

# HISTORICAL PRESERVATION COMMISSION

## APPROVED ACTION MINUTES

APRIL 11, 2007

MEMBERS PRESENT: Bunse, Garbesi, Hancock, and Vicars  
MEMBERS ABSENT:  
STAFF PRESENT: Norris, Pinegar, MacNicholl  
GUESTS: Larry Andrews, representing City Center Lofts  
Antonio, Raney Planning and Management, Inc

### Roll Call:

Meeting called to order at 6:05 PM.

### Approval/Revision of Agenda:

The Agenda was approved as submitted

### Approval of Minutes:

Minutes from March 14, 2007.

### Secretary's Report:

- Staff informed the Commission that the Capital Hotel project had been approved at the prior Planning Commission meeting. Bob MacNicholl indicated that the primary issue of discussion had been parking. The members discussed how to address this on historic projects that have never provided parking to begin with. That some exception or modification of the code is necessary to allow development in these buildings.

### Subcommittee Reports:

### Public Comment:

### Commission and Staff Comments:

The Commission stated that there will soon be vacancies on the Commission and they hoped that community members interested in historic preservation would consider applying.

### Heritage Home Awards:

Staff indicated that plaques have been ordered and asked that the Commission member turn in their write ups by April 30 to allow staff to prepare packets. Commissioner Garbesi indicated that based on recent research for the walking tour booklet that they had uncovered a new date of construction for 603 College Street.

### Discussion Regarding Proposed Demolition of Historic Buildings Located at 325 and 333 Main St.

Staff referred to the staff report on the subject and indicated that review of the project is subject to the City's Historic Preservation Ordinance Section 12.A.4. Review is required as this is a structure of significance for the purposes of CEQA.

Commissioner Hancock raised concern with regard to the possible loss of two buildings and the impact on the historic auto socio culture in Woodland. He indicated that at a preliminary meeting regarding this project a few years ago that they were asked to consider preserving the existing buildings.

Bob MacNicholl indicated that one way to mitigate is that when structures are demolished that sometimes characteristic elements can be preserved that are reflective of a style or cultural elements. The old Chevrolet Neon sign was brought up as an example.

Larry Andrews, project proponent spoke and indicated that the neon sign had been kept by the previous owner. Mr. Andrews indicated that they did look at ways to relocate or rehabilitate the existing buildings and found that they are structurally unsound based on today's standards.

Commissioners Bunse and Hancock asked that alternatives be incorporated into the EIR which look at the possibility for retention or relocation of the two buildings and that the structural integrity of the buildings should be included as part of that discussion.

Commissioner Bunse asked if there will be mitigations and monitoring included in the EIR? The EIR consultant indicated that there are levels of mitigation that can be considered from full preservation to documentation. Commissioner Bunse asked if the preferred alternative includes demolition, that there be specific mitigations included. With demolition, an impact can not be mitigated to less than significant impact. She would like to see the EIR include the types of mitigations that can be considered. She expressed concern that the downtown could be nibbled away by attrition at the edges.

Commissioner Vicars indicated that she felt this meeting was ahead of the EIR. Commissioner Bunse indicated that she appreciated information early in the process. She indicated that she could not recommend demolition at this time as these are buildings that contribute to a National Register District. She would need more information on mitigations and alternatives. Commissioner Garbesi indicated her concern with impacts to the state theater and the district as a whole. That linkages will be lost.

In summary Commissioner Bunse stated that she recommends that the discussion of alternatives make it clear how they were developed. That even if it is not exactly appropriate, that there should be information regarding the structural information and preservation of the existing structures.

#### Update Regarding Dead Cat Alley:

Staff indicated that at this time the historic survey with regard to Dead Cat alley will be done on the City Center Loft site, but that it will not be including the rest of the alley. The issue will be addressed on a project by project basis. The Commission raised questions with regard to Dead Cat Alley and if it was being proposed as pedestrian or service alley. At this time the project is proposing a pedestrian concept. Staff indicated that there are issues regarding safety of use of the alley with the pedestrian vs. service use. There is also a question of ownership and title to parcels within the alley. With regard to alleys, that in general they should be considered district features. They alleys are part of the history of the design of the downtown. They are part of the history, whether they are contributing features or not.

#### Preservation Awards:

The Commission made a motion, approved 4-0, that they will table the awards for this year and hope that there are enough worthy candidates for the 2008 awards.

#### Walking Tour Booklet Update:

Ron Pinegar was present as the staff project manager for the Walking Tour Booklet update. He indicated that they have signed an agreement with the graphic artist and have final funding. That all home sights have been assigned and that he is working to make sure the volunteers stay on track in getting the research done. That they need write ups finished by mid-May. The photography for the book is underway. Ron has set up a working area in the break room and offers day and evening hours

by appointment. He is hopeful that the book will be completed by June and to the printer. Ron opened discussion with regard to determining year of construction and the Commission indicated it would be best to use the accepted methodology rather than change at this point.

Adjournment:

Meeting adjourned at 7:16 PM.