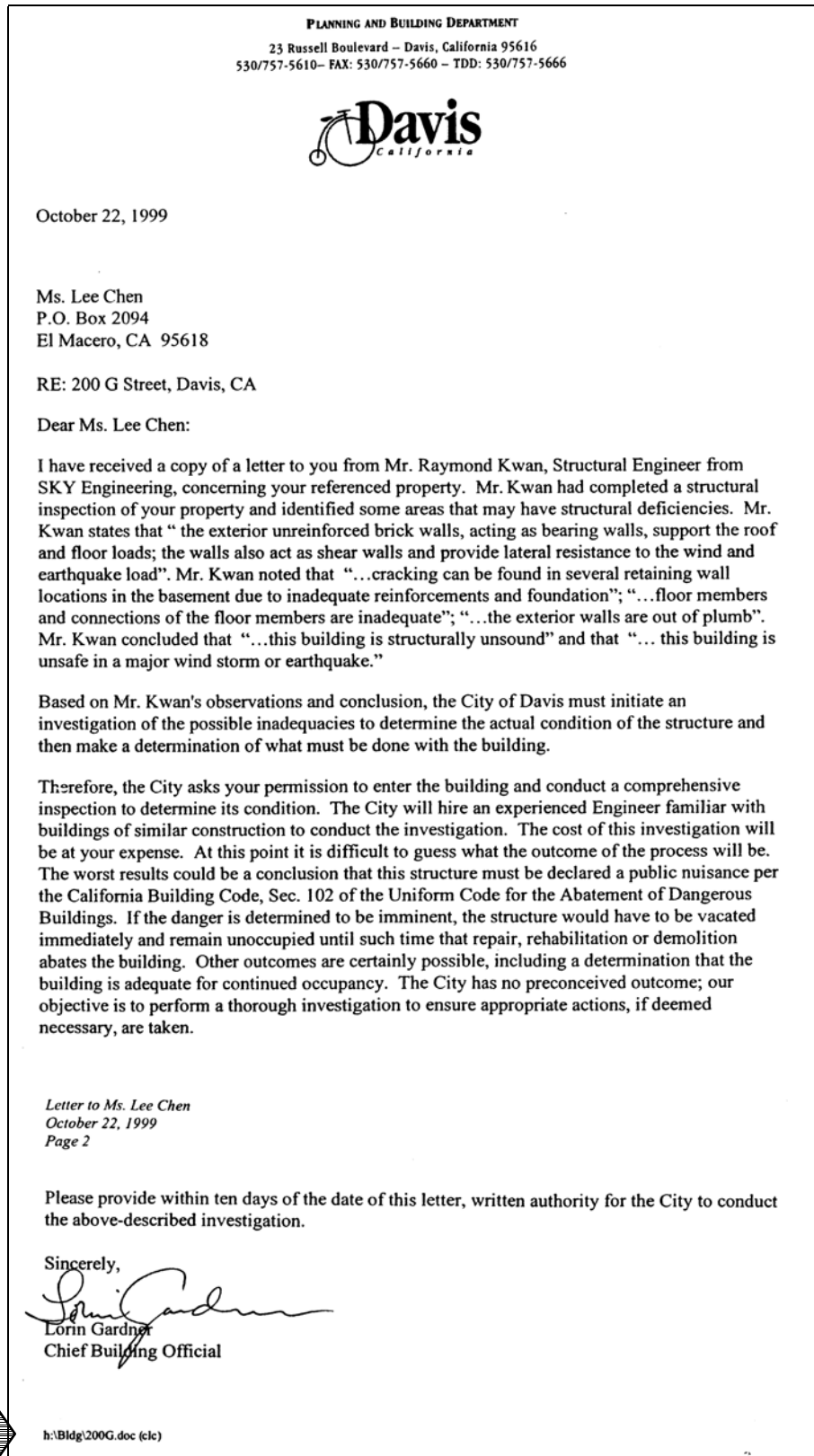
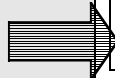
As a relatively superficial structural assessment undertaken by a firm commissioned by the owner, the City could not accept as definitive SKY Engineering's claims that the building might well blow over in a strong wind (Fig. 7.5). Neither, also, could it ignore the report.

Always skittish about liability because citizens are prone to try to pick what they see as the deep pockets of a government, City prudence demanded that the SKY Engineering claims be followed-up.

This was especially necessary because, according to Lorin Gardner, the City's Chief Building Official, the Chens had given him a copy of the SKY Engineering report (first paragraph, Fig. 8.6). That is, the Chens were making certain he knew of the report and that they knew that he knew.

Hence, Gardener's letter to "Ms. Lee Chen" dated October 22, 1999 (Fig. 8.6).

8.6. Gardner Letter to Chen, October 22, 1999.



8.7. This October 25 letter from the Chuck Roe, a Davis developer and elected head of the Davis Chamber of Commerce is notable for the fact that it signals that this organization did not think the Terminal Building matter was settled.

That is, if the episode was concluded, this letter was unnecessary and could only serve further to antagonize proponents of preservation (i.e. to drive customers away from Davis businesses for no good reason).

This letter boomeranged in the sense that it sent the signal to preservationists that demolitionists did not think the struggle was over. Therefore, further effort might be successful.

MONDAY, OCTOBER 25, 1999

▶ LETTERS

The right decision

The Board of Directors of the Davis Chamber of Commerce would like to commend the Davis City Council on its recent decision to deny historical status to the Aggie Hotel building on the corner of Second and G streets.

The Historical Resources Commission is a very knowledgeable watchdog commission charged with the task of advising the council on matters of our historical resources. In this case they suggested a historical designation for the Terminal Hotel building.

It is certainly old, once served visitors arriving on the railroad and has a brick exterior. Coming from a commission charged with historical preservation, this recommendation is appropriate.

The job of the City Council is to weigh commission recommendations in the context of all the city goals and in this case the downtown. The train station neighborhood provides thousands of travelers with their most intimate look at our town and welcomes those who arrive in Davis.

Unfortunately, the old hotel is not architecturally interesting and turns its back on the station. It is easy to imagine a more creative anchor building to our most active commercial street.

Given its location, structural condition, and great potential for redevelopment, the options for the Terminal Hotel should not be restricted by a historical designation.

We congratulate Council members Boyd, Forbes, Freeman and Wagstaff for their farsighted and courageous decision.

Chuck Roe
Chairman, Board of Directors,
Davis Chamber of Commerce,
Davis

Preserve the hotel

Davis doesn't have many older historic buildings. We have a few and I think we should work to keep them. I'm not in love with the aesthetics of the old Terminal Hotel but I think it should be preserved in some way.

I think the City Council overlooked this issue when they voted 4-1 to take this treasure off the Historical Resource list, against the Historic Resource Management Commission's recommen-

ation. This means we could have something much worse.

Take a look around at some of the buildings that were allowed to be built in this town. Remember the old State Market across from Coldwell Banker? What a beautiful hunk of concrete we have now! Let's not be shortsighted because we have a busy agenda and "Oh who cares? I don't like the looks of that old building anyway."

If places like Nevada City, Grass Valley, Sutter Creek, Eureka and Old Sacramento felt this way what would they have instead?

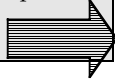
That corner at Second and G Street has other buildings that are part of an older historic block and removing one piece of history will make a significant impact on that area.

I think our council members should rethink this issue and work to preserve the integrity of the first paved street in Davis. Please voice your opinion to our City Council members.

Sandy Weaver, Davis

8.8. In this November 1 *Enterprise* letter Lee Chen follows in the footsteps of Chuck Roe (Fig. 8.7) in suggesting that the Terminal Building matter might not be over, at least in his avowed desire "to hear constructive suggestions, especially how we can deal with this issue. . . ."

However, read from the vantage point of knowing what actually happened, this letter might be also be viewed as a sugar-coated declaration of a demolition plan.



MONDAY, NOVEMBER 1, 1999

▶ LETTERS

Let's work together

Our ex-city mayor, Vigfus Asmundson, once told me that the golden rule in dealing with the Davis public is "keep silent and keep smiling." But when you are accused of "playing tricks" and "neglecting" your own personal property, I am sorry, but I have to break that rule.

There is no reason for us to play "tricks" to let the Terminal Hotel building at Second and G streets deteriorate in order to tear it down. We can tear it down without playing "tricks" because the city previously voted against preservation.

The main purpose for any owner to own a commercial building is to generate a profit. A "neglected" or vacant building will not produce any income. There is no incentive for us to neglect our own building. In addition, my wife operates a beauty salon within the building. I do not think she will be able to tolerate a "neglected" building.

It is not necessary for us to tear down the building. We are against the designation of the building as a historical resource, because we would like to have other options. As most of you know, the City Council has voted twice against preserving the Hotel Aggie Building, once 15 years ago, and again in September of this year. But this does not mean we cannot work together, without any name calling. We would like to hear constructive suggestions, especially how we can deal with this issue and in a manner that makes financial sense.

We have lived in Davis for 30 years. We love the city of Davis like most of you do. We want to maintain its special character. We are not villains. We call all resolve this matter without attacking personal integrity.

Lee Chen
Davis

Dignity of process

I write to dispute the claim that the Terminal Hotel is not an historically important building (an historical resource) for the two reasons that it "is not architecturally interesting and turns its back on the station" (the wording in an Oct. 25 letter to the editor).

Applying such reasoning, we would need to conclude that Civil War battlefields, World War II Japanese internment camps, and civil rights movement sites are not historically significant if they lack architectural interest or are inconveniently located. Such reasoning is clearly absurd.

Instead, in these three examples and in the case of the Terminal Hotel, historical significance derives from what happened in the locations and their relevance to larger contexts and not from physical appearance or place in space.

Since no one disputes the historical significance of the Terminal Hotel, there is no reason not officially to signal its import in Davis history (i.e., to bestow the label "historical resource"). Indeed, intellectual integrity requires it. It is surely ironic for a community conceiving itself as a pre-eminent university city to make a major claim in its official,

government history that everyone knows is not true.

Designation as an "historical resource" does not "save" the Terminal Hotel from major alterations or demolition. Instead, it simply creates a period of deliberation on what will happen. Demolition can be the outcome (perhaps because of lack of architectural interest and openness to the train station). So be it.

But, if demolition or some such is to be the outcome, let us undertake an orderly and methodical assessment that honors the building's historical significance. To do otherwise is to deny it the dignity of due process. Sadly, at this time, rather than giving it a fair trial in which it is acquitted or convicted, we are embarked on a rush-to-judgment lynching.

We in Davis rightly pride ourselves on our sense of fair play and thoughtfulness. Let us apply these points of pride to the case of the Terminal Hotel as much as we do to other matters.

John Lofland
Davis

8.9. Taking up Mr. Chen's expression of interest in "constructive suggestions," the day after his November 1 *Enterprise* letter (Fig. 8.8), I sent him the letter reproduced at the right advocating a "facadectomy" solution. The attachments to this letter were published as an op-ed in the *Davis Enterprise* on June 11, 2000 (Fig. 9.1) and they are therefore not also reproduced here.

I did not receive even an acknowledgement of receipt from Mr. Chen. But, in a phone conversation with Mayor Ken Wagstaff on May 31, 2000 (seven months later) I was asked if I had spoken with the Chens about facadectomy. I told the Mayor about this November 2nd letter and expressed my sense that Chen was less than gracious publicly to solicit suggestions and then not even to acknowledge receipt of one, much less to respond to its substance.

A few minutes after I hung up the phone with the Mayor, I got a call from Lee Chen.

I report what he said at the May 31, 2000 point in the narrative (Fig. 8.30).

John Lofland
523 E Street
Davis, California 95616

530-758-5258
 fax 530-752-0783
 jlofland@ucdavis.edu

November 2, 1999

Lee Chen
 P. O. Box 2094
 El Macero, CA 95618

Dear Mr. Chen:

I am responding to the Davis Enterprise letter of November 1 in which you say that "we would like to hear constructive suggestions" regarding the future of the Terminal Hotel.

I think I have a constructive suggestion that is expressed in the form of an op-ed article I have proposed to the Davis Enterprise. I enclose a copy of it here for your consideration. As of today, I do not know if the Enterprise will use it or not, but the idea can be considered whether or not it appears in the Enterprise.

Since writing this "facadectomy" suggestion, I have discovered a picture of the Hotel in near its original condition and come to the realization that the building looks very much like the two on the other two corners. That is, we see it as "ugly" because so many terrible things have been done to it since about 1945. If all the junk were taken off its façade, it would be an excellent complement to the Brinley Bock building and the Anderson building on the other two corners.

Should you want to explore these suggestions further, I would be happy to meet with you and/or other people you may desire.

Cordially,



John Lofland

Enc: nine page draft of an op-ed item
 Photo of G Street Looking North

COPY

8.10.. Thanksgiving eve, 1999, the Chens took out a permit to demolish the Terminal Building. This was two weeks in advance of when the City would receive the structural evaluation report it had commissioned in October (Figs. 8.6 and 8.11).



CITY OF DAVIS
 BUILDING INSPECTION DIVISION
 23 Russell Blvd. Davis, CA 95616
 757-5659 - For Scheduling Permit Inspections
 757-5610 - For Inspectors

IMPORTANT: Always use the permit number below when requesting inspections or information concerning this permit.

PERMIT

LICENSED CONTRACTOR DECLARATION
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of division 3 of the Business and Professions Code, and my license is in full force and effect.
 License No. 66299D Lic. Class C-21-61
 Contractor [Signature] Date 11/24/99

Permit Nbr: 99- 4605
 Access Nbr: 92700

Print Date: 11/24/99
 Job Address: 200 G STREET
 Subdivision:
 Parcel Nbr: 70-252-04- -
 Valuation:
 Tenant Name, Nbr:
 DEMO BUILDING
 Work Description:
 DEMOLISH NON-RESIDENTIAL BUILDING

OWNER-BUILDER DECLARATION
 I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law. (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through is or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
 I am exempt under Sec. _____ B & P.C. for this reason _____
 Owner [Signature] Date 11/24/99

Owner: CHEN TR ETAL
 P O BOX 2094
 EL MACERO CA 95618
 (530) 753-2436

Contractor: JOHN'S HAULING
 PO BOX 1522
 DAVIS CA 95617
 (530) 753-3220

WORKERS' COMPENSATION DECLARATION
 I HEREBY AFFIRM UNDER PENALTY OF PERJURY one of the following declarations:
 I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORKERS' COMPENSATION, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Carrier WILLCOVA INSURANCE Policy Number WC2 120 9946

Permits: Issued:
 *DEMOLITION PERMIT COMM/INDUS11/24/99

Fees Paid: 100.00

This section need not be completed if the permit is for one hundred dollars (\$100) or less.
 I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I shall not employ any person in any manner so as to become subject of the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.
 Applicants Signature _____ Date _____

Special Notes and Comments:

DEMO PERMIT FOR 200, 202, 204, AND 206 G STREET.
 WORK NOT TO BEGIN UNTIL: 10 DAYS AFTER YOLO/SOLOMO AIR QUALITY RECIEVES APPLICATIION.12-04-99

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name NONE
 Lender's Address _____
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and I authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.
 Applicant/Agent Signature [Signature] Date 11/24/99

JOB FINAL BY: _____ DATE: _____

THIS PERMIT BECOMES NULL AND VOID if work or construction is not commenced within 180 days from date of issuance, or work is suspended or abandoned for a period of 180 days any time after work is commenced.

