
FACADECTOMY FAILURE

The term "facadectomy" was originally a derisive preservationist label for saving a visually conspicuous side/facade of a building while doing away with the rest of it. This is butchery, not preservation, these preservationists declared. But, as happened with terms like "Christian" and "queer," the stigmatizing label was embraced by those to whom it was imputed and flipped from negative to positive. I use the word here in this affirmatively reversed way.

The period of important focus on facadectomy for the Terminal Building can be dated, roughly, from the publication of my advocacy of it in the *Davis Enterprise* of Sunday, June 11 (Fig. 10.1) to the demolition of the first part of the building on Monday, September 18. At the end of that Monday, the mural and the west wall still stood, but the likelihood of their preservation was now slim, at best.

The facadectomy period itself divided into three segments.

There was, **first**, a stretch of about five weeks—June 11 to July 14—in which facadectomy seemed a possibility and during which the four retail businesses in the building were moving out.

A **second** period began on Saturday, July 15, when all four businesses were finally gone and the Terminal building sat as a somber and empty derelict.

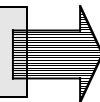
The penultimate act and the **third** part of the facadectomy phase began August 30, when the owners submitted a pre-application design for a new building.

1) FACADECTOMY CAT-AND-MOUSE

While facadectomy seemed a serious possibility, it was not assured. Instead, it was a rather "cat and mouse" affair over these weeks.

Its possibility was put on public display, so to speak, in my *Davis Enterprise* op-ed of June 11, 2000 (Fig. 10.1).

10 1. My "Facadectomy" Op-ed, *Davis Enterprise*, Sunday, June 11, 2000.



'Facadectomy' is one way that Terminal Hotel could be saved

By John Lofland
Special to The Enterprise

One solution to the preservation problem posed by the Terminal Hotel is to keep its facade (and hence the history it represents) and construct a new (and likely larger) building behind it on the site.

In some circles this is called a "facadectomy." Preservation purists use the term derisively because it often requires changes they think destroy historic structures. But preservationists of a pragmatic bent look on the practice more favorably, even though they may not be enthusiastic about it.

Facadectomy is not that well known, so before coming to the Terminal Hotel let me show — by means of a photograph I took recently — an example of it in process in Washington, D.C. In the picture, we see a 3 1/2-story building facade with no building behind it. Notice that the facade is held up by a steel beam structure extending over the sidewalk that substitutes for the support provided by the now-absent building behind the facade. (After the new building is in place, the steel beams will, of course, come down.)

What might be the pertinence of this practice to the Terminal Hotel?

In starting to think about this, a first and prime matter to bear in mind is that facadectomy is a variable. There are many degrees and forms of it. For example, in one conservative form, the building behind the facade would be brand-new but an identically configured incarnation of the old building. The exterior of the building would show little or no change.

In contrast, at the other ends of several variables, and in one radical version, only the G Street facade would remain and a large, two- or perhaps three- or more-story building of a clearly different design would rise behind it.

The point is that the facadec-

tomy of any building can take a great many forms and degrees of preservation and change. Whether or not this method of dealing with the Terminal Hotel turned out to be a critical success or not would be a function of exactly how it was done, not simply of doing it. So, the choice of architect and the process of a plan's evolution should figure heavily in thinking and acting along facadectomy lines.

There are, of course, two other courses of action possible for the Terminal Hotel: strict preservation and level-the-ground demolition. In my view, the former is unlikely to happen, but the latter might, so let me offer two less-often heard reasons for a well-done facadectomy rather than demolition.

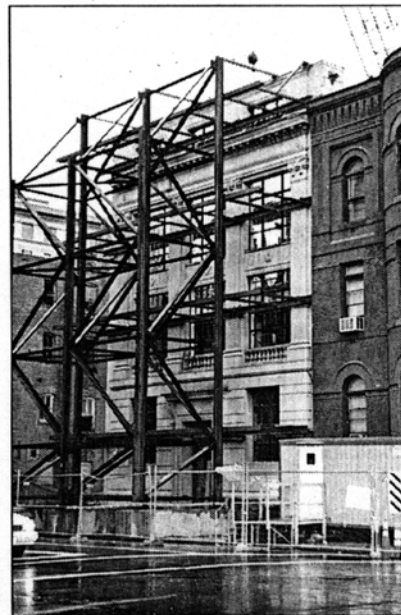
First, the strongest form of facadectomy would think in terms of calling attention to the fact that the Terminal Hotel is one of three 1910s-20s business buildings at Second and G. Taken together with the Brinley Block and the Anderson Bank buildings on two of the other corners, we have an excellent physical representation of Davis' Main Street period. The three buildings form a coherent set of the commercial brick structures distinctive to that period.

In point of historical fact, this corner and these three buildings were the center of Davis prior to the eclipse of train travel.

A creatively facadectomized Terminal Hotel could centerpiece the historic character of the entire intersection and the adjacent areas — the original downtown.

Rather than a lemon of which we must rid ourselves, the need to do something about the Terminal Hotel should spur us to think positively about possibilities for capitalizing on and enhancing the historical center of Davis. (And, I urge those who dislike the building to consider: If you have a lemon, make lemonade.)

Second, with facadectomy I



ABOVE: A black-line rectangle shows the original facade of the 19th-century Atlantic Coast Line building on the corner of Pennsylvania Avenue and Sixth Street in Washington, D.C., behind which a modern commercial building has been built. **LEFT:** A steel beam structure provides support for a facade with no building behind it. After the building is in place, the steel beams will come down.

Courtesy photos

think we could avoid the divisiveness, vilification and hard feelings that would likely accompany and follow in the wake of level-to-the-ground demolition.

So, with facadectomy, perhaps we can have our cake and eat it, too.

— John Lofland is a resident of Davis, the author of "Old North Davis," and, with Phyllis Haig, "Davis, California, 1910s-1940s," a photographic history published this spring. He thanks Robin Datel and Dennis Dingemans for tutoring him in "facadectomy."

Happy for the hotel



Dianna Smith/Enterprise photo

Alyssa Nielsen, left, and Caron Cioffi chat during the celebration for the Terminal Hotel on Sunday in downtown Davis.

Fond memories of hotel shared

By Jennifer Rutherford
Enterprise correspondent

On Sunday afternoon, local historians and others interested in Davis' past celebrated the history of the Terminal Hotel building, built in 1925 at Second and G streets.

The event was held at the G Street Plaza adjacent to the building, which once housed notable Davis

businesses such as the Terminal Cafe and the Antique Bizarre and now is home to Natural Food Works, The Wardrobe and La Esperanza.

Last September the Davis City Council rejected a bid to declare the building a historical resource; that decision was affirmed by another council vote last week. After a recent seismic evaluation of the building,

the city ordered its owners, Grace and Lee Chen, to make the building seismically safe. The Chens have taken out a demolition permit and are considering building a new facility.

Sunday's celebration was designed to remember the building's past and discuss efforts to preserve it.

About a third of the crowd wore period clothing in the spirit of the 1920s. Backstreet

Jazz played 1920s music, and a few attendees enjoyed some swing dancing.

Books about the history of Davis and other nearby areas were for sale, and petitions were available to sign that promote reconsideration of the hotel as a city of Davis historical resource.

