

CITY OF WOODLAND
HISTORICAL PRESERVATION COMMISSION

APPROVED ACTION MINUTES
MAY 14, 2008

MEMBERS PRESENT: Bunse; Vicars; Brookshear; (Butler arrived approximately 7:00 PM; Orlins arrived approximately 7:15 PM)
MEMBERS ABSENT: None
STAFF PRESENT: Stillman; Echols

Roll Call:

- Meeting called to order at 6:00 PM.

Approval/Revision of Agenda:

- The Commission, seeing no changes for the Agenda, accepted the Agenda as submitted.

Approval of Minutes:

- It was motioned by Commissioner Brookshear, seconded by Commissioner Bunse, and unanimously carried to approve the minutes of the April 16, 2008 Historic Preservation Commission Meeting as submitted.

Secretary's Report:

- Jimmy Stillman, Associate Planner, stated that at the meeting in June 2008 Staff and the Commission would continue to review the CLG application process and update the Historic Preservation Ordinance.
- Marshall Echols, Planning Intern, stated that with regards to the CLG application it is the Commission and Staff's knowledge that the ordinance needs to be changed. Staff is reviewing the notes from Lucinda Woodward of the Office of Historical Preservation and comparing those with our current ordinance to come up with changes that need to be made.

Heritage Home Awards:

- **319 Oak Avenue** – This award was presented by Commissioner Vicars to owners Kevin Brown and Anita Symkowick-Brown. This Italianate Victorian cottage was built in 1892 for D.T. Blethroad. In 1903 Mr. Blethroad sold the home to J.P. Welch and his wife, who later sold it to one of his daughters, Florence McDermott. In 1982 the home was sold to Tim and Nita Cramsie, who moved to Woodland from the Bay Area. The home has remained in the same family for the last 26 years. Tim, now deceased, and Nita spent ten years refurbishing this home. The renovation included the removal of the asbestos shingles to reveal the original redwood exterior. The Cramsies had pieces specifically milled to replace siding and other decorations that were in need of repair. In recognition of their efforts, The Daily Democrat recognized the home for its pride and ownership in the 1980s.
- Anita Symkowick-Brown stated that it was quite an honor to receive this award. She also stated that quite a bit of heart and love went into refurbishing this home. This is where she raised her children.
- **152 First Street** – Commissioner Brookshear presented this award to owners J.R. and Pam Welsh. This home was constructed in 1910 for veterinary surgeon James T. Alexander. Dr. Alexander was born in Canada to Irish immigrants and emigrated to the United States where he was

naturalized in 1891. His stepson, George Dinsdale, who sold the property in 1944 to Zelbert and Anna McNeil, inherited the home. The current owners, J.R. and Pam Welsh inherited the house from J.R.'s grandmother. This home is a wonderful example of the transition between the Queen Anne style, which was popular in the late nineteenth century, and the Craftsman style, which was popular in the early twentieth century. The building has the wide and low shape commonly associated with the Craftsman Bungalows and uses many Craftsman features such as numerous brackets in the front porch gable. However, the exuberant use of these features is more typical of the highly decorated Queen Anne style. The home also has several unusual elements such as the windows, which were probably custom milled. These windows are on the front, sides and less visible facades. The window glazing matches the porch railing and creates an overall consistent theme to the embellishments.