8.11. The "Conclusions and Recommendations" page of the McKennyKrug structural evaluation report contracted in October. Received by the City on December 9, 1999, the report *only* dealt with "life-safety" in a "seismic event."

On this score, the firm found the building was not up to FEMA standards. (Without upgrading, this was also true of virtually all brick structures built in California before World War II.)



BUILDING EVALUATION REPORT
A "FIRST TIER" STRUCTURAL AND LIFE-SAFETY EVALUATION
200 G STREET BUILDING

D. CONCLUSIONS AND RECOMMENDATIONS

Appendix II (Item 2) of this report highlights aspects of this building found to be "non-complying" based on the criteria set forth in FEMA 310 *General* and *General Supplemental* Checklists. Both checklists are used because this building is deemed to be located in a region of "high" seismicity based on seismic maps incorporated into the FEMA document. (Note: these same maps are proposed to be included in the upcoming International Building Code, although that document is not yet published). This places the building at a higher level of scrutiny, even though the "Life Safety" only (LS) criterion is used. Refer to of Appendix II (Item 1) of this report, specifically pages 2-4 and 3-6.

Note: the establishment of a level of seismicity is a probabilistic and scientific effort undertaken by various governmental agencies using recent USGS seismic mapping efforts. The FEMA 310 criteria defines anticipated ground accelerations based on known faults and specific fault characteristics, and it is from these criteria that the high seismic characteristic of this building's site is classified. Previous UBC seismic classification groups the City of Davis in a "zone 3" area which is not the highest level of anticipated seismic activity. It is beyond the scope of this report to comment on the probabilistic likelihood of the design seismic event FEMA 310 defines.

Of twenty-three (23) applicable issues listed in the *General* Checklist, eight (8) were found to be complying, eleven (11) non-complying and seven (7) unknown (three of the items are shared by complying and non-complying due to uncertainty). Of fifteen (15) applicable issues presented in the *General Supplemental* Checklist, five (5) were found to be complying, seven (7) non-complying and three (3) unknown. See Appendix II Item 2 for a reproduction of these checklists and the results of each applicable item.

These checklists are developed to bring attention to building components known to be crucial to a building's proper performance as it relates specifically to a design seismic event. Given the number of identified non-complying issues, this report concludes that this building, in its present condition, is not suitable to withstand the design seismic event prescribed by the FEMA document for life-safety occupancy.

Using the Uniform Code of Building Conservation as a guideline, the same various components identified in the FEMA checklists would probably be identified as in need of retrofit and rehabilitation as a result of a more thorough structural evaluation of the building. The difference in analysis and design procedure between FEMA 310 and the 1997 UCBC (for instance) is considerable, yet both are acceptable.

This building's lateral force resisting system, in general, lacks the continuity demanded of more modern structures. This is more a characteristic of this *type* of building than it is a unique characteristic of this *specific* building; the checklists emphasize those areas known to be problematic. Unreinforced masonry buildings (URM's) have been on the forefront of statewide rehabilitation efforts, especially in areas identified with high seismic activity. State law (SB 547/URM Law) has been passed for seismic "zone 4" areas, mandating an inventory and mitigation process for URM's. The City of Davis is not in a zone 4 category and not subject to this program. The enforcement of this law realizes that URM's known to exist in traditional high seismic regions, with some exceptions, are permitted a reasonable timeline for evaluation and rehabilitation.

Should the building's continued use be desired, it is the recommendation of this report that the building undergo a deliberate process of structural evaluation, preferably to an accepted guideline such as FEMA 310, and a mitigation program be developed within a timeline that permits such studies to be properly and reasonably developed.



PLANNING AND BUILDING DEPARTMENT

23 Russell Boulevard - Davis, California 95616
530/757-5610 - FAX: 530/757-5660 - TDD: 530/757-5666

ITEM 96



8. 12. The next day, the City Chief Building Official wrote the Chens (once again mismatching gender and form of address).

December 10, 1999

Ms. Lee Chen
P.O. Box 2094
El Macero, CA 96618

RE: Finding of Structural Report for 200 G Street/Actions Required

Dear Ms. Lee Chen:

The City appreciates your cooperation in this matter.

I have received copies of the structural evaluation report for your property from Douglas Krug and Edwin Nicholson and have attached a copy for your use.

Based on the findings of this report, I have determined that the structure at 200 G Street is seismically unsafe. Although the danger of the building collapsing is not imminent, the existing condition dictates that it must be mitigated. You are to provide the Building Division with a mitigation plan within six months of this date with the actual mitigation completed within six months of the Division's approval of your plan. Failure to complete these actions within the established time frame would necessitate follow-up action by the City, which, in a worst case scenario, could result in limitations on the building based on the nuisance provisions of the California Building Code.

Please be aware that prior to completion of the mitigation requirements, the second floor of the structure will not be used for any type of occupancy.

Please contact Mark Wood, Assistant Building Official, or myself if you have any questions.

Sincerely,

Lorin Gardner
Chief Building Official

3) A NEW COUNCIL AND NEW HOPE

Elections for the five seat Davis City Council were held every even year. In the year 2000, three seats were open and the election was held on March 7.

Among the three incumbents with completed terms, Boyd and Forbes sought re-election and Partansky did not. Therefore, at the outset, the prospects for the Terminal Building with a new council were not promising. That is, incumbents tended to win reelection and neither of these two had supported designation.

The election shaped up as a loose coalition of three conservative democrats against an equally loose coalition of three more liberal democrats (called “progressives” in Davis). As the incumbent, Boyd was the de facto leader of the conservatives. Jerry Kaneko, a retired veterinary professor and a large owner of rental housing who had served on the Council in 1994-98 but who was defeated for reelection in 1998, was allied with her. Joe Boyd, a newcomer to Davis who was a professional organizer of educators and who had the considerable monetary support of organized labor, was also allied with her (but not related, despite their shared name).

On the more liberal/progressive side, Mike Harrington, an aviation attorney and member of “progressive” social circles was supported by Partansky and ran as her political heir. Community activists Tansey Thomas and Sue Greenwald had supporters on the left that overlapped with, but were not identical to, the Partansky progressives.

A complicating factor in this race was a local measure labeled “J” that, if adopted, would require a public confirming vote before a new development could be added outside the City’s existing boundaries. Seven of the eight candidates in the race supported Measure J. Only Susie Boyd did not.

The outcome was surprising to everyone and indicated a rather divided and diverse electorate. First, Measure J was supported by the electorate 54 to 46 percent. Second, Susie Boyd ran first in the Council race, with 43%, which was in the range of the declining percent of votes recently received by first-place finishers (Lofland, 2000: 9). But, her two conservative allies trailed at fifth and seventh places in the eight-candidate field.

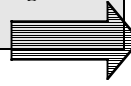
Third, the three “progressives” ran second, third, and fourth, with Harrington and Greenwald elected.

Fourth, incumbent Stan Forbes, a rare registered Republican in a Davis Council race, ran a surprisingly weak sixth. Positioned as a liberal Republican who was not clearly aligned with either the Boyd or Partansky tendencies, he was the odd man out.

Future growth, its control, Measure J, and which of the candidates could best deal with these matters were the overarching topics of the campaign. The Terminal Building was not an issue and preservationists did not seek to inject it into the campaign.

However, the election results cheered preservationists. Harrington publicly supported designating and preserving the building, as did Greenwald, who was a long-time advocate of the downtown. In replacing Forbes, the preservationist side had grown at least one vote stronger (Fig. 8.13).

8.13. *Davis Enterprise* March 8, 2000 report on the City Council election held March 7, 2000. Three of the five seats were up and preservationists were heartened that two of the three newly elected members were preservation-minded. As Pam Gunnell puts it in the story to the right, "we now have a progressive majority . . ."



8.14. The official photograph of the 2000 Council visually displayed distribution of sentiment on the Terminal Building.

The anti-preservationist members are seated on the left and right ends: Sheryl Freeman (left) and Susie Boyd (right).

The pro-preservationists are standing and flank the swing-vote mayor, who is seated in the middle.

Standing to the left: Michael J. Harrington. Standing to the right: Sue Greenwald.

Seated in the middle: Ken Wagstaff.

Harrington, Greenwald fill council seats

By Melanie Turner
Enterprise staff writer

Just after midnight, as final Davis City Council election results became clear, the mood was jubilant at three separate parties for Susie Boyd, Michael Harrington and Sue Greenwald.

Capturing 18.5, 14.5 and 13.5 percent of the vote, respectively, these three will fill the three open seats on the Davis City Council, joining Councilwoman Sheryl Freeman and incoming Mayor Ken Wagstaff.

The new council members will be sworn in on April 5. The current council meets twice more, on March 15 and 22. Top vote-getter Boyd will take over as mayor in 2002.

A total of 19,062 of 30,103 registered Davis voters — 63.3 percent — flocked to the polls Tuesday. That's more than the statewide turnout of 51 percent. During the last presidential primary, 42 percent of voters turned out statewide.

As the final results were tallied, 30 to 40 Greenwald supporters, celebrating at the home of supporter Heather Caswell in South Davis, shouted with glee. Greenwald immediately gathered them together to thank them for their hard work and ask for their continued support. She then danced happily with a friend.

"I really credit this to a team effort," she said.

This marked Greenwald's third try for a council seat. She received 5,965 votes, behind Harrington's 6,379 and Susie Boyd's 8,175.

The race for second and third place was tough to call for much of the night. In the end, there were just 620 votes separating third and sixth place — 1.4 percentage points — indicative of the tight field.

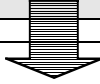
Behind Greenwald were Tansy Thomas with 5,595 votes, or 12.7 percent; Jerry Kaneko with 5,532 votes, or 12.5 percent; and incumbent Stan Forbes with 5,354 votes, or 12.1 percent.

Newcomers Joe Boyd and Peter Carroll finished with 5,051 votes (11.4 percent) and 1,902 votes (4.3 percent), respectively.

Greenwald's campaign manager Pam Gunnell was elated.

"It bodes well for the future of Davis," she said. "I'm incredibly happy that we now have a progressive majority on the council. That's the key. And with a progressive majority, we can do unbelievable things. It's exciting."

8. 15. After a visit from at least one of the Chens (mentioned in the first sentence, below), Mr. Gardner appeared in this letter to believe it was prudent for him to repeat in writing what he had already written to her/him/them the previous December (Fig. 8.12). This seemingly redundant and therefore unnecessary action might be interpreted as a concern regarding clarity of communication. (This aspect loomed larger as matters went along.)



PLANNING AND BUILDING DEPARTMENT
23 Russell Boulevard - Davis, California 95616
916/757-5610 - FAX: 916/758-0204 - TDD: 916/757-5666



March 23, 2000

Ms. Lee Chen
P.O. Box 2094
El Macero, CA 96618

RE: Structural Report for 200 G Street/Actions Required

Dear Ms. Lee Chen:

I enjoyed our conversation yesterday when you were in. Please consider this letter as a reminder of the action required by you prior to the tenth of June 2000. The City appreciates your cooperation in this matter.

On December 10, 1999, you were sent a structural evaluation report on your property at 200 G Street. Based on the findings, I determined that the structure is seismically unsafe and that the existing conditions must be mitigated. You are to provide the Building Division with a mitigation plan within six months, June 10, 2000, and with the actual mitigation completed within six months of the Division's approval of your plan. Failure to complete these actions within the established time frames would necessitate follow-up action by the City, which, in a worst case scenario, could result in limitations on the building based on the nuisance provisions of the California Building Code.

Please advise us of the progress that has been made by contacting Mark Wood, Assistant Building Official, or myself.

Sincerely,

A handwritten signature in black ink, appearing to read "Lorin Gardner".
Lorin Gardner
Chief Building Official

8. 16. Letter to Lorin Gardner from Grace Chen dated April 3, 2000.

April 3, 2000

**Lorin Gardner, Chief Building Official
City of Davis Building Department
23 Russell Blvd.
Davis, California 95616**

RE: Structural Report for 200 G Street

Dear Mr. Gardner:

Thank you for your letter of March 23, 2000. With respect to the structural evaluation report dated December 10, 1999, I understand that I am to provide you with a mitigation plan prior to June 10, 2000. I will make a decision regarding this issue within the next two months.

At this time, I am still weighing my options (and costs) with respect to any action I might take. Should I decide to postpone the seismic upgrade work, it will be to undertake an alternative route to develop the property and to provide a safer building in the longer term.

Thank you for your patience and understanding in this matter.

Sincerely,



Grace Chen

4) CITIZEN ACTION STARTS IN ERNEST

The question of the structural condition of the building and how now to proceed had brought matters to something of a standstill in March and April of 2000.

But the lull began to end when two of the business owners renting shop space in the Terminal Building started to react to the uncertainty of their circumstances. Specifically, Heather Caswell, owner of The Wardrobe, a women's clothing store, and core member of a citizen's group named Save Davis, initiated a series of actions.

8. 17. In this April 19, 2000 public letter to the Council, two Terminal Building business owners call for a professional assessment of how the building might be redeveloped.

C.C. AGENDA

DATE: 4-26-00

ITEM NO: 12j

DATE: 4/19/00**TO:** Davis City Council

FROM: Heather Caswell, owner, The Wardrobe
Rose Anne DeCristoforo, owner, Natural Food Works
204, & 206 G St
Davis, Ca. 95616

SUBJECT: Terminal Hotel

As we enter the 21st Century, a new chapter in Davis' history has begun, and we are all a part of it. What exciting opportunities lie ahead.

In our opinion, it is up to the City Council to lead our community through the challenges we face. As dedicated downtown business owners, and as active members of the community, we urge the city council to take responsibility for the fate of the Terminal Hotel.

As you are aware, last year the owners of the Terminal Hotel were granted a demolition permit. At that time, much information was lacking, especially related to costs involved in building a new structure vs. restoring the existing one.

Even though they have paid for a second engineer's report, required by the city, the owners are at a standstill. But, with more information available, including the exorbitant costs of demolition and building a new structure, the owners are willing to re-examine their options.