Elaborate Davis Arch wine glasses also were on

See HOTEL, Page A8

10.2. Monday, June 12th *Davis Enterprise* front page coverage of the previous day's celebration of Terminal Hotel and Davis history (which was also depicted in the last chapter).

HOTEL

From Page A1

sale, with proceeds going toward saving the building.

Phyllis Haig and John Lofland of the Hattie Weber Museum created a circular exhibit on the Terminal Hotel building, showing the evolution of the building through photographs, advertisements, restaurant menus and newspaper articles on the hotel and the Terminal Cafe.

Yolo County Supervisor Dave Rosenberg moderated a special commemoration of the hotel, titled "The Terminal Hotel Building: A Dozen (or so) Three-Minute Stories." Presenters were historians, city leaders and others involved in the building's past.

Jean Jackman started the reminiscences by telling about the origins of the railroad in Davis and how it helped put Davis on the map. Everything that happened in Davis had to do with the train and other businesses in the area.

"The train, the water tower, the depot and the hotel: that was the heart of this town," Jackman said.

Jeanette Shulz then gave a talk about the more modern visual aspects of the hotel. It was designed in response to the Arts and Crafts movement to be simpler and less elaborate, and was built with bricks to give it elegance.

"We must also remember that for most of us, our history involves smaller, more intimate day-to-day events," Shulz said.

Haig, curator of the Hattie Weber Museum, then related the history of the Terminal Cafe. It was the second restaurant in town and was a good meeting place for many Davis organizations.

Artist and Enterprise columnist Gerald Heffernon recalled the days when he first moved to Davis and rented a studio in the Aggie Hotel, when he could make quick trips to Davis Lumber and Natural Food Works.

"I think history can really only see in the light of change — change also needs the shadow of history to give it shape," he said.

Audrey Hastings related her memories of working with F. Hal Higgins, an Aggie Hotel resident for several years. Davis City Councilman Mike Harrington told the crowd about one memorable night he spent in the Antique Bizarre with a date and several cowboys who wanted to dance with her.

The Rev. John Pamperin talked about the role the Antique Bizarre played in the student and social movement of the 1960s and 1970s, and how the hotel also served as a homeless shelter.



Dianna Smith/Enterprise photo

SINGING FOR THE HOTEL: Heidi Bekebrede of Davis sings to the music of the Backstreet Jazz Band.

"Many people got their life back together by having a place that was cheap and seemed to be without judgment," he said.

"This building has been a part of my life for nearly 40 years," longtime Davis resident Mike White said. He has been patronizing businesses in the building since he was 19 years old and has met friends there.

Wendy Nelson, chair of the Historical Resources Management Commission, outlined the process that her committee went through when recommending that the Terminal Hotel building be classified as a historic resource and compared the criteria to the building's qualities.

State parks archaeologist Richard Hastings commented on ways to rehabilitate the building and recalled the most unforgettable wedding he ever attended in the hotel.

Former Davis Mayor Julie Par-

tansky, who was the lone vote last fall to declare the hotel a historic resource, also discussed the definitions of the words "ethic" and "environmental."

Davis City Councilwoman Sue Greenwald then spoke of her desire to preserve the building, and how she wants a feasibility study done. She also spoke of working with and giving support to the Chens, who she believes want to do what is right for the city.

"Like so many things in our lives, we don't really think about the importance of them to us until we're at risk of losing them," Greenwald said.

After the stories were over, Rosenberg invited audience members to an open mike to share their feelings and memories.

It is hoped that this celebration of local history will become an annual event.

10.3. Gerald Heffernon was the semi-official "progressive" columnist of the *Davis Enterprise*. Long-time house columnist Bob Dunning so regularly infuriated Davis liberals that the paper tried to balance him with Heffernon. While Dunning specialized in corrosive and ad hominum sneering, Heffernon provided thoughtful analysis, liberals believed. Of some import, Dunning wrote daily while Heffernon appeared only once a week. Several years in the past, Dunning and Heffernon fell into writing biting columns about each other with some regularity. The *Enterprise* editor ended these exchanges with the rule that neither could write about the other.

FORUM

TUESDAY, JUNE 13, 2000

Hold that wrecking ball, please

My tastes in architecture are catholic. I grew up in Frank Lloyd Wright country and so that idiom is ingrained in me, but my favorite architect was always Antonio Gaudi, the Spaniard whose buildings look like they were made by hallucinating swallows.

I even studied architecture briefly in Chicago but, being a curvy thinker, found I had trouble drawing the mandatory straight lines.

I like brash, radical, mold-breaking buildings and I like old, subtle, rich buildings. The point is to have both. What Davis is short of in this mix is ... both.

That's because I left out a third category: the big wad of beige out there we call housing. But forget that, and let's talk about buildings that were given at least a modicum of thought by their designers. Like the Terminal Hotel.

We don't yet know if the name "Terminal" is predictive of an end for the old and storied building or whether some form of "adaptive reuse" (a term I just learned) will preserve at least some of the original building in recognizable form.

Put aesthetics aside for a moment. The building is more decorated by its past uses than by important architectural flourishes. It has gone from a meeting place for movers and shakers in the 1920s to a home for down-and-outers and tough bars in the 1970s. More recently it has housed small retail businesses and a restaurant.

I knew that, but until last Saturday I had never really looked at the building itself with a critical eye.



Gerald Heffernon
LOOSE CANON

I don't think the Terminal Hotel building can — at least not fairly — be called ugly. True, it has receded and been made anonymous by various insults to its original character.

The building cannot even be judged in its present condition. It wears way too much makeup. But strip away the awning and the stucco and the butchered windows and what you have is a simple brick building I would call plain.

Plain can be good. Plain can be beautiful. The Shaker style, for instance, was religiously plain. Self-effacing though it was, that plain style has come to be admired for its simple beauty.

Likewise, the Terminal Hotel is trim and straight-forward. Seen in its original brick skin, it makes almost no stylistic statement, its main features being brick patterns and a pleasant rhythm of windows on the south face.

But who officially judges aesthetics in this city? The City Council voted 3-2 not to give the building historic status and, as Councilwoman Susie Boyd stated explicitly, they did it on the

basis of aesthetics.

Sorry, but I don't think this or any other City Council (the big beige wad of approved housing as evidence) is qualified to judge architectural beauty and they should stay out of that area.

Furthermore, this isn't the old Kentucky Fried Chicken building we're talking about. No one is saying, "Gee, remember when they came out with Extra Crispy in that building?" The Terminal Hotel is one building that defines history for many Davisites.

John Lofland and Heather Caswell have written eloquently about the building's historic relationship to the train depot. Sunday, people gathered at a celebration of the building and spoke of more recent and peculiar memories. For these reasons alone, the Terminal Hotel deserves some degree of preservation.

First, the City Council must vote for a feasibility study. There is no reason to think that the Terminal Hotel will be more difficult to seismically retrofit than any other building built in the 1920s. The technique is well established.

Looking over the building with an "adaptive reuse" mindset, I came to the conclusion that the west-facing front and two adjoining sides (or most of them) could be substantially preserved. The east, or back, side could virtually accept an architectural insert, and with ample setbacks even a third or fourth story could work there. Considerable extra square footage would be added to the building without using a wrecking ball.