- J.R. Welsh stated that he and his wife appreciated the honor very much and also stated the interesting note that only Irishmen have owned this home.
- **241 Cross Street** – This award was presented by Commissioner Bunse for Commissioner Orlins to owners Lars and Stephanie Miller. This home was constructed between April 1913 and March 1914 and was one of the first to be built in the Blanchard's Addition. Frank W. Blanchard, owner of the West Valley Lumber Company bought and laid out Blanchard's Addition in 1912 and started building "modern bungalows". The first owner of 241 Cross Street was Elizabeth Pockman, who resided there until her death in 1926. Subsequent owners were John and Frieda Schaupp, Roger Heiliger, Ronald Rau, Lawrence E. Brown, and Michael and Eva Bush. The current owners, Lars and Stephanie Miller, bought the home from the Bushes in 2005. This home has Craftsman style features that are typified by low-pitched hipped/gabled roof with wide eave overhang, exposed roof rafters, decorative braces and brackets, and a porch with roof supported by high tapered piers. Lars and Stephanie are continuing the restoration of the home initiated by Michael and Eva Bush. They are currently focusing on the interior.
- Stephanie Miller stated that she could not take credit for the outside restoration as most of it was done when they purchased the home. But, she stated that they would be happy to take credit for the indoor restoration when it is complete. Both she and Lars feel that this is a very special home and are honored to receive this award.
- **33 Third Street** – Commissioner Vicars presented this award on behalf of Commissioner Butler to John and Carol Roper. This home finally joins the homes at 12 Third Street and 25 Third Street, creating a montage of Heritage Homes in a presentation of the taste and skill of Sam Caldwell, a late nineteenth century developer, contractor and carpenter. The home at 33 Third Street is the second in construction and the southern end of the line of three. Of the present owners Carol Ann (Townsend) Roper was raised in the home and she and John have restored the building and grounds to high quality and intend to continue the programmatic restoration in a historically accurate way. In the late nineteenth and early twentieth centuries Woodland used acetylene gas for lighting and cooking. This home is still plumbed for acetylene and recent repairs revealed the old gas lines with century old San Francisco newspapers as insulation. The previous owners included Sam and Tena (Beamer) Caldwell; W.E. Osborne; W.S. Huston; and Art and Catherine Townsend, whom the present owners acquired it from.
- Carol Ann Roper stated that she was very happy to receive this award.
- Jimmy Stillman wished to thank the Commissioner and homeowners for their participation. He stated that it was a pleasure working on this year's nominations and he looks forward to next year's nominations. He stated that for general knowledge the Commission takes it upon themselves to locate home that have not received Heritage Home nominations. Through the Community Development Department at 520 Court Street anyone can pick up a form for self nomination for the home they live in, or for any home they deem worthy for review for next years Heritage Home Awards.

Subcommittee Reports:

- None Reported

Public Comment:

- No public comment.

Commission and Staff Comments:

- Commissioner Vicars wished to thank Staff for the Ethics Presentation, which is done every two years. The Presentation is online for the Commissioners who did not attend and need certification. For the Commissioners that have been certified through another process, please contact the City Clerk, Sue Vannucci.
- Commissioner Brookshear questioned when the deadline for certification is.
- Commissioner Vicars stated she thought the deadline was May 1st, but she is not sure.
- Commissioner Orlins stated that he had attended an open house at the Porter Building and some of the Planning Commissioners were in attendance also. The Planning Commissioners were wearing nametags that read “City of Woodland Planning Commission”, with the individual’s name on it. He thought that would be a good idea for the Historical Preservation Commission members. Commissioner Orlins felt that it would indicate a presence within the City at various functions.
- Commissioner Bunse stated that she believed the Commissioners had them in the past.
- Jimmy Stillman acknowledged that it was a common practice in the past and that he will work with the administrative staff to obtain new pins for the Historical Preservation Commissioners.
- Commissioner Vicars and Commissioner Bunse stated they still had theirs.

333 Main Street: City Center Lofts Draft Mitigation Review:

- Jimmy Stillman stated that this was an item that was continued from last month. The Commission expressed concern that the mitigation was not included in last month’s staff report in reference to demolishing the historic structures located on the block where the proposed City Center Lofts Project will be constructed. The applicant proposes to demolish the existing structures and replace with two mixed-use buildings with contemporary design. The staff report reflects the comparisons with the Secretary of the Interior Standards to the design that is being proposed. Staff would like to talk specifically tonight about the mitigation for impacts to historical resources as it pertains to this project. At the April 14th Historical Preservation Commission meeting the Commissioners expressed the desire to review and comment on the proposed mitigation for impacts to cultural resources that will be included in the City Center Lofts Final EIR prior to publication of that document. Staff members including Jimmy Stillman, Principal Planner Cindy Norris, Planning Manager Robert MacNicholl and Contract Planner Cindy Gnos who met to discuss mitigation and the appropriateness of the project. The following mitigation measures are considered to be in draft form and at the time of writing may be revised prior to publication.
 - **4.1-2A** – Prior to issuance of the demolition permit the project proponent shall supply photometric documentation, records of existing structures at 325 Main Street and 333 Main Street, focusing on the old Century Buick Sign and structure, as well as elements of moderne-style reflected in the buildings. In addition, the proposed project lobby shall include a display showcasing the above-required photometric documentation for review and approval of the Community Development Director. Essentially, the mitigation measure requires, upon completion of the project, that there will be a display set up in the main lobby to showcase the documentation of the buildings that once stood on the site, as well as the prominent Buick sign used to grace the front of the building. There would also be a guarantee for the documentation to stay in the lobby for perpetuity.