After much investigating, and review of similar projects with historical experts, we feel confident the city could create a powerful and positive outcome for the landlord, the merchants and the downtown by working more closely with the parties involved in this project.

Downtown design workshops, held in the past six months, have provided much more information related to our city's design concepts. The workshops revealed an overwhelming interest in preserving our downtown's character and, implicitly, preserving our historical buildings.

Similarly, the Davis Downtown Business Association has applied for membership in the California Main Street program. This program, which is dedicated to preserving America's downtowns, operates on the proven principle that historic, traditionally designed central business districts provide strong economic health. The DDBA has shown support for, and great interest in, following the Main Street guidelines for historical preservation.

We propose that the City Council direct city staff to issue redevelopment funds in order to finance a professional historical evaluation of the Terminal Hotel. This action would provide the owners with critical information related to costs of preservation. This would be a step toward a healthier downtown.

The Terminal Hotel is the most recent heritage building in our downtown to face a challenging fate. Though we try not to be attached to the outcome, we feel that, with more time, more money, and more information, we can help create a more successful downtown.

We encourage the city council to represent the best interests of the community. Let's honor the Terminal Hotel's history so that we all in turn can honor ourselves and our future.

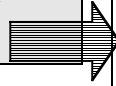
Respectfully submitted,

Heather Caswell *Rose Anne DeCristoforo*

Heather Caswell
for The Wardrobe

Rose Anne DeCristoforo,
for Natural Food Works

8.18. Save Davis leaflet on half a sheet of yellow paper circulated in Downtown businesses in April, 2000.



Did you know that the Terminal Hotel's fate may be terminal?

Currently downtown Davis is in a challenging position. In the fall of 1999 the city granted a demolition permit to the owners of the Old Aggie Hotel (Natural Food Works, The Wardrobe, La Esperanza tenants). The Historical Commission had voted unanimously to designate this heritage building into a historic landmark. Meanwhile Davis is soon to become a California Main Street City who's primary ethic is preservation. With new city council members on board there seems to be a new sentiment for greater appreciation of our historic resources.

We already know that Sue Greenwald and Mike Harrington are interested in preserving the Terminal Hotel. We are encouraging the Mayor, Ken Wagstaff to join this effort. Please help by calling or emailing Ken Wagstaff.

Ask the City to require more time to determine the best outcome for the building and all concerned.

Ask to sponsor the Terminal Hotel on the meeting agenda for a public hearing. Write a letter to the editor requesting that we preserve this building.

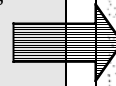
Ken Wagstaff: phone: 758-3722, fax: 758-0534, email: kjwag@dcn.davis.ca.us

Davis Enterprise: editor@davis.com

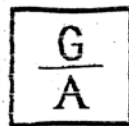
8.19. Heather Caswell took the lead in involving outside-Davis professionals in providing assessments of the Terminal Building

Here we see a fax of a letter to her from a San Francisco architect who specialized in feasibility studies of older commercial buildings.

Caswell duplicated and distributed many documents of this kind to anyone interested.



A campaign for a feasibility study had now begun.



GARAVAGLIA • ARCHITECTURE

COMMERCIAL
HISTORIC PRESERVATION
RESIDENTIAL

April 24, 2000

Ms. Heather Caswell
Davis, CA
FAX: 530.759.1166

11 pages

Dear Heather,

Here is some information regarding Garavaglia Architecture's services. It isn't as current as I would like but should suffice for today. Several recently completed or initiated projects include:

- 802-846 Bryant Street, Palo Alto - Boarding Houses Architectural Analysis and CEQA Mitigation Study
- 202-208 Broadway, King City - Commercial Building Reuse Study and Eminent Domain Avoidance
- 1356-1364 Park Street, Alameda - Commercial Building Rehabilitation Study
- Presidio of Monterey Historic Buildings Survey (just started)

Our consultants include Circa - historic research, revitalization / Main Street consulting, etc. (information included in this fax); structural engineers familiar with historic structures including unreinforced masonry; and economists sensitive to preservation and revitalization ideals

We are very familiar with the situation you have described and it sounds like you have a good chance of affecting a change in the course of events. Let me know if we can be of additional assistance.

Sincerely,

Michael A. Garavaglia, A.I.A.
Principal, Garavaglia Architecture

155 Montgomery Street
Suite 1111
San Francisco, CA 94104

415.391.9833
Fax 415.391.9847
mgar@garavaglia.com
www.garavaglia.com

MICHAEL A. GARAVAGLIA, A.I.A.
PRINCIPAL

8.20. The reality of the uncertainty of the future of the Terminal Building was finally starting to hit home. Even the venerable (and very cautious) Yolo County Historical Society finally took a stand in early May (prodded by Heather Caswell's personal appearance before and appeal to its Board).



Yolo County Historical Society

Post Office Box 1447 Woodland, California 95776

11 May 2000

Davis City Council
 Davis City Hall
 23 Russell Blvd
 Davis, CA 95616

Dear Council Members,

The Board of Directors of the Yolo County Historical Society voted at its May 8th meeting to express support for the preservation of an historic resource, the Aggie (Terminal) Hotel, and to urge the City of Davis to preserve it as an integral part of down town.

Sincerely yours,

BJ Ford, President

cc. Davis Planning Commission
 Davis Historic Resources Commission

8.21. Also in May, it came to light that City Council member Susie Boyd was circumspectly working to bring about demolition. In this note circulated to various parties, Boyd promoted the views of a demolition-disposed Woodland architect named Bill McCandliss.

May 17, 2000

Telephone conversation with Architect Bill McCandliss re: Terminal Hotel

Impractical to save just the wall because it is an unreinforced masonry building.

A study could determine a range of reasons for and against.. I have done a lot of preservation (including the Hotel Woodland) The building could be saved. The question is whether it warrants being saved.

It has no architectural significance.

It is not a great building.

It does not have significant architectural detail.

It has not been the scene of historical events.

It would cost as much to save as to build a new one.

There was a similar vacant building in Merced. A \$20,000.00 study was done to determine whether to save. Outcome: costs to save or to build a new building were virtually the same.

"My personal feeling about that corner—a new building would be better".

8.22. At long last, there was a City response to the call for a feasibility study. Unfortunately, it was only a promise to consider it.

REDEVELOPMENT AGENCY
23 Russell Boulevard – Davis, California 95616
916/757-5610 – FAX: 916/758-0204 – TDD: 916/757-5666



May 18, 2000

Heather Caswell
Owner, the Wardrobe
206 G Street
Davis CA 95616

Rose Ann DeCristoforo
Owner, Natural Food Works
204 G Street
Davis CA 95616

RE: Terminal Hotel Building, 200 G Street

Dear Heather and Rose Ann:

Your letter to the Redevelopment Agency Board of April, 2000, has been referred to me for response. Thank you for writing, and Heather, thank you for taking the time to meet with me last Tuesday. I appreciate your willingness to devote personal time for the betterment of the downtown and the Davis community.

Your idea of commissioning a feasibility study of preserving the Terminal Hotel is an interesting one that has caught the attention of city staff and decisionmakers. Mayor Ken Wagstaff has begun a series of meetings with city staff and the building's owner to investigate this possibility. He is also exploring the option of requesting the Redevelopment Agency Board authorize some limited financial assistance to this study. I believe the building owner has had preliminary conversations with a local architect experienced in both historic preservation and new construction, with the goal of identifying alternatives that work best for the site and the city.

We will continue to work with the property owner in exploring options for the building and the site. If this item is scheduled for a future Redevelopment Agency agenda, I will be sure to send you a copy of any staff report. Again, thank you for your interest in the health of downtown Davis and the community as a whole.

Sincerely,

Katherine Hess
Planning and Redevelopment Administrator, AICP

C: Bill Emlen, Planning Director
Esther Polito, Cultural Resources Manager

8.23. *Davis Enterprise*, May 24, 2000. Mr. Barnes was the editor of a Davis "alternative" newspaper named *The Flatlander* that was far to the left of the *Davis Enterprise*.

Save the hotel

The Terminal Hotel is a building that is worth putting public money into for the sake of our downtown's spirit. This is a building worth saving!

Martin Barnes
Davis

8.24. *Davis Enterprise* letters, May 25, 2000.

THURSDAY, MAY 25, 2000

Save our heritage

I recently learned that the Terminal Hotel located on G Street is scheduled for demolition in the near future. This building was unanimously designated a historical landmark by the Historical Commission.

The architectural richness of that part of downtown is one of the things that makes Davis special, not to mention the unique Davis business establishments (La Esperanza, Natural Food Works and The Wardrobe) that are tenants.

The cost for bringing the building up to current earthquake standards is minimal. Clearly it is a case of a developer wanting to tear down a historical landmark in the hopes of rebuilding and moving in higher-rent chain store tenants.

It is my hope that a city with a consciousness for history, art and culture will not allow this process to go forward. I appeal to Ken Wagstaff and the City Council to stop this demolition of an integral part of Davis heritage.

Jon Fenske
Davis

A citizen's appeal

The following is a copy of a letter to Mayor Ken Wagstaff:

This is to request that you do all you can to prevent the demolition of the Old Aggie Hotel. Davis is rapidly developing new surrounding growth areas but it would be a terrible shame to lose, from the Core Area, the flavor of the original Davis. We've restored the train station, and it would seem fitting to keep the Old Aggie Hotel as a part of that era and decor.

Please, vote to preserve this building and encourage the owners to pursue other alternatives. I also encourage you to support the use of city redevelopment funds for the purpose of saving the hotel as a landmark. It would certainly be a nice legacy for you as mayor.

Thank you and good luck.
Donna Turcot, Davis

5) THE OWNERS REACT

At the time of the designation hearing before the HRMC, the Chens were being advised by Davis architect Maria Ogrydziak. Well known for her daring post-modern structures, her relation with the owners apparently did not gell. As the May 17 note by Susie Boyd (Fig. 8.21)

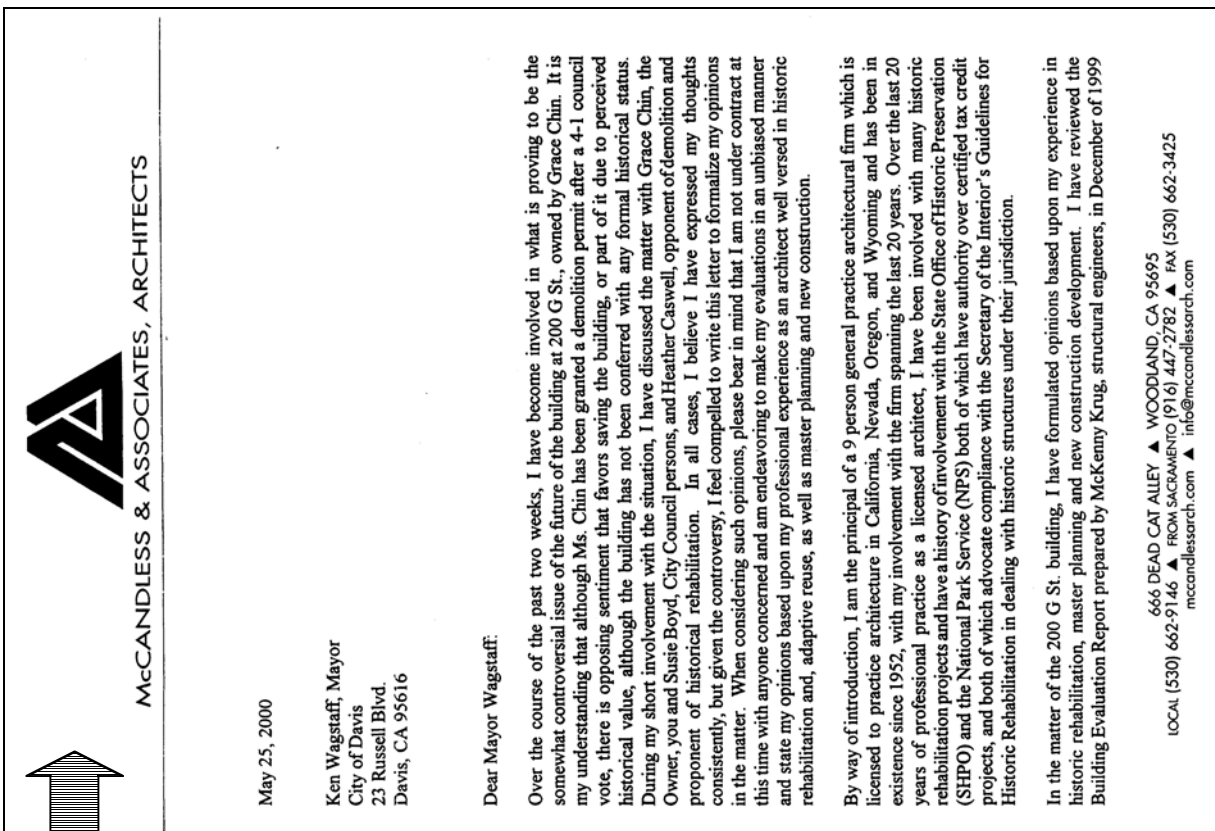
intimates, an architect named Bill McCandless from the nearby city of Woodland appeared to have entered the picture in May.

He made his involvement public in a letter to Mayor Wagstaff dated May 25, 2000. It is reproduced below as Fig. 8.25. At least three aspects of this document might engage our attention.

First, we see that public copies were sent to Grace Chen, Susie Boyd, and Heather Caswell. Together with the Mayor, this would seem to be Mr. McCandless' conception of the four major players in this drama as of May 25. Curiously, Lee Chen was not on this list. Even more puzzling, Susie Boyd was, although she had no more official relation to this matter than the three members of the Council who were not listed. But, her listing obviously implied that she was on the short list of key players.

Second, in this letter McCandless clearly favored demolition. His view was based on several surmises about the economics of the matter for which he presented no data. Instead, he tacitly assumed the kind of data that would be provided by a feasibility study, which did not in fact exist.

Third, he did not mention that in situations of this kind a feasibility study was the "of course" and ordinary course of action. It was a puzzling omission for someone who was a professional in matters of this sort.



8.25. Page 1 of a 4 page letter dated May 25, 2000 from Bill McCandless to Davis Mayor Ken Wagstaff.

and am basing some of my opinions on the results of that study as well as my inspection of the building itself.

As I have stated to all concerned from the outset of my involvement, this building could be rehabilitated, as a state and federally reviewed tax credit project, or as a private non-reviewed project. On the other hand, the building could also be demolished and replaced with new construction. In order to evaluate these two options, a number of issues should be considered in either case, which for the purpose of this letter have been distilled to the following: feasibility and expense; implications to City of Davis downtown planning and streetscape; owner's rights and desires and historic and architectural significance.