More importantly, this would

make a whole new presentation to the train depot, a welcoming face offered to people arriving on the train.

IN MY BRIEFS ... What was the big rush to approve the General Plan Update EIR at 1 a.m. last Wednesday ... I mean Thursday? Sue Greenwald was right to ask for more consideration of the EIR at a later date and earlier hour, given that there is serious doubt about its adequacy.

Her point about the assumed resident-per-unit rate was also well taken. Davis assumes a 2.46 rate. Other cities in the area assume something closer to 3.0, and the statewide number is 2.9. That makes a huge difference in predicting the impacts of any given project.

Boyd's recent pattern of making pre-emptive motions was finally cut off during that debate. In the middle of the first burrowing owl discussion she stunned everyone and got the publicity by suggesting the Mace Ranch retail site be used for owl habitat.

Partway through the Terminal Hotel discussion she cut off debate by making a motion to reaffirm last year's vote in which the building was denied historical status.

But when Boyd tried the quick-vote tactic during the EIR discussion, City Attorney Harriet Steiner interrupted to say that the council first had to take public comment.

Ah, democracy can be so messy and inconvenient.

— Gerald Heffernon is a Davis resident. His column appears weekly.

10.4. Taking Lee Chen's several statements that a new building might incorporate "some of the old structure" at face value (e.g. *Enterprise*, June 6th), I once again wrote encouraging the facadecomomy route.

As previously, I never received a response—not even a call pressured by the Mayor (reported above, Figs. 8.9 and 8.30).

John Lofland
523 E Street
Davis, California 95616

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

June 14, 2000

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

Dear Mr. Chen:

I write to applaud Mrs. Chen and your decision further to study the possibility of preserving all or part of the Terminal Hotel Building and to wish you well in these studies.

I also want to report some new information on the building you might find interesting and useful.

The structure was apparently put up in two phases, the first in 1924 and the second in 1926-27. An August 1, 1924 *Enterprise* story (attached) says the original building is 75 by 57 feet and one story tall, but built to support a second or third story.

Two 1926 *Enterprise* reports describe adding a second story to the first building and extending it to the rear as hotel rooms and two apartments (stories attached).

I assume this means that the western portion has an unusual degree of independence from the eastern portion (i.e. the western portion once stood on its own).

These construction facts might be relevant to how one thinks through rehabilitating all or part of the structure.

For your reference, I also enclose a copy of the now-published op-ed piece I sent you in draft form in November, 1999.

Cordially,

John Lofland

Enc: *Davis Enterprise* reports August 1, 1924, November 12, 1926, December 10, 1926.
Lofland, *Enterprise* op-ed on "facadecomomy," June 11, 2000.

COPY

Fig. 10.5.

Now that it was too late, the association of businesses in the downtown (the DDBA) finally took a position favoring a professionally done feasibility study.

The DDBA was well organized, had a professional staff, was a quasi-governmental entity as a "business improvement district" supported with a tax on downtown businesses, and was, at this, time, an applicant to be a National Trust Main Street city. This combination of facts made the slowness of this response especially puzzling.

Davis Downtown Business Association

P.O. Box 72497
Davis, CA 95617
(530) 756-8763
Fax (530) 756-6504



June 16, 2000

Davis City Council
City of Davis
23 Russell Blvd.
Davis, CA 95616

Dear Mayor Wagstaff and Council Members:

In mid-May the DDBA Board of Directors was asked to take a position whether we would support a feasibility study on the Terminal Hotel. A special board meeting was held on Wednesday, May 24 to hear from Heather Caswell, owner of The Wardrobe and tenant of the building, regarding information on the possible rehabilitation of the building. We then moved up our regularly scheduled Board meeting from June 14 to June 7, to hear from the property owner, Grace Chen, in order to render our position to the council at their June 7 meeting.

We did not know that the city council meeting had been moved from its' regularly scheduled June 7 meeting to June 6 until after we had scheduled the meeting and notices were posted. Although we did not have a formal position at the time of the city council meeting, DDBA President Joyce Thorp stated at the council meeting that she thought that the Board would lean toward supporting a feasibility study of the Terminal Hotel property.

Though the council opted not to pursue a feasibility study on the Terminal Hotel at this time, the DDBA Board of Directors (with the exception of Shel Givens, who abstained from voting) would like to state their position regarding any projects that involve demolition or rehabilitation of historic properties.

Most projects incorporate a feasibility study early on as a part of the normal review process before any ground is broken or rehabilitation begins—how can you determine a budget, financing needs, upfront costs, etc. without having a projection (feasibility) study done? Knowing the feasibility of any project always makes good economic sense for all parties involved. A non-biased firm or individual that has no prior connection to the project should conduct the feasibility study.

Only after a historic building goes through the feasibility process can it be determined how much it would cost to rehabilitate versus rebuilding. Comparisons of rehabilitation, rehabilitation with an addition, saving a façade with new construction behind it and a new structure are viable options that should be incorporated in a feasibility study of a historic structure. Only after knowing the actual costs of options involved in a project can a viable decision be made on that project.

June 16, 2000
Davis City Council
Page 2

In the case of the Terminal Hotel (or any other future historical building that may be affected), the feasibility study provides all parties additional information regarding the financial ramifications of a project. Only after the study is reviewed can the business owner, property owner, City staff and historic preservationists have a clear, accurate accounting of the costs involved to rehabilitate and the possible cost gap between rehabilitation and new construction. After the study, options could be explored on funding sources, historical tax credits, grants, etc. that could bridge the gap for rehabilitation of the building if the cost of restoration is greater than demolition and new construction.

The DDBA Board of Directors advocates the Council include a feasibility study as part of any City decision making process concerning historic structures in the downtown area.

Sincerely,

Laura Cole-Rowe
Executive Director

cc: Heather Caswell
Grace Chen
Michael Garavaglia
Ellen Fishman - California Main Street
Ken Hiatt - City of Davis
Esther Polito - City of Davis
Davis Enterprise

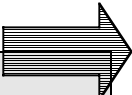
10.6.

McCandless to the Chens, June 19, 2000. This letter implies that facadectomy is still an option, but the phrase "incorporating elements" is elastic.

Notice that the phrase "feasibility investigation" rather than the professionally standardized terms feasibility study or analysis was used here.

Whatever the term, no credible work of the relevant kind was carried out (or at least not made public).

Curiously, this writer does not seem to know the name of the building on which he is working, since he calls it the "Travelers Hotel."



McCANDLESS & ASSOCIATES, ARCHITECTS

June 19, 2000

Lee and Grace Chen
44150 Country Club Dr.
El Macero, CA 95618

Dear Lee and Grace;

As per our discussion of Friday June 16, 2000, I am enclosing herewith 2 copies of our Standard Form of Agreement between Owner and Architect. We are proposing to provide design and planning services as well as project feasibility assessment and related cost estimating for the purposes of beginning the pre-application process and subsequent design review for your anticipated development at your 2nd and G St. property.