- **4.1-2B** – Prior to issuance of the building permit the project applicant shall contribute \$20,000 to the City for enhancement or preservation efforts within the City’s downtown. This is consistent with other projects in historic downtown Woodland that Staff has worked on, for example the Wiseman Company has contributed \$5000 when they received their CUP for the application of the wireless telecommunication facilities on top of the Wiseman building, which we required mask cell sites. These funds have been used in the past for such things as the walking tour books, streetscape improvements, or anything that would enhance the historic downtown district.
- **4.1-2C** – Project applicant shall incorporate a representative sample of building materials from the existing structures into the exterior detailing of the proposed project. Potential locations would include the courtyard, or another prominent publicly accessible space. Plans for installation shall be submitted for review and approval by the Community Development Director. If the building materials are determined to be incompatible with the proposed design the project shall include an artistic representation of the existing structures and the historical use and era in a publicly assembled location. Signage would be placed near the exterior building or an artistic representation that provides explanation and content. Staff discussed with Cindy Gnos, the Contract Planner, and the loss of the brick façade of the car dealership as being one of the cultural resources. Staff recommends using the bricks on either the courtyard base in back or as possible benches or flowerpots in the front of the project. It is Staff’s intention to submit the full package to the Planning Commission on June 25, 2008 for their approval. The Planning Commission will review the conditions of approval and any recommendations from tonight’s Historical Preservation Commission on May 15, 2008.
- Commissioner Vicars apologized to the Commissioners who were late due to the wrong time on the Agenda. The Historical Preservation Commission meetings start at 6:00 PM and Staff will make sure the future Agendas are corrected to reflect that time. She had a question regarding 4.1-2B; how is it determined what projects the funds get used for. Do they come back to the Commission for approval or is approval done at Staff level?
- Jimmy Stillman stated that Staff came up with a number of concerns expressed in the previous meeting for the total cost estimate of the project in general. This number is significantly higher than any other amount for similar projects in the past. When funds are secured they are held in an account for the Community Development Department. When a viable project comes before Staff, such as the walking tour books, Staff will discuss the project and then it is brought before the Historical Preservation Commission for approval.
- Commissioner Bunse stated she felt that funds of this amount should be used for improving historical resources inventory, or perhaps considers matching funds when the CLG is in place. She also felt that Commissioner Vicars concern was that the Commission should have a say in how the money is spent.
- Commissioner Orlins stated that since the Downtown Specific Plan places a premium on historical resources and since the existing structures on the project site are also contributing features to the Downtown Historical District and given the large overall cost of moving forward with this project he felt that \$20,000 is not an adequate mitigation amount. He also stated that he felt it is not a great precedent to set.
- Commissioner Bunse stated that in her experience on the Commission she has not seen a project of this scale. She also stated that she tended to agree with Commissioner Butler in that the mitigation amount seems low. Commissioner Bunse stated that the Commission needed to focus on the direction this is going. She feels that moderne should be removed from mitigation 4.1-2A since it is not a moderne-style building. Commissioner Bunse also stated that the sign is no longer accessible for photographic documentation so the focus should be on the interior and exterior of

the building. Perhaps the mitigation could refer to the Historic American Building Survey Standards in terms of documentation.