Having reviewed the Building Evaluation and Report, and visited the site, the condition of the building is obviously directly related to feasibility and expense issues regarding saving the structure or any part thereof. As is the case with most unreinforced masonry (URM) multi-story structures, the building suffers from inherent inability to withstand seismic loading due to the lack of any reinforcement within the walls, and the "soft story" conditions present at the ground level. "Soft story" is the term that refers to a condition where most of a ground level wall plane is comprised of building openings (door/windows) where most of the wall above is solid. In a significant seismic event this condition contributes greatly to building collapse. As is also the case with URM buildings of this vintage, floor and roof structures are not mechanically fastened to the walls and are instead held in place by gravity. This creates an "out of plane" condition in which the walls tend to move out and separate from the floor and roof structures in a seismic event. This building has a few added structural disadvantages to those typically found in URM buildings. The roof structure is very sub-standard as it is comprised of 2 x 4 framing members at 24" on center and has been suffering from sagging and dry rot. Also, there is a significant amount of wall linear footage that is constructed of hollow clay units rather than brick; hollow clay units perform significantly worse than unreinforced masonry, compounding seismic stability problems. The building also features a non-original sidewalk roof cover structure which is unsafe by current standards and aesthetically inappropriate. And finally, the building's "L" shaped configuration contributes to increased lateral loading implications in a seismic event due to differential movement in each wing of the "L," as the building has been declared unsafe by the City, the structure needs to be demolished or upgraded for life safety reasons. If the existing building or any part thereof is to be upgraded, improvements must be made to meet the requirements of the Uniform Code for Building Conservation (UCBC, 1997).

With regard to feasibility and expense issues, the bottom line comparison is between the cost of rehabilitation versus the cost of new construction. This building requires remedies for all structural items mentioned above, as well as a host of other rehabilitation expenses including new electrical service wiring, plumbing and mechanical system, fire protection and replacement of non/original (also structurally sub-standard) street canopy cover. New construction, requires most of the same components. In my experience, rehabilitation of a structure of this size and condition can be as expensive and sometimes more expensive than new construction. I am currently completing a rehabilitation project converting a 1920's high school into a County Administration Center for Del Norte County and rehabilitation costs are running approximately \$130/sf, which is well within the range of new construction costs for that kind of facility. Incidentally, that particular structure is poured concrete, which has a much greater inherent structural value than unreinforced masonry.

Aside from expense feasibility issues, the implications of renovation versus demolition/new construction to City of Davis downtown planning issues and the streetscape in general should also be of prime consideration. As the building currently exists all original storefronts face the G St. side with secondary windows and entry to apartments elevated 1/2 story above the street facing 2nd St. The H St. side which faces the train depot is the back side of the original building and presents a back alley look. If the building is to be retained and rehabilitated as an historic building according to Secretary of the Interior's standards, the potential for site development could be severely restricted by rehabilitation efforts. If the building is to be rehabilitated under the standards, tearing down any part of the original building to open all 3 street sides as storefronts would be non-compliant. However, if the building is to be rehabilitated independent of any state certified process, partial building rehab/partial demolition-new construction scenarios would be possible, although they would present some added costs. If the building is to be demolished, obviously new construction would present a variety of options for building design which could feature primary street frontage on G St., 2nd St. and H St. without the inhibitive features present in the existing building which presents a front face to only one street.

Also worthy of consideration in this matter are the property owner's desires and entitlements. To date, Grace Chin has faced building repair or condemnation and has chosen, for development potential purposes, to pursue demolition and new construction. Her stated vision for the site is to construct a new mixed use building with commercial/retail space below and residential use above which will feature a design with 3 prominent street elevations to maximize street frontage potential. Of her particular interest is to have a building that presents a pleasing, welcoming face to the train depot rather than a back alley look as the existing building currently does. Ms. Chin has been granted a demolition permit and has subsequently made arrangements to have her tenants vacate the building by mid-July when she intends to demolish the building and as has been expressed to her, she will be well within her rights to do so.


The final and perhaps most important issue I would like to touch on is that of historic significance. The existing building can be characterized as a low style transitory hotel which most likely serviced traveling salesmen and/or interim workers during the early part of the 20th century. As such, there is no doubt that the building has a particular history as all old buildings do. Architecturally speaking, however, the building is devoid of much character and its' structural configuration is not conducive to redevelopment without major alterations which may or may not be acceptable under the Secretary of the Interior's Standards for Rehabilitation. The building at this time has not been conferred with historic status and has in fact been denied such status by the City of Davis, if the building was to be conferred with historic status by the City of Davis, the City would be responsible for negotiations with the owner to establish partial or total building rehabilitation and how such efforts would be accomplished. Of all issues involved, the question of historic significance is the most sensitive as aesthetic value (which in and of itself subjective) and historic importance must be evaluated on their own merits. It is my understanding that the City is actively pursuing implementation of the California Main Street Program which focuses on revitalizing downtown areas by using volunteers at a local level to make improvements on everything from window displays to existing building facades. Naturally under such a program, historic preservation efforts can be a key component; likewise, new development should be considered crucial to revitalization efforts and not necessarily be discounted as insensitive or invasive in the context of the existing urban fabric.

In conclusion, it is my considered opinion as a proponent of both historic rehabilitation and new

8.25, continued, pages 2 (bottom) and 3 (top) of a 4 page letter from McCandless to Wagstaff dated May 25, 2000 (pages in the original letter were unnumbered).

development within the urban fabric that unless there is reason significant enough within the buildings' past as a presence in downtown Davis to confer the building with historic status and mandate rehabilitation, the existing buildings' present condition, lack of aesthetic appeal, and limited development potential all point to demolition and redevelopment as the most viable use of the site under the present conditions. This is also consistent with the City's position to date with regards to this building, and the owner's present plans. I would suggest however that it would be wise to enter into discussion with the owner regarding new building development to assure that her vision is consistent with City planning goals and efforts. Naturally, the design review and planning process will help to nurture redevelopment in the best interests of the community. Should the City, however choose to recognize the building as in some way being historically significant, and worthy of saving in whole or in part, the City should be prepared to commit with reason to such a position and also be prepared to work with the owner to facilitate the implications of that commitment as economic feasibility may be at issue, depending upon the extent of rehabilitation required.

Although this brief dissertation is by no means a formal study, I hope it has been somewhat informative. It is not by any means my place to decide the fate of the existing building and the future for this potentially important site, I hope my thoughts will help to assist those involved with their decision to stand by current commitments or develop new ones in a fair and reasonable manner. Should you wish to discuss any aspect of my considerations or have any other questions please feel free to contact me.

Respectfully Submitted,

 Bill McCandless, AIA

WHM/gs

cc: Grace Chin
 Susie Boyd
 Heather Caswell

8.25, concluded. Page 4 of 4 pages, letter from McCandless to Mayor Wagstaff dated May 25,2000 (pages in the original letter are unnumbered).

The pace of action further quickened when, at the Davis City Council meeting of May 31, new member Michael Harrington sought an update on the Terminal Building situation. As shown in Fig. 8.26, he managed to get three votes in support of a status report to be given on June 6.

<p>b. Request for Status Report on the Terminal (aka Aggie Hotel) be Agendized.</p>	<p>Following discussion, M. Harrington moved, seconded by S. Greenwald, to agendize a status report on the Terminal Hotel (aka Aggie Hotel) for the June 6, 2000 agenda. The motion passed by the following vote:</p>
<p>AYES:</p>	<p>Greenwald, Harrington, Wagstaff.</p>
<p>NOES:</p>	<p>Boyd, Freeman.</p>

8.26. Minutes of the Davis City Council Meeting of May 31, 2000 showing the vote on scheduling a status report on the Terminal Building.

Preservationists viewed this "status report" now scheduled for June 6th as an opportunity for the "new" City Council elected in March (1) to reconsider its action not to designate the building a historical resource and (2) to move forward with a feasibility study.

One part of preservationist strategy was to rebut the expert opinion of architect McCandless with experts of their own. San Francisco preservationist architect Michael Garavaglia was a key participant in this rebuttal. At the invitation of Heather Caswell, he traveled to Davis, talked with Grace Chen, and toured the building. He faxed his much more positive view to Council member Harrington (Fig. 8.27), who provided it to the Council at the May 31st meeting at which he asked for a status report on the building.

8.27.
Garavaglia
faxed letter
to
Harrington,
May 31,
2000.

P.01

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COMMERCIAL
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HISTORIC PRESERVATION
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RESIDENTIAL

GARAVAGLIA • ARCHITECTURE

May 31, 2000

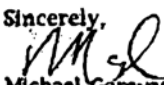
Mr. Michael Harrington
City Council Member
City of Davis, CA.

Dear Mr. Harrington:

I have several comments about the Terminal Hotel located in downtown Davis. I toured the building several weeks ago with the building owner.

- The building seems to be in relatively sound repairable condition.
- Most of the more obvious damage has been caused by lack of maintenance which is generally non-structural.
- We would recommend a typical seismic upgrade which is done all the time in more severe seismic zones.
- In addition to the front facade, the side and rear facades can have their appearance enhanced quite easily without much expense.
- There is potential room for an addition on the site to create more ground floor retail space and second floor office space or housing as the owner may need.
- As a qualifying historic Building and using The State Historical Building Code the use of the building can be more easily changed and upgraded.
- The building should be recognized as locally historic which has supporting documentation.
- An evaluation should be done to determine whether it is part of a downtown historic district.

I'll be happy to provide any additional thoughts if needed.

Sincerely,

Michael Garavaglia A.I.A.
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PRINCIPAL

8. 28. Along another strategic track, the preservationists were gearing up to appeal to the public-at-large with a celebration of Davis history in general and the Terminal Building in particular at the plaza next to the building on Sunday, June 11th. This is the first *Davis Enterprise* announcement of this event. (Because of its importance, this event is described in Chapter 9.)

8.29. Letter to the Editor, *Davis Enterprise*, May 31, 2000.

Repair and restore

The closest thing Davis has to the Statue of Liberty is the (Aggie) Terminal Hotel.

They didn't consider tearing down the statue. Instead, its safety and structural failings were solved by repair and restoration. We should do as well for our historic local point of entry.

Henry E. Bennett, Davis

WEDNESDAY, MAY 31, 2000

Davisites celebrate Terminal Hotel

Enterprise staff

Local residents are invited to join historians and storytellers to celebrate Davis' 1920 heritage and the history of the Terminal Hotel building in downtown Davis on Sunday, June 11, from 1 to 4 p.m.

The event will be held on the G Street Plaza in the 200 block of G Street, adjacent to the former Terminal Hotel. The building, now home to several locally owned businesses, once housed the Terminal Cafe, which was the major social gathering place in Davis during the 1920s.

By a 4-1 vote last September, the Davis City Council rejected a bid to declare the building a historic resource. The building's owners are considering demolishing it and constructing a new facility with retail shops on all four sides.

Attendees are encouraged to wear period clothing. Backstreet Jazz will play music from the '20s beginning at 1 p.m. Refreshments will be available.

A special commemoration of the Terminal Hotel, moderated by Yolo County Supervisor Dave Rosenberg, will begin at 3 p.m. Local residents are invited to share memories of their experiences with the hotel during a special open mike period.

Presenters include historical storyteller Jean Jackman, *Davis Enterprise* columnist Gerald Heffernon and other local historians and leaders.

The event is sponsored by The Wardrobe, Natural Food Works and La Esperanza, and partially funded by the Davis Downtown Business Association. For more information, call Heather Caswell at The Wardrobe. 756-1128.

Wednesday, May 31 and the days just before and after it were action-filled. At the same time the preservationists were taking action, Mayor Wagstaff was meeting and talking once more with the Chens. Lee Chen memorialized one of these meetings in his letter to the Mayor dated May 31st (Fig. 8.30).

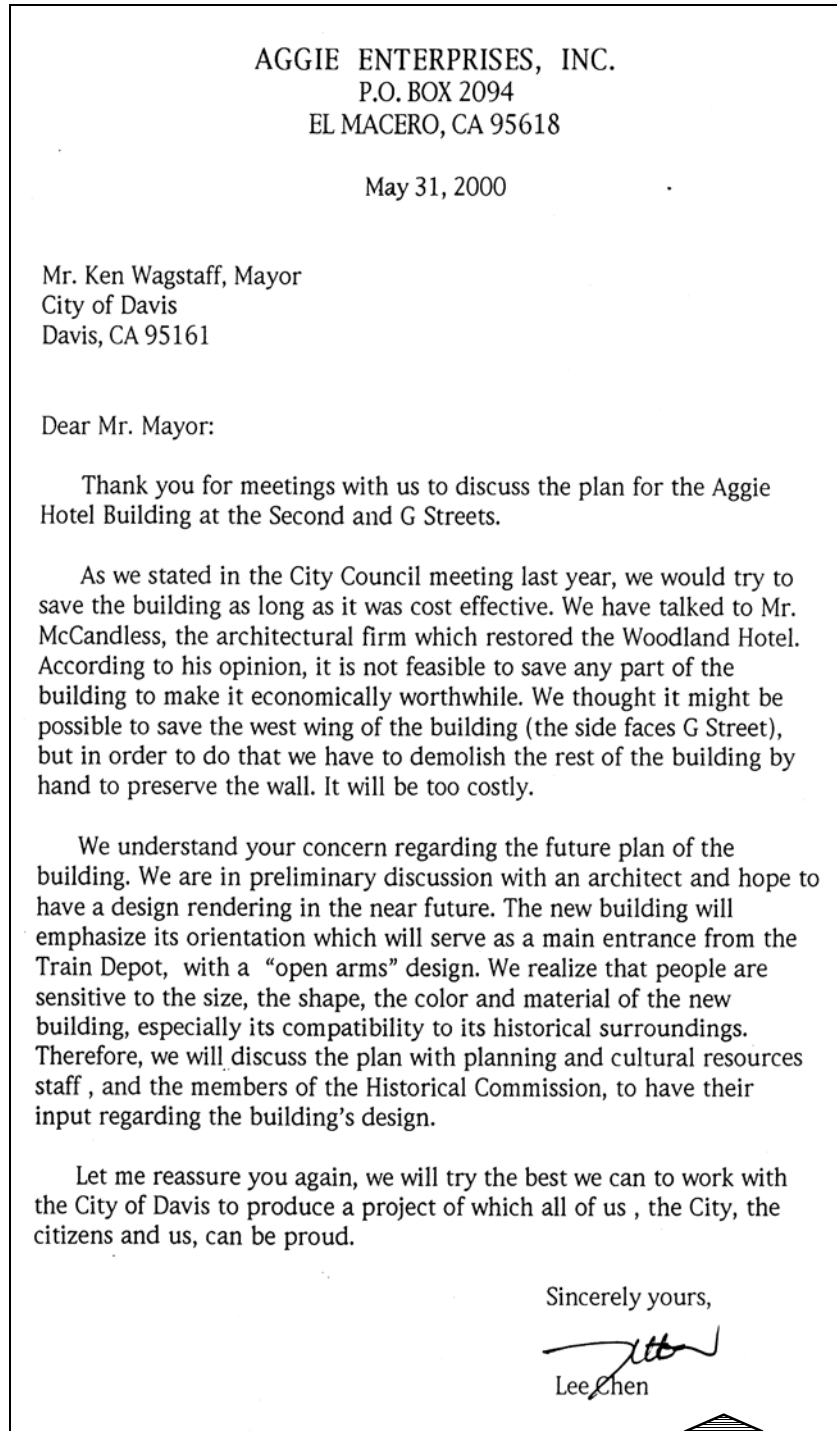
As I read it, the letter in Fig. 8.30 seemed clearly to state that he, Chen, had no plans to save any part of the building.