Pursuant to our meeting with City representatives last Friday, I think it would be prudent to fully explore the possibility of incorporating elements of the Travelers Hotel into any new development we are considering. The notion of retaining some presence of the original building to maintain a visual relationship to its' historic neighbors is an intriguing one worthy of investigation. As such part of our services will include further structural investigation and analysis of the existing building as a means of assessing in an informed manner the feasibilities of the several options we have discussed.

Please sign and return one copy of the agreement to our office and we will begin work. The phase of work represented by this contract is feasibility investigation and preliminary design for the purposes of presenting to the City in the form of a pre-application submission, our design proposal for your anticipated development. To properly execute this phase of work in preparation for schematic design, design development and construction documentation, we will need to work closely with you to set some design parameters and budgetary constraints; as I have already advised you, we will also be working with the City Planning department on this phase with respect to building use, occupancy, parking requirements, etc.

Thank you for selecting our firm to provide architectural services for this project. Despite initial controversy, we are certain that the resolution of this project can be rewarding to all involved. We look forward to working with you.

Sincerely,

Bill McCandless, AIA

WHM/gs

enc

10.7. The same day, McCandless reported his contract with the Chens to the City and outlined his proposed work.

This letter includes the phrase "some of these alternatives will consider saving portions of the original building."

Readers with an inquisitive turn of mind might want to keep this phrase in mind as they examine how the story develops from this point.

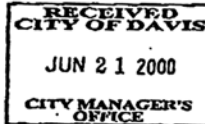
JUN-23-00 FRI 04:12 PM DAVIS ENTERPRISE
JUN-23-00 FRI 1:32 PM CITY OF DAVIS

FAX NO. 5307566707
FAX NO. 5307566707

P. 01



McCANDLESS & ASSOCIATES, ARCHITECTS



June 19, 2000

Ken Wagstaff, Mayor
City of Davis
23 Russell Blvd.
Davis, CA 95616

Dear Mayor Wagstaff:

As of Friday June 16th, 2000, our firm was asked to provide architectural services by Leo and Grace Chen for their anticipated development at their 2nd and G St. property. As evidenced by the attached copy of our contract for services cover letter, we will initially be conducting further investigations as to the existing buildings' structural integrity for the purposes of determining project feasibility relative to a number of building design alternatives. To properly address the controversy surrounding the future of the Chen's building, the former Travelers Hotel, some of these alternatives will consider saving portions of the original structure.

As stated in the letter to the Chens, the concept of retaining elements of the original buildings' streetscape relationship to its historic neighbors is an intriguing design approach. We will be further assessing the buildings' structural condition and the feasibility of incorporating elements of the original building into the new development. It is the Chens vision to make full use of the site's potential by creating a structure that is three-sided in its presentation to the streetscape. The current buildings' storefronts relate only to G St. leaving the potential for 2nd St. and H St. exposures unrealized. The Chens desire to present a welcoming facade to the train depot is a noble one worthy of appreciation. As discussed in the meeting last Friday attended by the Chens, myself, you and several other City representatives we will be studying various options relative to reconciling the possibilities of retaining elements of the Travelers Hotel and still achieving the intent of the Chens vision for developing their site to its full potential. This is an important site for the City of Davis not only because of its past presence, but because of its potential to be a revitalized focal point in the future urban fabric of downtown Davis. Following some initial site investigation and feasibility assessment, we will be beginning the City review process by submitting pre-application information to the City Planning Dept. in the form of conceptual design drawings. It is our hope that careful consideration of all possibilities will lead to a successful project resolution that all concerned can be proud of.

666 DEAD CAT ALLEY ▲ WOODLAND, CA 95695
LOCAL (530) 662-9146 ▲ FROM SACRAMENTO (916) 447-2782 ▲ FAX (530) 662-3425
mccandless.com ▲ info@mccandless.com

Thank you for your concern. We look forward to working with both the Chens and the City of Davis on this important project.

Respectfully Submitted,

Bill McCandless, AIA

WHM/gs

cc Lee & Grace Chen

WEDNESDAY, JUNE 21, 2000

Inconsistent action

The Davis City Council contradicted and perhaps even mocked itself last week when it (1) began financing a visitor/tourist attraction program while also (2) acting less than assertively to preserve the Terminal Hotel Building.

The self-mocking contradiction resides in the fact that people, in the words of Arthur Frommer, "travel in large part to commune with the past. ... They seek their roots in the broadest sense, (and) gain solace or inspiration from visiting the sites of earlier happenings ..."

In not actively seeking to preserve the Terminal Hotel, the council has increased the probability that the historical fabric of Davis will be deeply and irremediably torn, thus compromising one of the important reasons people might visit Davis. Absent a vibrant historical fabric, tourist attraction dollars are in significant part wasted. Consistency requires supporting or opposing *both* the visitor attraction program and Terminal Hotel preservation.

John Lofland, Davis

10.8. Reading an article by Arthur Frommer (2000) in the same week the City started funding a "visitor attraction program," prompted me to write a letter to the *Enterprise* Editor printed June 21, 2000.

A4

THE DAVIS ENTERPRISE

MONDAY, JUNE 26, 2000

FORUM

▶ LETTERS

Who wants 'modern'?

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

I am writing to protest the planned demolition of the Hotel Aggie/Terminal Hotel building. As previously noted, this building completes a trio of buildings at a historic intersection in downtown Davis.

G and Second streets in this section of downtown has always been the "downtown," and these original buildings should be preserved. Once these edifices are gone, you will *never* have them back.

Constructing a modern or even a "retro" building will diminish the feeling and the aesthetics of the present intersection. A building that is run-down is usually that way because its owners *let* it become run-down.

In recent years, many of the old buildings and storefronts have been torn down or "renovated." The small-town feel people like to boast about is just about gone. With each passing year, Davis feels more and more like any other freeway town, especially with the cluster of fast-food joints and gas stations along the I-80 exits.

The older buildings that still exist retain the character of what Davis used to be, and help to make Davis different. Without them, Davis will soon resemble just another "modern" city with "modern" buildings in this "modern" country. Once this happens, we lose our sense of history, and without history, we lost our sense of self, our sense of place.

In a world that is rapidly industrializing and absorbing American culture and materialism, all of us need to preserve our past.

Aesthetics, you say? Many people (including me) don't like concrete and steel "boxes" that proclaim to be "distinctive and welcoming." In the past, Davis has offered instances of preservation; the present City Hall and the Varsity Theater are excellent examples. The Hunt-Boyer Mansion stands as yet another example — in fact, it, too, originally was to be removed to make way for "progress."

As a resident who cares, I am willing to contribute to any fund that may be established with the purpose of preventing demolition and encouraging restoration. Remember, as the song says, "Don't it always seem to go that you don't know what you've got 'til it's gone. They paved paradise and put up a parking lot."

David S. Evans
Davis

10.9. David S. Evans letter to the Editor of the *Davis Enterprise*, June 26, 2000.

2) EVICTION SADNESS

For at least two of the four evicted shops—the Natural Food Works and the Wardrobe—leaving was bitter and unwanted. The proprietors loved the building and their location. For them, this was a time of sadness. A sense of this is provided in Figs. 10.10, 10.11, 10.12 and 10.14.