- Commissioner Brookshear stated that in addition to displaying the documentation in the lobby she felt it would be wise to have copies of the documentation stored at a repository. She also stated that the City should not set a precedent allowing developers to demolish historic resources in exchange for monetary gain. She felt that the mitigation measure should focus on a research/preservation effort of the remaining car dealership from the same era that is still in existence.
- Commissioner Butler questioned if any consideration has been made to preserving the historic buildings in questioned that are slated for demolition.
- Jimmy Stillman stated that he was unaware of any technical research that had been done to possibly relocate the buildings. Staff can suggest a possible mitigation measure to relocate the historic structures to another part of the City or within the County.
- Commissioner Bunse questioned whether the buildings in questioned were un-reinforced brick buildings.
- Jimmy Stillman stated that the building located at 325 Main Street is pressed brick façade with transom windows. The majority of the façade is constructed of brick. He believes that it is un-reinforced, similar to many of the other buildings in downtown Woodland.
- Commissioner Bunse stated that it would be a technical challenge to move an un-reinforced brick building, but not impossible. There would, however, be significant costs involved.
- Commissioner Brookshear stated that if possible, it could be moved to the vacant lot at the corner of Walnut Street and Main Street next to the State Theater.
- Jimmy Stillman stated that property currently has an open application for development. He stated that one of the concerns with moving the historic buildings is that they would need to be relocated within the district. Another is that there are few sites within the district that could support such structures, and if in fact were the structures moved what the feasibility would be for continued use or revitalization.
- Commissioners Vicars asked for clarification on mitigation 4.1-2C; is there a guarantee for the use of the remaining bricks?
- Jimmy Stillman assured the Commission that the bricks moved from the historic building façade and incorporated into the courtyard would not be paved over or built on in the future. Staff would guarantee that they would be properly maintained in the future.
- Commissioner Brookshear questioned whether the protocols should be amended to read, *“Conditions are with the approval of the Community Development Department and the Historical Preservation Commission”*.
- Jimmy Stillman reiterated that the conditions require the approval of the Community Development Director, Barry Munowitch. Staff could recommend that the Historical Preservation Commission review any proposals prior to final approval by the Community Development Director.
- Commissioner Brookshear felt that the Commission should have a role in the exhibit developed under 4.1-2A and of the use of building materials in 4.1-2C.
- Commissioner Bunse questioned whether Staff required a formal motion on the Commission’s mitigation recommendations.
- Jimmy Stillman stated that the intent of tonight’s meeting was to review mitigation measures and gather Commission’s recommendations to be included in the upcoming Planning Commission Staff Report. The City Center Lofts Project is on the agenda for Planning Commission for tomorrow night, May 15, 2008. At that time Staff will be reviewing the existing conditions of approval. The complete package including the environmental documents, conditions of approval, elevations and site plan is scheduled for the June 5, 2008 Planning Commission Meeting.

- Commissioner Vicars clarified that this item will not come before the Historical Preservation Commission again prior to the June 5, 2008 Planning Commission Meeting.
- David Wilkinson, currently serving on the Board of Trustees of the California Preservation Foundation, which is a statewide organization that promotes preservation of California historic buildings state he was very excited about this project. He felt that this is the type of project to move downtown Woodland forward. However, he expressed concerned with the possible precedent this project might set for the Historic District. Mr. Wilkinson felt that the City would need significant, meaningful mitigation, in the form of historic preservation on existing buildings.
- Commissioner Butler questioned what David Wilkinson thought of preserving the historic buildings slated for demolition.
- David Wilkinson stated that although he thought it was a good idea and perhaps more feasible than others, it would probably be unrealistic.
- Commissioner Butler questioned how Mr. Wilkinson views the role of the Historic Preservation Commission, since he has been a past Commissioner.
- David Wilkinson stated the he saw the role of the Commission to advise the Planning Commission and City Council on Historical Preservation policies and mitigations.
- Commissioner Bunse reiterated that the Commission has a great deal of influence on the final decision makers. She stated that this project is moving in the right direction.
- David Wilkinson stated he felt the project should go forward, however, based on the size of the project the mitigation amount should be at least \$200,000.
- Commissioner Butler voiced his concern with regard to the investment in mitigation and asked Mr. Wilkinson for alternative ideas.
- David Wilkinson stated there has to be a balanced approach to this project, between the City of Woodland's value for historic preservation and the developer's project. He felt the balance is not there with the mitigation as written.
- Commissioner Vicars stated that she appreciated the broken facades.
- Commissioner Bunse stated that as the Historical Preservation Commission, we are asked by the community to be invested advocates for historic resources. She stated that the Planning Commission should know that the Historical Preservation Commission has a range of options that can be done which are more substantial.
- Commissioner Brookshear thanked David Wilkinson for his passion for the preservation of historic buildings and the suggestions given for alternate mitigation.
- David Wilkinson stated the community needs to increase the historical preservation portion of the planning consciousness.
- Larry Andrews, developer of City Center Lofts Project stated his view of this project is to increase the quality of life for Woodland and promote downtown Woodland. He stated that the building cannot be relocated unless done by individual brick. Mr. Andrews would like to have flexibility in using the bricks from the façade. His idea is to have a café or public space and use the bricks on the walls to recreate the feeling of the former building. He would like the mitigation to read, *"Maximize the use of materials that were there in a way that would honor the spirit of the previous building"*. Mr. Andrews stated that he was unaware of the \$20,000 mitigation fee and feels that he could contribute in a more positive action by perhaps honoring the auto business aspect of the building. He is excited and anxious to support downtown.
- Commissioner Bunse clarified that the historic importance of the building was not the architectural merit, but the fact that it was an auto dealership. She stated that the historic use with regards to the car dealership aspect was appropriate for the mitigation.