Curiously, this same day I received the phone call from Mr. Chen that I described earlier (regarding Fig. 8.9) as resulting from the public relations advice Wagstaff was giving him.

On the phone with me at about 5:00 p. m., Mr. Chen was friendly and gracious and I heard him say he was most definitely interested in the possibility of a "facadectomy" of the building's west wall. The only question was the financing and he hoped that City might be able to help.

In addition, he expressed the belief that the Arch Mural on the north wall could be removed and therefore saved.

With these hopeful messages, our conversation concluded. Obviously, however, his letter reproduced as Fig. 8.30, said something different than what he said to me, as did the slight revision of it published as a Letter to the Editor in the *Enterprise* the next day (Fig. 8.31).



8.30. Lee Chen Letter to Mayor Ken Wagstaff, May 31, 2000.

8.31. Chen *Davis Enterprise* letter to the editor published Thursday, June 1, 2000.



▶ LETTERS

Building's future

The mayor has asked us about the status of our building at Second and G streets, the Terminal Hotel, also known as the Hotel Aggie. We wanted to share our response as several persons have also asked.

An official study has shown that the building is not seismically safe. We have been ordered to correct the safety problems. That means retrofit to earthquake standards or demolition. Either way, we have been forced to ask our tenants to move out, for their own safety. We have a permit to demolish the building by the end of July.

As we stated at the City Council meeting last year, we would try to save the building as long as it was cost-effective. We have talked to Mr. McCandless, whose architectural firm restored the Hotel Woodland. According to his opinion, it is not feasible to save any part of the building to make it economically worthwhile.

We thought it might be possible to save the west wing of the building, the side facing G Street, but in order to do that we have to demolish the rest of the building by hand to preserve the wall. It will be too costly.

We understand everyone's concern regarding the future plan of the building. We are in preliminary discussion with an architect and hope to have a design rendering in the near future. The new building will emphasize its orientation, which will serve as a main entrance from the train depot, with an "open arms" design.

We realize that people are sensitive to the size, the shape, the color and material of the new building, especially its compatibility to its historical surroundings. Therefore, we will discuss the plan with planning and cultural resources staff, and the members of the Historical Commission, to have their input regarding the building's design.

Let me reassure you again, we will try the best we can to work with the city of Davis to produce a project of which all of us — the city, the citizens and us — can be proud.

Lee Chen
Davis

8.32. Letter to the Editor, *Davis Enterprise*, June 1, 2000.



We must speak up

We care very much for both the downtown and the historic heritage of Davis. When a building designated by the city's Historical Commission as a historic landmark is threatened with demolition, we must speak up!

We urge the mayor and city staff to help the owners of the Old Aggie Hotel with bringing the building up to safety code.

Craig and Darien Blomberg
Davis

The Council's request for a June 6th "status report" on the Terminal Building meant that a member of the City's staff had to assemble an account of the situation. This task was assigned to Esther Polito. Her report, submitted to the City Manager on June 1, 2000, is reproduced as Fig. 8.33.

Memorandum

June 1, 2000

TO: City Manager John Meyer

VIA: Jeanie Hippler, Parks and Community Services Director

FROM: Esther Polito, Cultural Services Manager

SUBJECT: Status Report on the Terminal Hotel, also known as the Hotel Aggie, 200 G Street

At the Council's request, I am providing an outline of recent activities regarding the Terminal Hotel and the status of the owners' current plans for the building.

In summary, the City Council held a public hearing last September to consider designating the building as an historical resource. Building owners Grace and Lee Chen described the building's structural problems and explained their wish as owners to replace the old building with a new structure. Following the hearing, historical designation was denied.

Additional structural evaluation was requested by the city and completed in December. The Chens received a demolition permit in November that originally expired in May and was recently extended until July 31, 2000.

At this time, the owners favor demolition over seismic stabilization. Tenants have been given until July 15 to vacate their stores. A demolition contractor has been hired and asbestos abatement preparatory to demolition has begun. Grace Chen confirmed to staff as recently as Tuesday, May 30, that she expects the building to be demolished by the end of July. In a letter dated May 31, Lee Chen describes their plans for a new building (attachment 5 to this report).

It is relevant to note that the issuance of a demolition permit is a ministerial action in the City of Davis for all structures except designated historical resources. No environmental analysis is needed.

The building has three retail tenants: La Esperanza, The Wardrobe and Natural Food Works. The owner of La Esperanza has decided to close her restaurant, concentrating her efforts on her other Davis location in University Mall. She has stated that she would be interested in returning to the site if space is available in the future. Owners of The Wardrobe and Natural Food Works are both still looking for suitable locations. There is also one residential tenant whose plans have not been confirmed by staff.

8.33. Staff "Status Report" on the Terminal Building, June 1, 2000. It consisted of 3 pages, one of which is above and the other two of which are on the next page.

City Council Memorandum, June 1, 2000
 SUBJECT: Status Report on the Terminal Hotel, also known as the Hotel Aggie, 200 G Street
 Page 2 of 3

Outline of Recent Actions:

- **Historical Resources Management Commission Public Hearing (June 21, 1999):** HRMC held public hearing re. designating the structure an historic resource. The Chens attended with Architect Maria Ogydziaik. They described plans to demolish building and replace it with three-story structure and submitted a letter from Sky Engineering dated May 28, 1999, describing significant safety concerns. The Commission recommended designation at the lower level of historical resource, which would ultimately delay demolition a maximum of 360 days.
- **City Council Public Hearing on designation recommendation (Sept. 15, 1999):** City Council held public hearing. A motion to deny designation was approved by a vote of 4 to 1 (Partansky opposed).
- **Demolition Permit issued (Nov. 1999):** The Chens hired a demolition contractor and received demolition permit on Nov. 24, 1999 (original expiration date May 23, 2000).
- **Further structural evaluation required by city (November 1999):** City's Chief Building Official required the Chens to have additional engineering evaluation done to determine safety to occupants. Engineering Evaluation by McKenny Krug Structural Engineers received December 9, 1999, verified significant seismic stability concerns.
- **Plan to stabilize building required by city:** The Chief Building Official required that the Chens develop a plan to mitigate seismic stability problems by June 10. Alternative to stabilizing building by June is vacating the building until stabilization is complete.
- **Occupancy Extension and Demolition Permit Extension (April/May):** The Chens requested an extension on occupancy until July 15, 2000, to allow tenants to complete term of lease. Tenants noticed that last day of occupancy is July 15. Demolition permit extended until July 31.
- **Asbestos Abatement (April/May):** Demolition contractor began asbestos abatement in basement and second story, preparatory to demolition. First story asbestos abatement is to be completed after tenants vacate.
- **Review and letter by Architect Michael Garavaglia (April/May):** At urging of retail tenants, the Chens and tenants met with Michael Garavaglia, a preservation architect active in California Main Street program. Purpose of meeting was to discuss feasibility of rehabilitating the building. Garavaglia submitted letter to tenant Heather Caswell dated May 3 outlining two optional approaches to completing a feasibility study.
- **Review and letter by Architect Bill McCandless (May):** The Chens discussed feasibility options with Bill McCandless, Woodland architect with historic preservation experience. McCandless wrote letter to Mayor Wagstaff on May 25 describing rehabilitation difficulties and outlining choices, including a summary statement that the current state of building and

City Council Memorandum, June 1, 2000
 SUBJECT: Status Report on the Terminal Hotel, also known as the Hotel Aggie, 200 G Street
 Page 3 of 3

the decision of the city not to confer historic status appear to point towards demolition and redevelopment.

- **Second letter from Michael Garavaglia (May 31):** In a letter to Councilmember Harrington dated May 31, Garavaglia provided brief comments supporting the feasibility of building rehabilitation.
- **Status Letter from Lee Chen (May 31):** In a letter to Mayor Wagstaff dated May 31, Mr. Chen describes their study of rehabilitation options and their conclusion to redevelop the site with a new building with an "open arms" design that will be compatible with its historical surroundings. The Chens confirm that they will continue to consult with staff and members of the Historical Commission on compatibility and design issues.

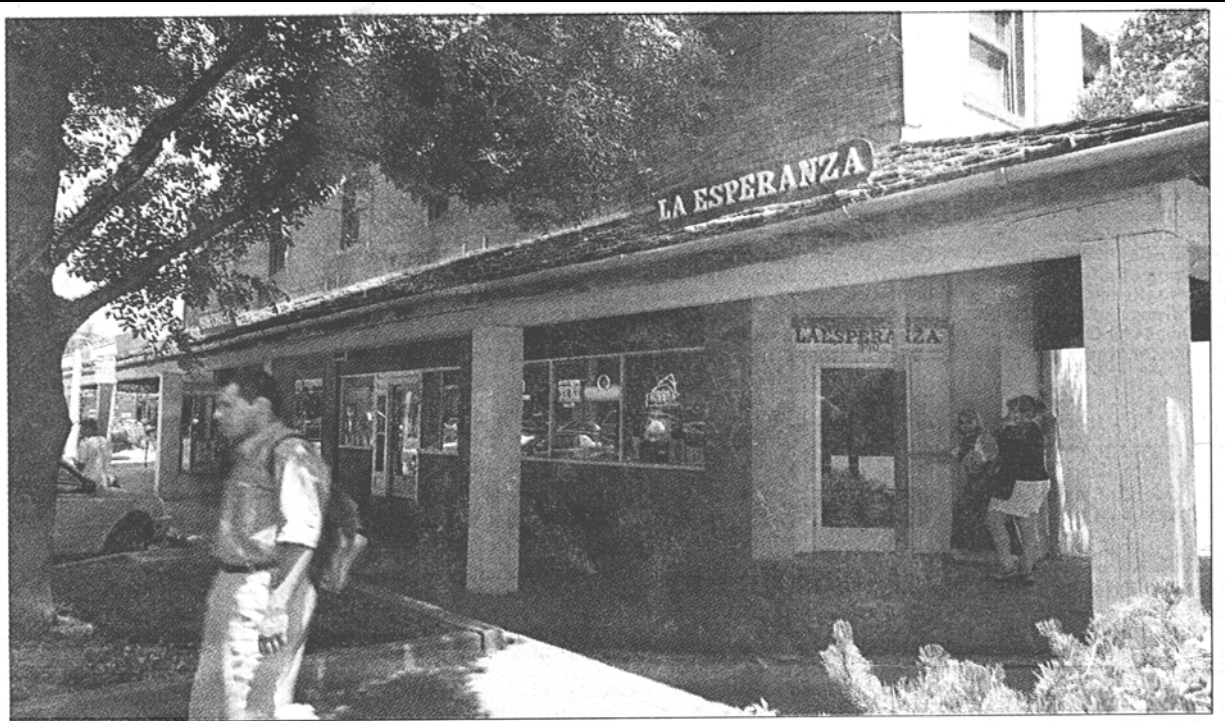
Outline of Future Actions:

- **June 7:** Davis Downtown Business Association board to discuss taking a position on encouraging further feasibility study of rehabilitation versus redevelopment.
- **June 11:** Community members led by tenants have planned a celebration of the building's history. The event is partially funded by the Davis Downtown Business Association.
- **July 15:** Last day of occupancy.
- **End of July:** Demolition likely as per Grace Chen in conversation with me on May 30.
- **Plans for replacement structure:** The Chens have indicated a desire to begin planning for a new building in the near future. Economic analysis and project scoping need to be done.
- **Status of mural:** Council had previously requested that staff advise on whether the large Davis Arches mural located on the building's north wall could be saved. Based on several informal discussions with art conservators, I believe that the costs for saving this mural would be prohibitive. However, the artist, Terry Buckendorf, has indicated an interest in repainting the mural at a new location. Staff is currently working to identify possible sites. The artist will be visiting Davis in June and will check out options at that time. In the meantime, I have contracted with Axiom Photography to photo-document both the mural and the building.

Attachments:

1. Photos of Terminal Hotel
2. City Council Staff Report dated Sept. 8, 1999 and HRMC minutes dated June 21, 1999
3. Letters from Chief Building Official and Engineering Reports
4. Letters from Architects Garavaglia and McCandless
5. Letter from Lee Chen dated May 31, 2000
6. Press Release for June 11 Celebration

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Wayne Tilcock/Enterprise photo

HISTORIC? The two-story brick building at Second and G streets known as the Terminal Hotel was built in 1925. A Western-style awning was added in the 1950s. Below, a photo provided by John Lofland shows the building as it looked in about 1940.

Support mounts for restoration of Terminal Hotel

By Melanie Turner
Enterprise staff writer

Community members have voiced concerns about the old brick building on the northeast corner of Second and G streets ever since the Davis City Council voted last fall against designating the building historic.

The action increased the possibility that the building could be demolished.

In fact, things have been heating up since the building owners, Lee and Grace Chen, took out a demolition permit from the city and notified the building tenants — La Esperanza, The Wardrobe and Natural Food Works — to vacate after their leases expire on July 15.

Grace Chen operates a hair

LOOKING BACK: The heritage and history of the Terminal Hotel will be celebrated at a public party Sunday, June 11. **Page A12**

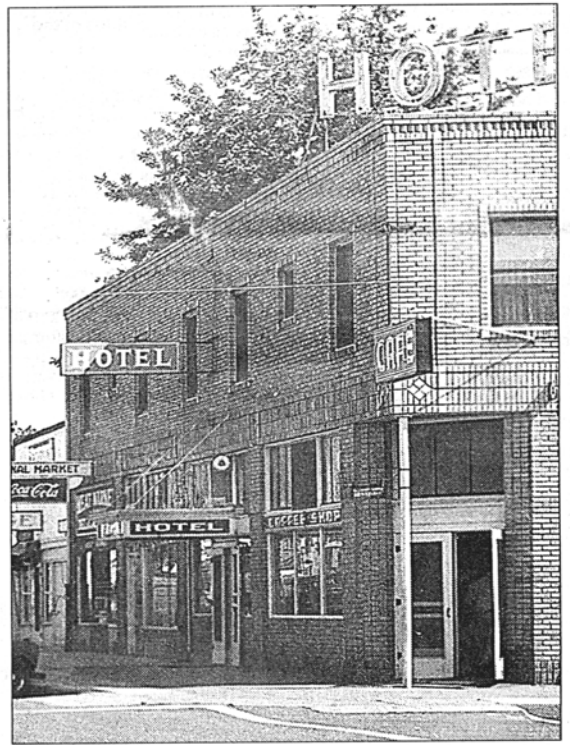
salon in the building as well.