4 Davis fixtures plan to relocate

Restaurant, shops to leave Terminal Hotel

By **Melanie Turner**,
Enterprise staff writer

Four downtown business, each of which have operated for years out of what is known as the old Terminal Hotel — the brick building on the northeast corner of Second and G streets — must move out by midnight on July 14 to make way for big changes on that corner.

Two businesses, The Wardrobe and Natural Food Works, have plans to relocate permanently in the downtown.

The other two, La Esperanza and the Hair Chalet, reportedly have not yet made immediate future plans. Grace Chen, owner of



Michael Brooks/Enterprise photo

LOOKING AHEAD: Heather Caswell, owner of The Wardrobe, has plenty of packing to do as she prepares to move her store from its current site on G Street to 206 E St. after The Children's Corner closes.

the Hair Chalet, said she does plan to reopen her salon elsewhere. A manager of La Esperanza said while the restaurant has not finalized plans to move it will continue to operate out of its other location, at 825 Russell Blvd., in the University Mall.

Owners of the 75-year-old building, Lee and Grace Chen, plan to create an expanded use of the site by building a project that features retail on at least three sides, including retail that would face the Southern Pacific Depot. The Chens' latest demolition permit expires on Dec. 4.

The Chens' efforts to bring

changes to this well-traveled corner of the downtown have proved controversial as community members, historic commissioners and tenants of the building have voiced concerns over placing the building's fate solely in the owners' hands.

A year ago, the Historic Resources Management Commission made a unanimous recommendation to the City Council that the building be designated as historic, at the lowest level, recognizing even then that demolition may proceed while

See HOTEL, Page A3

10.10. Davis Enterprise, June 28, 2000 report on the four businesses displaced by the closure of the Terminal Building

HOTEL

From Page A1

stressing the building's historic significance.

But the council voted 4-1 last fall to deny the commission's request. And again last month, the council voted 3-2 to reaffirm its earlier vote giving the Chens the go-ahead. The council did request that the city work with the Chens to attempt to re-use some portion of the old building.

Since then, the Chens' demolition permit was extended through Dec. 4. And a meeting was held since the council's June 6 meeting between the Chens, Mayor Ken Wagstaff, Cultural Resources Manager Esther Polito, Historic Commission Chairwoman Wendy Nelson, Downtown Coordinator Ken Hiatt, Planning Director Bill Emlen, and the Chens' architect, Bill McCandless.

Before leaving on a trip to Spain last week, Mayor Wagstaff said he is pleased the Chens have committed again and again to not tear the building down without first sharing their plans for the site with the city. "I think that's a sign of good faith," he said.

The Chens have said they want to build something that many people can be happy with, and they aim to build a project that's compatible with its historical surroundings.

Wagstaff said it is his understanding that the architect will now lay out some design options which include saving features of the building. Polito clarified that still there is no commitment to save any portion of the building.

But Polito said those who attended the meeting agreed on the latest approach, which involves conducting a limited feasibility study that examines the cost of various designs which include saving the historical character of the building. Namely, the G Street brick facade and brick corner on Second and G.

"I don't see the point of a feasibility study that could save the whole building if the owners aren't interested in doing that," Polito said.

Polito said the latest approach is not a "demolition and new building" approach. But the understanding was that this new approach would attempt to yield a design that everyone can live with.

"It is a feasibility study of a design," rather than a more broad-based study that would look at the



Michael Brooks/Enterprise photo

CHANGES DUE: Four businesses that have operated for years out of the old Terminal Hotel, the brick building at Second and G streets, will be moving out by mid-July to make way for big changes. They are Natural

Food Works, The Wardrobe, the Hair Chalet and La Esperanza. Owners of the 75-year-old building plan to create an expanded use of the site by building a project that features retail on at least three sides.

cost of saving the old building, she added. "I'm happy that the architect has recognized the importance of the building in relation to its historic neighbors," said Heather Caswell, owner of The Wardrobe. "I am hopeful that we will achieve a fair compromise."

Laura Cole-Rowe, executive director of the Davis Downtown Business Association, sent a letter to the council dated June 16, that indicates the DDBA Board of Directors "advocates the council include a feasibility study as part of any city decision making process concerning historic structures in the downtown area." The DDBA stressed that knowing the feasibility of any project makes good economic sense for all parties involved.

Meanwhile, a couple of the businesses are busily making plans to start anew in another part of the downtown.

Rose Anne DeCristoforo has owned Natural Food Works just three years, but the store itself was founded in 1971 and has operated out of 206 G St. almost all that time.

"It's a place where people

come and say, 'It's the only thing in Davis that's still the same.'" DeCristoforo said. Natural Food Works features a wood-planked floor and a large collection of culinary and medicinal herbs in bulk, as well as discounted supplements.

The store is likely moving to a roughly 1,000-square-foot location at 624 Fourth St., where Jeff's Contemporary Crafts is now. That store is consolidating into JGlenn Gallery, at 603 Fourth St. There, the store owner hopes to add a kitchen which will feature bio-regional food, or locally grown produce and high quality food in a deli-style setting.

Caswell, owner of The Wardrobe, had originally intended to try to move back to Second and G, but has now found a new place where she intends to stay for a while, as well.

After looking into several options, The Wardrobe is moving to 206 E Street, what has been home to The Children's Corner, not far from the new E Street Plaza.

"The location is such a great location I just can't think twice," she said. "Change has been a gift

in disguise. I think a great, new location is my gift."

Caswell's new location will be about 1,300 square feet, larger than the 965-square-foot store she has now.

She says she will miss her old location, the place where she developed her "experience and character."

But she's excited about the high visibility and an "opportunity to reinvent ourselves."

She anticipates opening on Sept. 1, with a grand reopening on Nov. 11. The Wardrobe holds a "last chance" sale from Friday, June 30, to July 14.

Caswell has owned The Wardrobe for the last 12 1/2 years. Prior to her taking over the store, The Wardrobe began 10 years earlier where Sophia's Thai Kitchen is now. It began as a used clothing and consignment store and has been evolving ever since.

"The Wardrobe has found that our commitment to inspire others to discover their own individual style by exploring and expressing their uniqueness with fashion and color is as vital now as it was when we began," she added.



10.11. Moving notice in the window of the Natural Food Works, July, 200.



10.12. Moving sign in the window of the Wardrobe, July, 2000.

Consider the Chens

I read with some amusement John Lofland's June 21 letter to *The Enterprise*. I have resisted making any comments about the Terminal Hotel dilemma but after reading his comments, I must respond.

Having lived in Davis since 1958 I, too, appreciate what goes on in the core area of the city. But to accept the argument in Lofland's letter that one of the most important reasons for people to visit Davis (and thereby drop some tourist dollars) is to enjoy the historic fabric of Davis stretches the imagination.

The dilapidated Terminal Hotel apparently fits into that fabric of history. Ever since I moved to Davis I considered the hotel an ugly building with no possible charm or even history attached to it. Do people actually step off the train at the station and admire the hotel for its historic fabric? I doubt that very much.

The real troubling thought I have is that the Chen family, anxious to build a structure that will give them some return to their longtime investment, never seem to be included into the equation of the history enthusiasts.