- Commissioner Brookshear stated she was happy that Mr. Andrews was interested in pursuing a project rather than just a financial contribution. She also felt that there should be flexibility in the display area for the exhibit.
- Commissioner Vicars clarified that the Commission would like mitigation 4.1-2B to state a contribution of monies and/or a project approved by the Historic Preservation Commission.
- Commissioner Orlins stated he was excited about the enhanced historic preservation in downtown and felt that it was an excellent mitigation.
- Commissioner Brookshear questioned if the proposed historic project for mitigation would be approved by the Commission prior to the issuance of a demolition permit.
- Jimmy Stillman reiterated that the any mitigation be made prior to any issuance of a demolition permit. This is the City standard for almost all mitigation. 4.1-2B does allow for flexibility beyond the minimum \$20,000. The intent for the flexibility is to find alternative sites and possibly contribute additional monies above the \$20,000 for future improvements. All three of the conditions state that approval is required from the Historical Preservation Commission and the Community Development Director.
- Commissioner Vicars questioned whether the June 5th Planning Commission would be giving the final approval.
- Jimmy Stillman stated that according to Robert MacNicholl, Planning Manager, this was slated for the June 5th Planning Commission for a full review of the entitlements, which includes site plan, design review, and approval of the environmental documents. It is his understanding that the June 5th approval date is for any project built in the future for City Center Lofts.
- Commissioner Vicars questioned if it then went forward to City Council for final approval.
- Jimmy Stillman stated that he was unsure whether it would go before the City Council, as he has not been involved in the discussions between Staff and the applicant.
- Larry Andrews stated that this project does not need to go before the City Council; the Planning Commission will issue the final approval. He recommends that the Historical Preservation Commissioners attend the June 5th Planning Commission to express any further concerns or comments they may have.
- Jimmy Stillman stated that Staff would encourage a representative from the Historical Preservation Commission to attend the June 5th meeting and perhaps present a statement to the Planning Commission regarding their intent and the intent of the project.
- Commissioner Butler questioned whether there would be one or two demolition permits issued for this site.
- Jimmy Stillman stated that there are two buildings but that there would probably be only one permit issued for the site.
- Commissioner Butler suggested issuing two permits, in the event that something is discovered at one of the buildings, it will hold up the process.
- Commissioner Bunse stated she did not think that the Historical Preservation Commission had any reign over the building permit issuance and whether there could be two issued.
- Commissioner Butler questioned if the demolition permit had already been approved.
- Jimmy Stillman reiterated that no permits would be issued prior to the approval of the entitlement package. The soonest a permit could be issued would probably be around June 20th.
- Commissioner Vicars questioned if the demolition permit would come before the Commission at the June 11, 2008 meeting.
- Jimmy Stillman stated that if the project was approved at the June 5th Planning Commission then there is an appeal period of approximately two weeks. The soonest this Commission would review the demolition permit would be at the July 2008 meeting.

- Commissioner Butler questioned whether the applicant would be allowed to move forward on the demolition permit while it was under review by the Historical Preservation Commission.
- Jimmy Stillman stated the applicant could not. No permit would be issued until it is approved, and work cannot begin until the permit is issued.
- Commissioner Vicars requested a clear timeline for this project.
- Jimmy Stillman stated he would get clarification tomorrow. He also stated that there will be a much clearer timeline after the June 5th Planning Commission meeting and also what direction this project is heading.
- Larry Andrews stated that the proposed site is currently leased to Woodland Chevrolet, which will be vacating the property in July. There would be no work until at least July. He also stated that his estimated timeline for design and permit approval is probably close to a year. He is not interested in demolishing the building until then. He is looking to find tenants for the property.
- Jimmy Stillman stated Staff would present an update/review of the Planning Commission's determination from the June 5th meeting to the Historical Preservation Commission at their next meeting on June 11th.
- Commissioner Vicars thanked everyone and asked for a motion of adjournment. Commissioner Bunse motioned and Commissioner Orlins seconded the motioned of adjournment, which was approved unanimously.

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

James A. Stillman
Associate Planner