The notice to vacate, however, is mandated by the city's efforts to meet safety standards, according to Lee Chen.

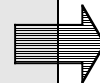
After a seismic evaluation of the building was conducted, the city's chief building official, Lorin Gardner, ordered the Chens to make the building seismically safe. That means a retrofit, or demolition.

The Chens' permit runs out at

See HOTEL, Back page



8.34. Friday, June 2, 2000 *Davis Enterprise* front page feature story prompted by the "Status Report" to be given to the City Council on June 6th.



Locals invited to join historians at Terminal Hotel

Enterprise staff

Local residents are invited to join historians and storytellers to celebrate Davis' 1920 heritage and the history of the Terminal Hotel building in downtown Davis on Sunday, June 11, from 1 to 4 p.m.

The event will be held on the G Street Plaza in the 200 block of G Street, adjacent to the former Terminal Hotel. The building, now home to several locally owned businesses, once housed the Terminal Cafe, which was the major social gathering place in Davis during the 1920s.

By a 4-1 vote last September, the Davis City Council rejected a bid to declare the building a historic resource. The building's owners are considering demolishing it and constructing a new facility with retail shops on all four sides.

Attendees are encouraged to wear period clothing. Backstreet Jazz will play music from the 20s beginning at 1 p.m. Refreshments will be available.

A special commemoration of

the Terminal Hotel, moderated by Yolo County Supervisor Dave Rosenberg, will begin at 3 p.m. Local residents are invited to share memories of their experiences with the hotel during a special open mike period.

Presenters include historical storyteller Jean Jackman, Davis Enterprise columnist Gerald Hefernon and other local historians and leaders.

Historical exhibits, prepared by Phyllis Haig and John Lofland of the Hattie Weber Museum, will be on display. Exhibit items include restaurant menus, photographs and press reports of key events that have taken place at the Terminal Cafe and Terminal Hotel.

The event is sponsored by The Wardrobe, Natural Food Works and La Esperanza, and partially funded by the Davis Downtown Business Association. Admission is free and all activities are open to the public.

For more information, call Heather Caswell at The Wardrobe, 756-1128.

HOTEL

From Page A1

the end of July, according to Gardner.

Last September's 4-1 council vote was cast despite a unanimous recommendation by the Historical Resources Management Commission to designate the building as historic—the second such recommendation. Then-Mayor Julie Partansky cast the dissenting vote.

Heather Caswell, owner of The Wardrobe, wants to see the building restored. She hopes to persuade the new council to take a greater interest in the building's fate.

"It has not been approached with importance, in my opinion," Caswell said.

On Wednesday, Councilman Michael Harrington convinced his colleagues to place the matter on next week's council agenda for discussion. The council meets on Tuesday next week.

Caswell also has requested that the Davis Downtown Business Association recommend to the council that the city fund a feasibility study in order to determine the costs associated with restoration and other alternatives to demolition.

Laura Cole-Rowe, executive director of the DDBA, confirmed that Caswell has made that request of the DDBA board. Grace Chen is scheduled to appear before the board on Wednesday, when a decision will be made on Caswell's request.

The two-story building, also known as the Terminal Hotel, was built in 1925. Underneath a Western-style awning placed on the building in the 1950s is a typical brick commercial building of its time.

To meet a state requirement, the Chens have been removing asbestos from the unoccupied upstairs. Asbestos must be removed prior to demolition.

About 15 years ago, the Yolo County Health Department condemned the upstairs and it has been unoccupied since. Before that time, the Chens operated a hotel upstairs.

Members of the Davis Historical Resources Management Commission said the building is especially historically valuable because it stands among other buildings of its time that create a time and place in Davis.

The Terminal Hotel sits near the Southern Pacific Depot, and across the street from a designated outstanding historic resource, the Anderson Bank building, and from the brick Brimley building on Second Street.

"It's almost a matched set," said John Lofland, who has authored a couple of books about Davis history. "We're very fortunate to have a set of these."

He added, "If people just had the vision, there's a unique opportunity to create this '20s commercial center."

The council encouraged the Chens to look into the possibility of saving the building or the facade. If neither proved possible for the Chens, a new building would replace the old.

The Chens have owned the building for 20 years. They first came to Davis 24 years ago. Grace Chen said she wants to do what is "best for the city."

They hope to create a welcoming entrance on the side of the building facing the depot.

"The main reason for me wanting to take this building down is Davis is growing. Everybody comes to the depot," Grace Chen said.

She said while the tenants must vacate—at the very least in order for seismic work to be done—they will be her "first priority" when she finds leases for the new building.

"La Esperanza has already expressed an interest to me to save a space," she said.

"As far as I know, no one has an alternative and everyone has had a strong interest in returning to that location," Caswell said.

Caswell said Save Davis and its membership of hundreds—a group of people with a mission to maintain and preserve Davis' "identity and individuality"—fully backs her efforts to see the building restored.

"We want a fair, non-biased evaluation to look at the cost of demolishing versus the cost of keeping it historic," she said.

Said Lofland, "There's a big shift going on in this town and in lots of towns" as cities are more carefully considering the fate of old buildings.

"Virtually any building can be saved," he said. "It's a question of how much you want to spend."

The Chens are concerned that the building's physical condition could make restoration cost-prohibitive.

Michael Garavaglia, principal architect for Garavaglia Architecture in San Francisco, viewed the building at Caswell's request.

He believes it has historic value and could be restored. Said Garavaglia, "Yes, it's homely. But that doesn't mean it's not historic."

He said it's difficult to estimate the cost of renovation, compared to the cost of building new, until more analysis is done.

A feasibility study, at a cost of \$5,000 to \$10,000, would be necessary to provide that information, he added.

Bill McCandless of Wirth & McCandless Architects in Woodland, viewed the building about two weeks ago at the Chens' request.

In a letter to the mayor drafted last week McCandless writes, "In my experience, rehabilitation of a structure of this size and condition can be expensive and sometimes more expensive than new construction."

He concluded that unless historic status mandated rehabilitation, "the existing building's present condition, lack of aesthetic appeal and limited development potential all point to demolition and redevelopment as the most viable use of the site under present conditions."

Lee Chen said Mayor Ken Wagstaff has suggested to him the council may consider paying for a feasibility study. "If that's the case, I do not oppose it," Chen said.

10 reasons

to think again about the Terminal Hotel's future

By Heather Caswell and John Lofland

The future of the Terminal Hotel building is uncertain, to put it mildly. Indeed, its future may even be nonexistent because it is apparently scheduled for demolition by the end of July. We are close to but have not quite reached the point of no return.

We believe we have arrived at this perilous situation by a process of drift and inattention. We have had neither the public discussion, the education, nor the deliberation appropriate to a building as historically and economically important as the Terminal Hotel.

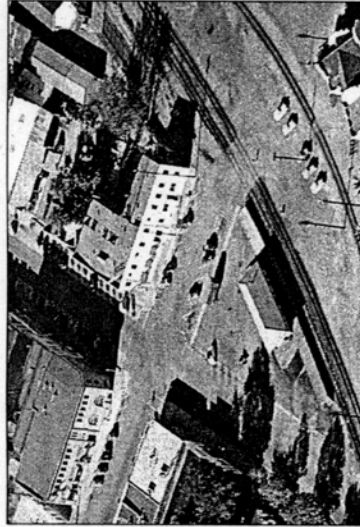
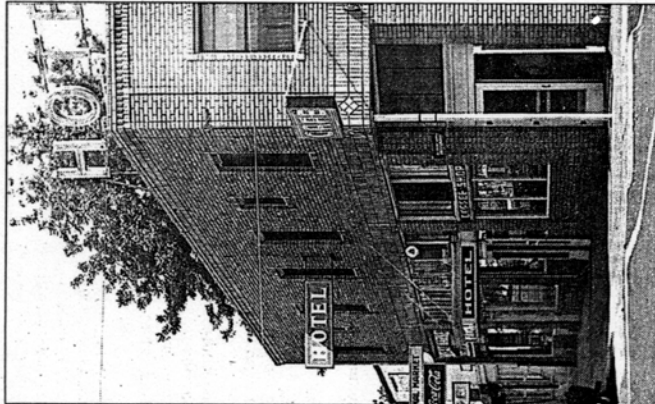
We therefore propose that, as a community, we pause and turn our attention to the building for the purpose of thinking through — really for the first time in a serious way — its future. For those who doubt this need, we point to 10 ways in which public education and deliberation on the issues and possibilities have not been adequate.

Leading expert and lay sentiment alike condemned the building as, in the words of an exhibit at the museum: "ugly and obsolete — a Victorian eyesore, dark, ornate, oppressive. The building deteriorated over the 1950s and 1960s. Plans were laid to demolish."

The exhibit text continues: "But tastes were changing. Victorian buildings were being re-evaluated." The upshot is that in our time the National Building Museum is widely regarded as a magnificent, almost spiritual structure, a breathtaking example of the Victorian aesthetic and its beauty. Indeed, a great many people have seen images of the building and admired it without knowing it. The main ball of the Presidential Inaugural is always held there.

This little story highlights two key points. One is familiar: Beauty is a judgment that varies with place and date. Ugly now can be beauty later, and vice versa.

Two, the rejection of Victorianism and its replacement by various forms of modernism is exact-



FAR LEFT: the Terminal Hotel, circa 1940. **LEFT:** the intersection of Second and G streets, ringed by brick buildings and the Southern Pacific Depot. **BELOW LEFT:** The 200-block of G Street in the 1940s.

Courtesy photos

Hear stories of Davis' past

People desiring to know more about the Terminal Hotel and historic Davis will want to attend the events and view the exhibits that will be at the G Street mini-plaza just north of the building on Sunday, June 11, from 1 to 4 p.m.

At 3 p.m., Yolo County Supervisor Dave Rosenberg will kick off a fast-paced set of three-minute stories on the building. The dozen or so tellers of these three-minute accounts will include Jean Jackman on early Davis hotels and artist Gerald Hefferman on the studio he once had in the building.

8.35. Heather Caswell and John Lofland Op-Ed article in the Sunday, June 4th Davis Enterprise.

The two columns to the right continue at the top of the next page.

1. Upgrading cost assessments not yet done. It is standard practice in cases of buildings like the Terminal Hotel to have an appropriate engineering firm evaluate in dollars-and-cents terms how much it will cost to achieve various degrees of upgrading. Achieving seismic safety is the lowest degree of such upgrading (and a virtually standard procedure for brick buildings built before World War II). Even this most basic cost assessment has not been performed.

Without such dollar estimates, it is not possible to think rationally about how best to proceed. We call on the owners, the city and other interested parties to get on with cost assessments for seismic and higher levels of upgrading.

2. Inadequate public education on the actual appearance of the building. Some people think the building is ugly — and they are right about what is most conspicuous there now. This is because it has been massively overlaid with elements that make it ugly.

The “town-and-country-like” shade overhang on its west wall and corner is a much later and plainly horrible add-on. Its south wall is of a pleasing brick pattern, but it has been covered with stucco, and — as bad — several windows in that wall have been covered over.

Some sense of what the building originally looked like — and the state to which it could be restored — can be gathered from the accompanying photograph, taken about 1940, of its G Street front and southwest corner entrance.

3. Lack of understanding of aesthetic eras and of modern, commercial brick architecture. Some feel the building is ugly even in its original condition. This perception reminds of us of the fact that many early 20th century Americans did not like the 1880s-constructed building that is now the National Building Museum in Washington, D.C.

ly what we see in the Terminal Hotel building. The collective American sense of what was beautiful in buildings moved from ornate and curving opulence to clean, linear sparseness. Partly inspired by the linearity of mass production, architecture of straight and bold lines replaced structures of intricate form.

The commercial brick genre exhibited by the Terminal Hotel (built in 1924) expresses this anti-Victorian sentiment. It is not simply a building, it is a considered statement of what its builders thought pleasing and attractive.

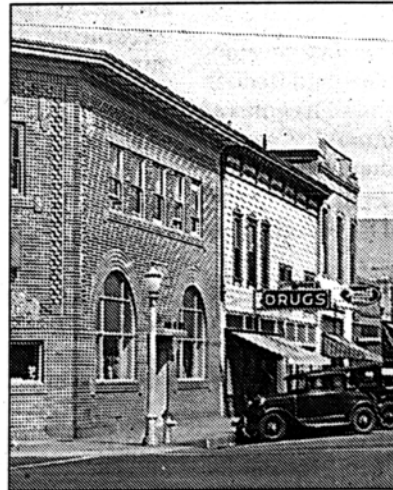
Therefore, the claim of an Enterprise letter-writer some months ago that the building “is not architecturally interesting” merely says that this architecture is not interesting to the writer. In contrast, we find it quite interesting — as does a legion of other Davis residents and a great many architectural experts.

4. Lack of perception that there are three matching buildings at Second and G. What is more, the building was intentionally designed to complement what we today call the Anderson Bank building, which is directly across the street at the northwest corner of Second and G (and built in 1914).

The Davis Enterprise lead story of Aug. 1, 1924, reporting that a contract has been let for its construction tells us: “The walls will be of brick, faced with pressed brick somewhat similar to the outside finish of the Bank of Davis (Anderson Bank) building.”

Photograph Number Two shows this similarity very clearly.

Four years later (1928) a third commercial brick building was constructed at Second and G. On the southwest corner, we now call it the Brinley Block building and it, also, is in the commercial brick style of the era. Coming later, it goes further in using the color and arrangement of bricks in the facade to create an interesting pattern that is at the same



time not overly-intricate.

5. Lack of appreciation that the Second and G area contains a set of four classic buildings that define historic Davis. In pre-World War II Davis, there was no fourth building at the fourth corner of Second and G. Instead, there was an open, plaza-like space for loading and unloading freight on a loading dock. This openness means that the Southern Pacific Depot occupied the fourth corner of this rectangle/square. Getting off the train, one could immediately see the entire Second and G area and thus be invited into the town.

Sadly, the removal of the side tracks and the loading dock and the construction of the buildings now at and near the southeast corner of Second and G have functioned to turn the city's back on the train station. This was, of course, physically and symbolically appropriate. People in Davis and elsewhere did, in fact, turn their backs on the train.