Let the Chen family terminate the building and with the approval of the appropriate committees put up a structure that is designed to embrace the needs of the history enthusiasts and still be attractive and allow the Chen family finally to get a return on their investment.

Paul Stumpf, Davis

10. 13. Paul Stumpf Letter to the Editor, *Davis Enterprise*, June 29, 2000.

10.14. Randy Lupka removes the Wardrobe's sign from the Terminal Building, July, 2000. (Photo by Heather Caswell.)

Heather Caswell Letter to the Editor regarding the move, *Davis Enterprise*, July 9, 2000.



OP-ED

THE DAVIS ENTERPRISE

SUNDAY, JULY 9, 2000

Wardrobe's moving

Just a reminder that *The Wardrobe* is moving to 206 E St. (next to the E Street Plaza). We will be temporarily closed for six weeks. *The Wardrobe's* last sales day will be Thursday, July 13. We are excited to be moving into our new location and plan to reopen on Sept. 1.

Also, I would like to extend my deepest gratitude to all of my dedicated staff and customers for helping *The Wardrobe* become what it is today. It's been a pleasure doing business in downtown Davis!

Heather Caswell, Davis

10.15. Audrey Hastings letter to the *Enterprise* editor, July 9th.

Vintage building

In the June 29 *Enterprise*, Paul Stumpf's descriptive comments on the Terminal Hotel such as "ugly," "no charm" and "dilapidated" are very troubling. He also states there is no "history" attached to the hotel.

His critical remarks of John Lofland's stand on preservation is also troubling. At least Mr. Lofland is working for a solution to preserving our downtown. There are actually people who do look at the hotel and see beauty in its texture, its simplicity and historic quality.

Perhaps Mr. Stumpf does not understand and appreciate towns that protect and enhance their historic downtowns. I have traveled extensively in Minnesota and Wisconsin where tourists flock to enjoy historic buildings they shop in.

One definitely comes to mind: Cedarburg, Wis., a small town just north of Milwaukee and a hundred or so miles from Chicago. Illinois license plates are quite abundant there as well as in Racine, Kenosha, Port Washington — all small towns that "cash in" on their historic downtowns.

Even downtown Woodland is now designated as an historic district. Santa Rosa has a wonderful old Railroad Square area. They have likewise restored their depot and the Railroad Hotel, a charming stone building that houses wonderful shops.

Unfortunately, the Chens and Mr. Stumpf do not consider preserving a plain brick facade building "full of Davis history" important enough. Actually, the old hotel is a very important element as one of the four anchor buildings on Second and G.

It comes down to economics. Restoration of a building made of good quality materials is more cost-effective than tearing down and building new. The city stands to gain and is for demolition as they get a much larger chunk in permit fees with a brand-new building.

Take a look down G Street, also on Second — there are many brick facade buildings that are beautiful in their texture and simplicity. Strelitzia Flower Company did a great job in restoration of their corner at

Third and G. Restoration of the Cradwick Hotel in Winters was well worth the investment and it was in worse condition than the Terminal Hotel.

Let's hope the Chens work with the architect and the Historical Commission to save as much as possible to retain this simple, brick "historic" building that some of us enjoy in Davis.

A vintage building of plain design does not make it less historic. We need to preserve what precious little we have here. Once it's gone you can't bring it back.

Audrey Hastings, Davis

THURSDAY, JULY 13, 2000

FORUM**▶ LETTERS****More on the hotel**

In many ways I think beauty is in the eye of the beholder. But in view of the attacks made against Paul Stumpf's comments concerning the Terminal Hotel, I feel compelled to add a word or two.

I arrived, it appears, a year before Professor Stumpf and taught philosophy until I retired in 1993. Sometime after my arrival, I visited a friend who had taken a room in the hotel in the hope of finishing his doctoral dissertation undisturbed.

My impression of the hotel at that time, after having spent almost three years at a student in cheap lodgings in Europe, was that it was pretty much a flop-house. I didn't visit the lodgings again for some time but I did visit the late and often lamented Antique Bizarre on the ground floor — a place where pool hall fights, amateur musicians and Little League teams happily intermingled. Why didn't the city save that location? Or the wonderful pool hall that was replaced by a pizza parlor, or Stan's Meat Market?

The second time I visited the interior of the hotel proper I went, on the invitation of a graduate student, to hear some alternative pop music. Walls had been knocked out to accommodate the various groups.

Professor Stumpf is correct in my opinion (with 40 years of teaching aesthetics and art theory); the place is ugly and I would add ruined. It is not in a neighborhood like Professor Lofland's beloved Old North Davis neighborhood, which contains, as far as I know, nothing of architectural importance, but it is a neighborhood and a pleasant one at that.

The Chens have been patient. The claim that restoration is more cost-effective than building new is addle-brained and naive. Davis has a fine restoration of its train depot and I hope the Chens will manage to provide passengers with a new welcoming terminus.

Bill Bossart
Davis

10.16. Bill Bossart letter to the editor, *Davis Enterprise*, July 13, 2000.

3) AN EMPTY, VANDALIZED BUILDING

In the deep summer of July and August, the building stood empty and forlorn—and became an object of vandalism. At the same time, letters to the *Enterprise* editor continued.

10.17. John Mason letter to the *Davis Enterprise* editor, July 19, 2000.

has filled me with feelings of moral disapprobation about the ugly project, feelings that have arisen in part from my conviction that the hotel's demolition, besides being unjust in itself, has over time been brought about by past injustices of city government.

Failing to perceive their duty to protect and preserve a building that is symbolic of our railroad origins, former city councils neglected to require past owners of the hotel to keep the building in reasonably good shape.

As a result of this negligence and of the passage of decades of time, it should come as no surprise to anyone that much of the building has fallen into disrepair and that some part of it is now dilapidated. Yet, in spite of this bleak assessment of the structure's condition, there are some competent architects who think that the hotel can be refurbished.

Our City Council should acknowledge that the city bears some responsibility for the poor condition of the building, a run-down state of affairs that has put the hotel's owners in the position where apparently their only option is to demolish it. To avow this responsibility would be to reopen the question of the historical status of the hotel.

Social justice

Unless there is a miraculous intervention, the Terminal Hotel with all its aura of history will soon be destroyed and replaced by a new building with little if any history about it at all.

The hotel's being brought to the brink of this imminent death

origin or precedent.

The legislative nature of a city council does not exempt it from the origin requirement of justice, for a council has an obligation to the community's origins.

In the case of the hotel, our City Council has a duty to those of our ancestors who have over decades contributed the most to the economic and social life at this downtown corner.

Expressed in more specific words, the Davis City Council, in respect for these ancestors and out of a debt owed them in gratitude, ought to have granted them a representative voice in their deliberations about their fate of the hotel, a voice they could have given them by seriously considering and thoroughly discussing what some of these forefathers would have thought about the proposal to demolish the hotel.

Our council did not show them this respect and consideration and they did not grant them a representative voice. This was most unfair and for this reason their granting of the demolition permit was unjust.

Social justice is almost always achieved through the sacrifice of economic interest. Question: If the council can authorize spending millions of dollars to develop small areas of Davis, why can't the council authorize a million to help the hotel's owners refurbish their building, especially in light of the fact that the city bears some responsibility for its poor condition?

John Mason, Davis

10.18. Bob Dunning, "The Wary I" column
Davis Enterprise, July 21, 2000.

Bob's claim that "a historian this author is not" might be applied to Bob. In a single three-dot sentence he manages to achieve two major misstatements of Davis history.

First, it is not accurate to say that the railroad "came to town." It was the reverse: the town came to the railroad. As at hundreds of other places in the 1800s, the railroad builders selected open land, laid out a grid for a town, named it, and sold lots. In this way, the railroad *created* the town.

Second, the railroad predated the Terminal Building by 56 years (1868-1924). The length of a generation is ordinarily defined as about 30 years. In that accounting, the railroad preceded the building by two generations, at most. The phrase "several generations" is, at best, an exaggeration.

FRIDAY, JULY 21, 2000



Bob Dunning
THE WARY I

HISTORY LESSON ... I was happy to see that letter to the editor taking the council to the woodshed for not preserving the Terminal Hotel, which, according to the author, is a building "symbolic of our railroad origins" ... and never mind the railroad was once a new and scary thing and the very people who now want us to save the Terminal Hotel would have been arguing *against* the railroad back when it came to town ... but a historian this author is not ... the railroad in this town predates the Terminal Hotel by several generations ...

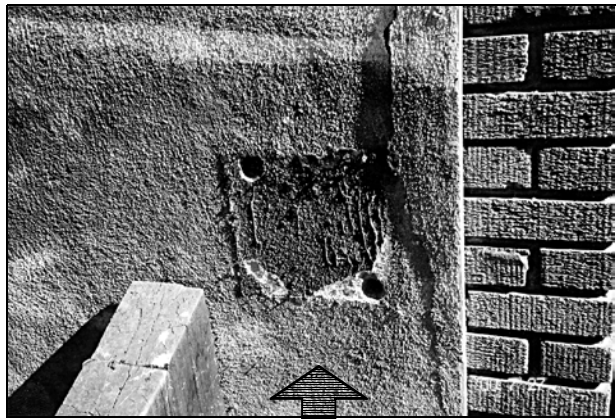


10.19. Going by the building on Thursday, July 27, I was struck by how lifeless it had become now that the signs of two of the shops had been taken down—especially with the removal of the Natural Food Works sign on the end of the sidewalk overhang structure.

I also noticed something else. The two plaques describing aspects of the Arch Mural were gone. (The white arrow points to one of the locations.)



10.20. Location from which the left-hand plaque was removed from the Arch mural.



10.21. Location from which the right-hand plaque was removed from the Arch Mural.

4) THE PLOT DEEPENS

Based on statements of architect McCandless (e.g. Figs 10.6 and 10.7), saving at least a portion of the building in some reasonable form was viewed by preservationists and others as a possibility, albeit not a certainty.


This remained the prevailing view through the summer and up to Saturday, September 16th. That day, at a site-visit meeting of the Davis Planning Commission, total demolition starting Monday, September 18 was, without forewarning, announced by architect McCandless.

I inject these elements of the story out-of-order here for the purpose of providing a context for understanding the actions we will see between July 27 and September 16. The first of these actions is shown in Fig. 10.22.

10.22. On the same day I observed the mural plaques were missing (Thursday, July 27), one Stan Bowers came to Davis to take out a sidewalk-crossing permit to begin demolishing the Terminal Building.

This was a permit the City Public Works Department required in addition to the Planning and Building Department permit.

This permit did not say when the work would start. But, the contract we shall see later (Fig. 10.31), suggested that a demolition plan with a start date was in formation at this time.

 <p>CITY OF DAVIS PUBLIC WORKS DEPARTMENT</p> <p>SIDEWALK CROSSING PERMIT</p> <p>Mall: 23 Russell Boulevard, Office: 1717 Fifth Street Davis, CA 95616</p> <p>Phone: (916) 757-5686 Fax: (916) 758-4738</p>		Permit #: <u>8353</u>
APPLICANT'S NAME: Stan Bowers STAN BOWERS	PHONE:	
APPLICANT'S MAILING ADDRESS: 13721 FAIR OAKS BLVD. CH. 95610	PROPERTY OWNER: GRACE CHIN 758-8666	
CONTRACTOR'S NAME: (Company name if applicable) Valley Const Co.	CITY BUSINESS LICENSE NO.	
LOCATION: 216 "G" Street	PHONE: (916) 254780	
NOTE: BEFORE YOU DIG - CALL U.S.A. (1-800-227-2600) - 2 ADVANCE WORKING DAYS		
CONDITIONS OF USE:		
<ol style="list-style-type: none"> 1. City inspection is required before and after the work is complete. Call (916) 757-5686 2. Applicant is responsible for repairing and replacing any and all broken or damaged sidewalk resulting from construction operations. 3. Applicant shall provide adequate protection for the sidewalk areas during the crossing at the point of access. 4. This permit is subject to issuance of a Building Inspection Permit. 5. Applicant MUST notify the City upon completion of work so a final inspection can be made. Call (916) 757-5686 		
NOTICE TO PERMITEE		
<ol style="list-style-type: none"> 1. Permit expires on: <u>10-1-00</u> 2. Minimum notification for inspection shall be 12 hr. 3. Permit must be available for inspection at all times. 4. Adequate protection for pedestrians and traffic shall be maintained at all times. 5. All work shall be done in accordance with Standard Plans and Specs. unless deviation from same is approved by City Engineer. 		
I hereby acknowledge that I have read this application and that the above is correct and I agree to comply with all City Ordinances and Specifications.		
Applicant's Signature: <u>Stan Bowers</u>	Date: <u>7-27-00</u>	
PUBLIC WORKS USE ONLY		
Date of issue: <u>7-27-00</u>	Fee amount: \$ <u>FEE WAIVED</u>	
Expiration date: <u>10-1-00</u>	Receipt #: _____	Issued by: <u>[Signature]</u>
Job location: _____		
Comments: <u>DEMOLITION AT 2ND & G</u>		
Sketch of access point: <div style="border: 1px solid black; width: 100%; height: 100%; margin-top: 5px;"></div>		
<u>KATHLEEN / BRENDA 530-681-7913</u>	Address: <u>216 "G" St.</u>	Permit #: <u>8353</u>

A6

THE DAVIS ENTERPRISE **NEWS** FRIDAY, JULY 28, 2000

2 plaques removed from mural

By **Melanie Turner**
Enterprise staff writer

In what appears to be an act of vandalism, two plaques, about 8-by-10 inches in size, were removed from the mural of the Davis Arch that adorns the north wall of the Terminal Hotel. The theft reportedly took place sometime between Wednesday and Thursday afternoons:

Moira Murdock of the city's Parks and Community Services Department inspected the mural this morning, observing that the plaque removal left about a foot-long crack in the mural itself.

City Cultural Services Manager Esther Polito has called the Davis Police Department. She anticipated early this morning that the police would take a full report later in the morning.

The vandalism came at a time when officials are working together to come up with a plan to move forward with a new, appropriate design for the former Terminal Hotel building at Second and G streets that could save portions of the building.

"There is potential for saving the mural," said Polito.