These facts make it especially ironic and ignorant for some people to claim that the Terminal Hotel is not a worthy building because it “turns its back on the station” (the phrase used in an Enterprise letter some months ago). The truth is the reverse: Davis physically and in other ways turned its back on the station. (Only recently have there been small second



thoughts on having done this.)

6. Failure to think comprehensively about the Second and G area. Taken together, these four buildings form a coherent set of commercial structures that define the Main Street period of Davis history — the 1910s-1940s. The four of them created what was the historic center of Davis before the demise of train travel.

Rather than a lemon of which we must rid ourselves, the need to do something about the Terminal Hotel building should spur us to think positively about possibilities for capitalizing on and enhancing this entire historic center of Davis at Second and G.

Indeed, the enormous investment in historic authenticity already made in the train station would be severely compromised and under-leveraged if we do less than restore and enhance the Terminal Hotel building and, thus, the entire area.

The resources are there. The important question is, instead, Do we have the vision and the will to do something creative with these resources?

7. The lack of appreciation for the strong possibility that the mural of the arch on the building cannot be saved. A series of reports have assured people that the mural of the Davis Arch on the north wall of the building is detachable and

can be removed and relocated. This possibility presumably helps to accommodate people to the building's possible demolition.

However, the current best assessment is that the mural is not detachable and therefore cannot be saved.

8. Demolition violates the spirit if not the letter of the new General Plan. Policy HIS 1.4 of the new plan says that the city shall "preserve historic features of the core area and historic districts." Removing a major downtown historic building is obviously contrary to this policy.

9. Demolition violates the spirit if not the letter of the California Main Street Program. We are all appropriately proud that Davis is about to become a member of the prestigious California Main Street Program, a program that develops strategies of economic revitalization of downtowns. One key ethic of this program is historic preservation, especially in the form of capitalizing on a downtown's "historic buildings and human-scale commercial architecture." Removing a major commercial, historic structure obviously violates this ethic.

10. The 1998-2000 council's startling lack of serious deliberation and stunning disregard of the professional assessment of its Historical Commis-

sion. We believe that the 1998-2000 City Council failed in its responsibility to provide informed and deliberative leadership in making a decision on a public policy when, in September 1999, it denied historical resource status to the Terminal Hotel building.

Rejecting the unanimous positive vote of its Historical Management Resources Commission and the ample historical documentation provided by the commission and others, the council majority substituted personal preferences in prettiness for objective criteria in evaluating historical resources.

As one of us has written previously, since no informed person disputes the historical significance of the Terminal Hotel building, there is no legitimate reason not officially to signal its import in Davis history (i.e., to bestow the label "historical resource"). Indeed, intellectual integrity requires it.

It is surely ironic for a community conceiving itself as a pre-eminent university city to make a major claim in its official, government history that all knowledgeable people know is false.

We call on the new council to think again about what was done — and to correct this mistake.

In conclusion, we believe these 10 considerations provide more than sufficient reasons to begin a new, serious phase of thinking about the future of the Terminal Hotel building, together with its Second and G context. Perhaps eventually, the Terminal Hotel building can become a universally acclaimed treasured Davis landmark.

— Heather Caswell owns and operates *The Wardrobe*, a women's apparel shop in the Terminal Hotel building, and was a member of the Civic Arts Commission that helped develop the cultural element of the General Plan. John Lofland is the co-author of "Davis, California, 1910s-1940s," and the author of "Old North Davis."

LOCAL
 THE DAVIS ENTERPRISE
 TUESDAY, JUNE 6, 2000

► BRIEFLY

.....

Gather for Terminal Hotel celebration

Local residents are invited to join historians and storytellers to celebrate Davis' 1920 heritage and the history of the Terminal Hotel building, from 1 to 4 p.m. Sunday.

The event will be held at Davis' G Street Plaza, in the 200 block of G Street, adjacent to the former Terminal Hotel. The building, now home to several locally owned businesses, once housed the Terminal Cafe, which was the major social gathering place in Davis during the 1920s.


By a 4-1 vote last September, the Davis City Council rejected a bid to declare the building a historic resource. The building's owners are considering demolishing it and constructing a new facility with retail shops on all four sides.

Attendees are encouraged to wear period clothing. Backstreet Jazz will play music from the '20s beginning at 1 p.m. Refreshments will be available, and local residents are invited to share memories of their experiences with the hotel during a special open mike period.

Historical exhibits will be on display: restaurant menus, photographs and press reports of key events that have taken place at the Terminal Cafe and Terminal Hotel.

For further information, call 756-1128.

8.36. Tuesday, June 6, Davis Enterprise notice of the upcoming Terminal Building Celebration.



June 6, 2000

Honorable Ken Wagstaff
 City Councilmembers
 City of Davis
 23 Russell Blvd.
 Davis, CA

CALIFORNIA PRESERVATION FOUNDATION

Re: The Terminal Hotel

Oakland, California 94612
 510-763-0972
 510-763-4724 fax
 www.californiapreservation.org

Honorable Mayor, Councilmembers:

I am writing on behalf of the California Preservation Foundation (CPF), California's only statewide non-profit historic preservation membership organization, regarding the proposed demolition of the Terminal Hotel. Incorporated in 1976, CPF's mission is to ensure that California's rich and diverse historic resources are identified, protected and celebrated for their history and role in California's economy, environment and quality of life.

Throughout the state, communities are taking advantage of their historic resources to create unique and vital downtown spaces. The Terminal Hotel, along with the other historic buildings at Second and G, form the core of historic downtown Davis and offer a great opportunity to take advantage of the economic and community benefits which historic preservation offers. The significance of the hotel is well-documented, as confirmed by the Historical Management Resources Commission in recommending historic resource status, and there is strong community support for efforts to retain the building.


We understand that the City of Davis has submitted an application for designation as a Main Street Community. As you know, Main Street is a highly successful downtown revitalization program which relies on a basic four step approach. One of the basic tenets of the program is that capitalizing on the historic character of downtown is a key ingredient in creating a lively, pedestrian oriented downtown.

In light of the commitment to historic preservation which the Council has made, both in terms of the Main Street application and the General Plan policy to preserve the historic features of the downtown, it seems shortsighted to allow demolition of this key property without an objective analysis of feasibility of retrofit and reuse. The hotel and the historic area of which it is a part would greatly benefit from an approach which seeks to preserve the important historic features as part of an overall revitalization program.

We urge you to carefully consider the possibilities for retention and reuse of the Terminal Hotel, and the contributions which it could make to the success of Davis' Main Street efforts.

Thank you for the opportunity to comment. Any correspondence should be directed to the California Preservation Foundation, 1611 Telegraph Avenue, Suite 820, Oakland, California 94612-2145.

Very truly yours,



Carolyn Douthett, Esq.
 Chair
 Advocacy Committee

8.37. June 6, 2000 letter to the City Council from a California Preservation Foundation official urging a feasibility study of the Terminal Building.

8. 38.. Bob Dunning, Davis Enterprise, June 6, 2000.

NEWS TUESDAY, JUNE 6, 2000



Bob Dunning
THE WARY I

HYSTERICAL LANDMARK ...
I for one find the current hysteria about the future of the old Terminal Hotel completely inappropriate in a town where owl killers are still on the loose ... I mean, we really do need to prioritize our causes lest we spend too much time on one and not enough on another ...

Still, if the people protesting really feel strongly about this, they ought to put their money where their mouths are and pony up whatever is necessary to preserve what is truly an historic structure ... why this burden should fall to the property

owners is unclear ...

Still, it's nice to know there will be a group of Terminal Hotel "storytellers" — most of them newcomers — gathering on G Street this Sunday to tell us everything we ever wanted to know about this brick building ...

Of course, it's only a nouveau old-timer who calls this structure the Terminal Hotel ... mid-range old-timers have always called it the Hotel Aggie, whether it housed Deebo's — Davis' first piz-

za parlor — or the legendary "A-B" (also known as the Antique Bizarre) ... the building itself is beautiful, but that fake western front has to go ...

No matter how this one works out, it's going to be interesting a hundred years from now when historians try to categorize the architectural style of the Year 2000 ... they'll have to conclude there was *no* architectural style in this era because all historic buildings had to be preserved and all new buildings had to at least mimic the style of the old buildings ...

Which is fine with me ... after all, my humble East Davis hovel is now old enough to qualify as an historic structure, which means some city funds may soon be flowing my way to upgrade — I mean *preserve* — the bathroom ...

6) THE JUNE 6th "STATUS REPORT" TO COUNCIL

Preservationists hoped that the "status report" appearance of the Terminal Building matter before the City Council might open the door to new actions.

The two new members—Greenwald and Harrington—were known to be sympathetic to new initiatives and Boyd and Freeman were known to be against any further Council action.

Wagstaff had voted no in the original denial of designation, but he had a solid reputation as a progressive and as someone who was thoughtful and open to rethinking courses of action. No one really knew the degree to which he might entertain a new initiative, but his open-mindedness on other matters in the past made preservationists hopeful.

As I describe in the chapter on sources and methods that follows Chapter 15, I asked all the principle participants in the Terminal matter to read this book in draft. Mr. Wagstaff did so and responded to the above report of preservationist hopefulness that he at no point reconsidered his position and anyone who thought he might was in error.

This is an important piece of information. It suggests that preservationists were poorly informed and not especially skilled in gathering relevant information on how a person in power might act. Apparently, none of them had sounded out Wagstaff thoroughly enough to know that they were wasting their time in turning out in force at this June 6th Council meeting. Nothing was going to change. And, as can be seen in Fig. 8.39, Wagstaff did not, in fact, change his vote or support any other initiative

Also pertinent to understanding preservationists' lack of accurate information on Wagstaff's views, during the Terminal campaign a rumor was circulating with regard to the relation of his family to the owners of the Terminal Building. The rumor expressed concern that there was a

personal bond between the two families that might influence his actions in favor of the owners on the Terminal matter.

I heard this rumor independently from six varied people, most of whom did not know one another well, and each of them had heard it from people other than the other five who told it to me. As is true of rumor as a generic phenomenon, some of those who related it to me did not necessarily believe it was true.

Mr. Wagstaff only learned this rumor existed when he read my report in the draft of this book. He has written to me that he is insulted that any such story about him would circulate and that he believes that the rumor is an assault on his integrity.

The facts of the matter are, in his words: "Until I joined the Council I did not know the Chens . . . [in the sense of] . . . a close friendship or business relationship."

I have termed this report a "rumor" because it is clearly an instance of that phenomenon: "an unverified report circulating in a community," or "hearsay not based on definite knowledge" (phrases quoted from the Random House and the Oxford English dictionaries).

This is of course far from the first time that an unfounded, negative story has circulated about a public figure. Indeed, social science studies of rumor routinely give examples of them (e.g. Allport and Goodman, 1946; Rosnow and Fine; 1976, Koenig, 1985; Shibutani, 1966).

Those studies also help us understand how and why stories of this sort arise. Key stimulating factors, according to students of rumor, are ambiguity and uncertainty as to the meaning and implications of important events. Ambiguity and uncertainty are themselves stimulated by what has been summed up as the "three Cs" of conflict, crisis and catastrophe. Significant forms of these include, of course, war, sharp economic downturns, and "tensions between major segments of domestic populations" (Koenig, 1985: 4). It is well-established that such situations are rife with rumors. (The so-called "basic law" of rumor is that "the amount of rumor in circulation will vary with the importance of the subject to the individuals concerned *times* the ambiguity of the evidence pertaining to the topic at issue" [Allport and Postman, 1946: 34].)

The dynamic at work is that of people trying to make sense of events that trouble them, that they do not understand, and on which they can get little definitive information. When something is puzzling and official, written sources of information on it are silent (or untrustworthy), people try to make sense of events based on whatever bits of information are at hand. In the famous phrase of rumor expert Tomatsu Shibutani, rumor is **improved news** (Shibutani, 1966, 1968).

In the case of this rumor, ambiguity and puzzlement may have been prompted by what some people thought was Wagstaff's inexplicable behavior. He had a strong and positive reputation as a deliberative person and as a supporter of preservation. But, he did not support designating the hotel a historical resource and was, in the view of some, unhelpful on the Terminal matter in other respects. To pro-Terminal Building people this failure to "see the light," so to speak, was a puzzle (a puzzle not presented by Susie Boyd, for example). A preservationist could anguish, "How could such a good guy—our guy—not be with us?"

The rumor of a compromising relationship provided an answer—not the only possible answer and not the right answer, but an answer.

Status Report on Recent Events Related to the Terminal Hotel (aka Aggie Hotel).

Cultural Services Manager Polito, outlined the recent activities regarding the Terminal Hotel and the status of the owners' current plans for the building including an overview of past events. She stated the property owners requested a scoping meeting with staff and their architect.

Lee Chen, property owner, stated they would like to build a project that would be compatible to the surrounding historic area. He outlined some thoughts about how the building could be designed to have an attractive opening facing the depot. He said they do not have costs or a design at this time.

Grace Chen said they would like to fix the building indicating that she has been working for fifteen years to find a project. She stressed the need to use an architect they choose for compatible working relationship.

Fourteen citizens, including members of the Historic Resources Commission and tenants of the building, relating suggestions and expressing feelings about the building.

Following discussion S. Boyd moved, seconded by S. Freeman, to reaffirm City Council's previous action to not grant historic preservation status to the building and asked that the property owners work with staff to preserve whatever historic features of the building that is possible. The motion passed by the following vote:

AYES: Boyd, Freeman, Wagstaff.

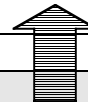
NOES: Greenwald, Harrington.

Following further discussion, S. Greenwald moved, seconded by S. Freeman, to reissue the demolition permit and waive the fee for the permit. The motion passed by the following vote:

AYES: Boyd, Freeman, Greenwald, Harrington, Wagstaff.

NOES: None.

8.39. June 6, 2000 Minutes of the Davis City Council Status Report on the Terminal Building.



City to Chens: Work with us on hotel

But gives go-ahead for demolition

By Melanah Turner
Enterprise staff writer

Grace Chen told the Davis City Council on Tuesday she has a dream of creating a building at the northeast corner of Second and G streets in downtown Davis that acts as a welcoming entrance to

visitors arriving at the train station. The Chens have taken out a demolition permit for the former Terminal Hotel building at Second and G and plan to build a new structure, while working to save as much of the old facade as possible, they say.

But others in the community say while they don't physically own that building, they do feel some sense of ownership.

"We own not the physical parts of the building, but the visual, meaningful

parts of the buildings," said Jeanette Schulz, vice chairwoman of the Historical Resources Management Commission. "My concern is, how will we know we're Davis if we cut ourselves off from where we've been?"

"It is the last remaining building of its type in the city," said Wendy Neilson, chairwoman of the historical commission.

The commission recommended last June that the council designate the building as historic. The council denied

that request last September, on a 4-1 vote.

On Tuesday, after a discussion that lasted nearly three hours, the council voted 3-2 to reaffirm an action it took last year giving the Chens the go-ahead with their demolition permit.

The motion also included an extension of the demolition permit and a request that the city work with the Chens to try to reuse some portion of the old building.

Councilwoman Susie Boyd, who

made the motion, said it's not an economic issue for her, but one of aesthetics.

Boyd was joined in the majority by Mayor Ken Wagstaff and Councilwoman Sheryl Freeman. Councilman Mike Harrington and Councilwoman Sue Greenwald voted no.

Wagstaff said he believes the Chens when they say they want to do what is

8. 40. Wednesday, June 7th
Davis Enterprise account of the Terminal Building "status report" session before the Davis City Council on June 6th.

The account continues onto the next page.

See HOTEL, Page A4

HOTEL

From Page A1

best for the city.

Roughly a dozen people spoke on the matter during an informational item intended to bring the council up to speed on past events related to the building. The matter was placed on the agenda at Harrington's request.

Members of the public expressed mixed feelings.

"The building is falling apart," said Lois Baer, a friend of the Chens.

"That building has been my home for 16 years," said the owner of La Esperanza, Geneva Ayala. "I hate to see it go, but that's the way it is. It is begging to be put to rest."

But Jim Leonard, a Davis resident since 1950, said the city should have a downtown anchor, something that connects the city to its past.

"We have a strong upswell of support to keep this building downtown," said Dick Livingston, a 25-year member of the State Historical Resources Board.

Grace Chen invited members of the community to come see for themselves the building's poor condition.

Her friend, Margaret Ong, said people should be grateful for the mere fact that the Chens are willing to work with the community.

"I am amazed that my friends have persevered," she said of the pressure the Chens have been under. Grace Chen said the controversy has been affecting her health.

Grace Chen and her husband Lee have lived in Davis for 34 years. For 20 years, they have owned the two-story brick build-

ing, built in 1925. It is also known as the Terminal Hotel, or Hotel Aggie.

For the last 15 years the upstairs portion of the old hotel has been condemned. And now, after a seismic evaluation of the building was conducted, the city ordered the Chens to make the building seismically safe. That means a retrofit, or demolition.

At this point, the building's tenants — La Esperanza, The Wardrobe and Natural Food Works — have been given notice to vacate the building by July 15. A demolition permit was extended to allow tenants to stay through the expiration of their leases.

The Chens recently requested that a project scoping meeting be put together with their architect, Bill McCandless, city planners and members of the Historical Resources Management Commission, to take a look at opportunities for the site.

The Chens say they want to build something many people can be happy with.

"As I said last year, we'd like to build a project that's compatible with the historical surroundings," Lee Chen said. "We talked to our architect and learned we may be able to build a new building incorporating some of the old structure."

To what degree they could save the facade Chen said he did not know at this point.

Wagstaff and Boyd emphasized that they'd like to see the Chens' plans as soon as possible.

Heather Caswell, owner of The Wardrobe, pushed for the city to fund a feasibility study. Such a study would enable the city and the Chens to get the information

they need about the costs of renovation versus building new.

Caswell has requested that the Davis Downtown Business Association board of directors take a position on the idea of a feasibility study.

The DDBA board met this morning. Laura Cole-Rowe, executive director, said the board is sending a letter to the council explaining its general support for feasibility studies to be done in the future on projects like this.

"We felt that taking a position now after they made their decision was kind of a moot point," she said this morning.

Joyce Thorp, president of the DDBA, told the council Tuesday evening, "If the Chens were comfortable, and the city was comfortable in having a feasibility study done, I think a third architect should be brought in — someone who knows nothing about any of the reports that have preceded him."

Despite voicing support for a feasibility study during the lengthy discussion, Greenwald did not make a motion to grant one. She said the cost of such a study has been estimated by one architect at between \$5,000 and \$10,000.

She said afterwards, "After meeting with the Chens I hope we can then pick an architect/engineer to do the feasibility study who comes to it without strong biases."



CITY OF DAVIS
 BUILDING INSPECTION DIVISION
 23 Russell Blvd. Davis, CA 95616
 756-4907 - For Scheduling Permit Inspections
 757-5610 - For Inspectors

IMPORTANT: Always use the permit number below when requesting inspections or information concerning this permit.

PERMIT

LICENSED CONTRACTOR DECLARATION
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of division 3 of the Business and Professions Code, and my license is in full force and effect.
 License No. _____ Lic. Class _____
 Contractor _____ Date _____

OWNER-BUILDER DECLARATION
 I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law. (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through is or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
 m exempt under Sec. _____ B.&P.C. for this reason _____
 Owner _____ Date _____

WORKERS' COMPENSATION DECLARATION
 I HEREBY AFFIRM UNDER PENALTY OF PERJURY one of the following declarations:
 I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORKERS' COMPENSATION, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Carrier _____ Policy Number _____
 This section need not be completed if the permit is for one hundred dollars (\$100) or less.
 I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I shall not employ any person in any manner so as to become subject of the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.
 Applicants Signature _____ Date _____
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____
 Lender's Address _____
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and by authorize representatives of this county to enter upon the above-mentioned property for action purposes.
 Applicant/Agent Signature _____ Date _____

Permit Nbr: 00- 6604
 Access Nbr: 116186
 Print Date: 9/29/00
 Job Address: 200 G STREET
 Subdivision:
 Parcel Nbr: 70-252-04- -
 Valuation: 5000
 Tenant Name, Nbr:
 DEMO BUILDING
 Work Description:
 DEMOLISH NON-RESIDENTIAL BUILDING
 Owner: CHEN TR ETAL
 P O BOX 2094
 EL MACERO CA 95618
 Contractor: JOHN'S HAULING
 PO BOX 1522
 DAVIS CA 95617
 (530) 753-3220

Permits: Issued:
 *DEMOLITION PERMIT COMM/INDUS 6/07/00

Fees Paid: .00



Special Notes and Comments:
 DEMO PERMIT FOR 200, 202, 204, AND 206 G STREET.

JOB FINAL BY: _____ DATE: _____

THIS PERMIT BECOMES NULL AND VOID if work or construction is not commenced within 180 days from date of issuance, or work is suspended or abandoned for a period of 180 days any time after work is commenced.

8.41. The next day, June 7th, the Chens drew a new and extended-time demolition permit. (The black arrow points to the new issue date.)

A6
THE DAVIS ENTERPRISE
 WEDNESDAY, JUNE 7, 2000

FORUM

▶ LETTERS

Tear down history

I don't understand why people are so surprised and upset about the prospect of tearing down the Aggie Hotel. Don't you realize this is America? We're the country who tears down our history.

In Europe they have structures that are thousands of years old. In America we marvel and are amazed at structures less than a hundred years old. Dumping a bunch of money into restoring old buildings is not the American way at all. But tearing them down and putting up strip malls? A lot of wealthy people (and wannabe wealthy people) call that progress ... often times they call it the American Dream.

I mean, why should we care about stupid old buildings when there's so much money to be made? Demolish away!

Ned Sykes
Davis

8.42. Letter to the Editor from Ned Sykes, native Davisite and frequent commentator on public affairs.

8.43. More commentary by Davis Enterprise columnist Bob Dunning, June 9, 2000.

THE DAVIS ENTERPRISE **NEWS** FRIDAY, JUNE 9, 2000

No evidence for this latest charge of racism

FALSE CHARGES ... one individual testifying about the Terminal Hotel fight — he says tear it down — claims this whole fiasco wouldn't be happening to the property-owning Chen family but for a nasty strain of racism in this town ... now, with all due respect to racists everywhere, to terminate or not to terminate the Terminal Hotel has nothing at all to do with the race of the owners ... and making such a charge without foundation does the whole town a disservice ...

Yes, we have racism in Davis ... yes, there is racism everywhere ... yes, many people are much too fanatical for my blood when it comes to preserving this sagging brick building ... but I haven't seen a shred of evidence that any of them are racists ... the individual making the charge should apologize to everyone involved ...

MAD AS HELL ... activist Jean

Jackman took to the city microphone shortly after the allegations of racism (see above) were greeted with a chorus of boos and told the one making the charges that "He'd better lose that racist talk real fast" ... amen to that, Jean ...



EVEN MORE TERMINAL NEWS ... one speaker at Tuesday's council meeting claimed that "A strong wind could bring that building down," referring, of course, to the Terminal Hotel ... since strong winds blow generally from the north around here, Rio Vista has been warned to watch out for flying bricks, not to mention hyperbole ...

STRONG TESTIMONY ... the

high point of Tuesday's meeting, at least for me, came when Sunny Shine hinted the reason for the Terminal Hotel's potential demolition was because we are "afraid of the past" ... wow, was Jerome C. Davis really that bad? ...

The lovely Sunny, who certainly brightens my day, said it would be a shame to "build a building that doesn't mean anything" ... in other words, by definition, a new building can't be meaningful ... which means the Terminal Hotel, when it opened for the first time, was also a meaningless building.

HISTORICAL OR HYSTERICAL? ... folks in Rome, Athens and Cairo are chuckling over the historic designation of a building built in 1924 A.D. ... heck, I have a dining room table older than that

— Reach Bob Dunning by e-mail at dunning@davisenterprise.com.

A6
 THE DAVIS ENTERPRISE
 FRIDAY, JUNE 9, 2000
FORUM

▶ LETTERS

Historical wealth

I am sad that the City Council has given the go-ahead for demolition of the Terminal Hotel building at Second and G streets, despite the recommendations of our own Historical Resources Management Commission and the urging of many Davis citizens to preserve this historic building, this piece of our community's history.

On opening my mailbox today, I received a wonderful postcard-invitation that pictures Second and G streets in Davis in what I imagine must be the 1940s. The Terminal Hotel building is in the foreground. The postcard announces a celebration of the building to take place there this Sunday from 1 to 4 p.m.

What an enchanting idea, to gather together to see historic photos of the hotel from the Hattie Weber Museum, to hear collected stories of this landmark and our history. Could this experience of our historical wealth move our policy-makers to reconsider? I hope so.

Once it is gone, we can never retrieve it.
Elaine Fingerett
 Davis

8.44. Letter to the Editor of the *Davis Enterprise*, Friday, June 9. The picture on the promotional postcard referred to in this letter is the same picture that appears on the verso page of the title page leaf. The text on the postcard appears just below, as Figure 8.45.

A 1920's Festival of Historic Davis and Celebration of the Terminal Hotel Building

Residents are invited to join local historians and storytellers to celebrate Davis' 1920's heritage and the history of Terminal Hotel building on Sunday, June 11 from 1 - 4 p.m.

The event will be located in the G Street Plaza on the 200 block of G Street, between Second and Third streets, adjacent to the former Terminal Hotel, now home to several locally owned businesses. The Terminal Hotel housed the Terminal Café, which was the major social gathering place of Davis, during the 1920's.

Event-goers are encouraged to wear period clothing. Backstreet Jazz will play music from the 1920's beginning at 1 p.m. Refreshments will be available at the event.

A special commemoration of the Terminal Hotel, moderated by Yolo County Supervisor Dave Rosenberg, will begin at 3 p.m. Local residents are invited to share memories of their experiences with the Terminal Hotel during a special open mike period. Presenters include historical storyteller Jean Jackman, local Davis Enterprise columnist Gerald Heffernon and other local historians and leaders.

Historical exhibits, prepared by Phyllis Haig and John Lofland of the Hattie Weber Museum of Davis, will be on display at the event. Exhibit items include restaurant menus, photographs and press reports of key events that have taken place at the Terminal Café and the Terminal Hotel.

This event is sponsored by the Wardrobe, Natural Food Works, La Esperanza and partially funded by the Davis Downtown Business Association. For further information on the event, please call Heather Caswell at the Wardrobe, 756-1128.

Davis Research

8.45. Text on the address side of the postcard referred to by Elaine Fingerett in Fig. 8.44. About a thousand of these cards were printed, placed in stacks at checkout counters in Downtown stores, and mailed. Printed on stiff glossy stock measuring 8 1/2 by 5 1/2 inches, the card proved to be a popular keepsake item and was difficult to keep in stores.

Hotel celebration set Sunday

Enterprise staff

Local residents are invited to join historians and storytellers to celebrate Davis' 1920 heritage and the history of the Terminal Hotel building in downtown Davis on Sunday from 1 to 4 p.m.

The event will be held on the G Street Plaza in the 200 block of G Street, adjacent to the former Terminal Hotel. The building, now home to several locally owned businesses, once housed the Terminal Cafe, which was the major social gathering place in Davis during the 1920s.

This week, the Davis City Council affirmed its decision last fall to allow the owners, Grace and Lee Chen, to demolish the building while preserving as much of it as possible. The Chens hope to build a new facility with retail shops on all four sides.

Attendees are encouraged to wear period clothing. Backstreet Jazz will play music from the '20s beginning at 1 p.m. Refreshments will be available.

A special commemoration of the Terminal Hotel, moderated by Yolo County Supervisor Dave Rosenberg, will begin at 3 p.m. A dozen or so presenters each will offer a three-minute story about the hotel.

They include Jean Jackman, author of "Down Home Tales of Davis," speaking about early days at Second and G; Phyllis Haig, curator of the Hattie Weber Museum, talking about the Terminal Cafe; Davis City Councilman Mike Harrington, remembering student evenings in the late '70s; Former Mayor Julie Partansky, discussing environmental ethics; Audrey Hastings of Hastings' Back Porch, sharing memories of hotel residents; and Jeanette Schulz of the Davis Historical Resources Commission, speaking on modernism and Victorianism.

Local residents are invited to share memories of their experiences with the hotel during a special open mike period.

Historical exhibits, prepared

by Haig and John Lofland, an author and local historian, will be on display. Exhibit items include restaurant menus, photographs and press reports of key events that have taken place at the Terminal Cafe and Terminal Hotel.

In addition, attendees are invited to take a look at The Wardrobe's window display, which features a 1920s theme in honor of the building.

"It kind of says thank you and goodbye," says Wardrobe owner Heather Caswell.

The event is sponsored by The Wardrobe, Natural Food Works and La Esperanza, and partially funded by the Davis Downtown Business Association. For more information, call Heather Caswell at The Wardrobe, 756-1128.

8.46. Friday, June 9th *Davis Enterprise* announcement of the celebration of Terminal Building history to be held on the G Street Plaza next to the building on Sunday, June 11th.

7) THE SITUATION

On the eve of the G Street plaza event, preservationists were in the situation of having experienced two forms of preservation failure: designation (the previous chapter) and not obtaining a feasibility study (this chapter).

Both could still **conceivably** be reversed—but neither change was very likely.

There remained, however, still the possibility of saving part of the building in some fashion. In the chapter after the next one, I report how this possibility played out.