Property owners Lee and Grace Chen are working with city officials and their architect in an attempt to come up with a plan for the building that many people can be happy with. The second story of the building has been condemned and hasn't been used for the past 15 years.

Polito learned from an observant Davis resident, John Pla, that the plaques were missing on Thursday. She then spoke with property owner Grace Chen, who knew nothing about it. She also spoke with the contrac-

tor in charge of the project, who said his crew did not remove the plaques. He told Polito he last saw the plaques in place sometime Wednesday.

The contractor has been conducting asbestos abatement and other work, such as removing two rear storage sheds from the property, but demolition work has not begun.

"To see (the mural) open game for vandalism and destruction really saddens me," Polito said.

She encourages any member of the public who may have seen someone remove the plaques to call the police. The plaques read: "A mural of the Davis Landmark Arch/1916-1922/Bicentennial 1976."

A spate of vandalism reportedly has been ongoing for several months at the E Street Plaza a couple of blocks away.

10.23. On July 27, I e-mailed Melanie Turner and Esther Polito that the plaques were missing. The next day's *Enterprise* carried the above report. "John Pla" is actually me. Melanie got my name wrong.

A way to save hotel?

As I read through Melanie Turner's article on Davis' new California Main Street certification this past Friday, these are the kinds of phrases that jumped to the fore: "enhance the economic, social, cultural... well-being of California's traditional commercial districts"; "improving and preserving our fabulous downtown"; "(millions) in private facade and building investment"; "traditional commercial district revitalization"; "based on a model developed by the National Trust for Historic Preservation."

And, after I read each one I practically had to say "Terminal Hotel!" aloud to make sure that the Davis City Council, Mayor Ken Wagstaff, Davis Downtown Business Association members, the Chens (Terminal Hotel owners), and all the interested parties who attended the tribute soiree last month were thinking what I was thinking.

If I'm understanding the article correctly, might this opportunity provide an avenue to obviate the impending demolition of the hotel?

It is clear that the Chens are really not in a financial position to preserve and renovate the building for the benefit of civic pride without some outside help. Those of us who got together to reminisce, tell stories, and lobby for the preservation of the structure aren't sitting on nest eggs to burn either.

I encourage the council, the DDBA and the Chens to immediately consult with the California Trade and Commerce Agency, who issued the certification, with an eye toward what this new status for our downtown might mean for this building in particular.

G Street is Davis' Main Street, and though Mr. Dunning may beg to differ, it is not Jack In the Box that lends it its traditional character.

I attended the tribute to the hotel for two reasons: the first because, as Sunny Shine said, "I learned to love rock and roll in that building!"

I went to the tribute with my

pal Paul, who was the last in a long line of friends who rented the back apartment of the building with a tacit understanding that they provide rehearsal, recording and performance space for literally dozens of local bands, as well as artists from all over the United States, Europe and Australia. That space was the hub of the "alternative music" scene in this town for years before that term even entered the vernacular.

The second reason was because as a third-grade teacher in the Davis schools, a main thread of study that I am charged to cover in the social studies curriculum is communities and city and county history. I would rather not take my students on a field trip to see the SuperCuts space or Starbucks, with only photographs to show what their hometown used to look like. Any teacher will tell you that the real thing is far superior to a picture in any lesson.

The Terminal Hotel is an integral part of Davis' "Davisness." As a native, I've watched the town losing itself for more than three decades. On a broad boulevard in Newport News, Va., a few years back, lined with fast-food joints, auto parts stores, "no-tell motels," and discount chiropractic offices, I realized that there wasn't much evidence in sight to prove that I wasn't in Ames or Urbana or West Sacramento on the corner of Harbor and Capitol. Is that what we want for Davisville? I think not.

Has a way opened to assist the Chens in preserving an integral piece of our civic terrain? I hope so, and I wish them the best.

The word "terminal" means "situated at the end of something." Hopefully this building is situated at the end of us dismantling our own heritage.

Rusi Gustafson, Davis

10.24. Rusi Gustafson letter to the *Enterprise* editor, August 3, 2000.



10.25. John Mason letter to the *Enterprise* editor, August 11, 2000.



▶ LETTERS

A Terminal shame

During the last year, the Davis City Council has (1) refused to designate our downtown Terminal Hotel as an historical resource and (2) has issued a demolition permit to the hotel's owners. I found these actions odd; indeed, I thought they bordered upon absurdity. If ever there were in Davis a building that merits historical designation, that building would be the old Terminal Hotel. Located only 50 yards from a major junction in railroad traffic, the hotel over the decades has come to stand for the railroad heritage of old Davis.

The council's actions deserve the following appraisal. (1) Past Davis city councils did not require previous owners of the hotel to keep their building in good repair. Here it is 75 years later and much of the building because of years of neglect has fallen into disrepair. By issuing a demolition permit, the present council has washed its hands of the "dirty ugly wreck" and has swept under the rug any responsibility which the city has had in causing the poor condition of the building. We Davisites should expect the city to avow their responsibilities for this run-down state of affairs, especially in a matter as important as preserving the town's heritage as symbolized by the hotel.

(2) Two city councilpersons have argued that, if the city should prevent the owners from demolishing their building, this would violate the owner's property rights. The city attorney and the two attorney councilmen should know that the right of private ownership is not absolute but can be and is sometimes overridden by legitimate public interest. In the present case under dispute, the public interest of preserving the town's railroad heritage as represented by the hotel should override the owner's property rights. The argument from private property does not justify council's issuance of demolition permit.

(3) One main function of government is to distribute the community's social wealth in a fair and equitable manner, social wealth being understood to include such valued goods as schools, parks, clinics, open space, historic places, etc.

If in the past the Davis City Council has decided that there would be no primary schools in East Davis, this would have amounted to an unfair distribution of the community's social wealth, unfair because schools belong not just to people living in three sections of Davis but to everyone in virtue of being members of this community.

Davis' railroad heritage as symbolized by the hotel belongs to all Davisites; it is part of this city's inherited social wealth. In issuing the demolition permit, the City Council has decided otherwise: They determined that this heritage is the private possession of the hotel's owners.

This reallocation of a public good is unjust because unfair. It amounts to taking away something that rightly belongs to everyone and giving it to a privileged few.

(4) The approved demolition of the hotel in unjust for the further reason that it violates the rights of the entire community. Should the people of Davis be instructed about the large contribution which the Terminal Hotel and the railroad have over the years made to this community, were they to gain understanding and appreciation of the detail of this local history, there would not be one Davis person who would consent to or approve the hotel's demolition.

This universal consensus of a community enlightened by historical knowledge shows that all of Davis have a reasonable claim upon council and the hotel owners to cease pursuing the wasteful project of demolishing the hotel. To ignore or deny this claim would consist in council violating the rights of the community.

As noted by the French Philosopher, Jean Jacques Rousseau, what the enlightened people of a community wills is always the general or public good. If we ask why so few societies have succeeded in achieving this good, the explanation lies in the tragic and disillusioning fact that governments have led the people astray, away from the true good that they will. Blinding themselves to the wisdom available in the people's government seek a private good through promoting the economic interests of small groups of myopic individuals.

The common good of the Davis community would be served by the preservation of restoration of the old Terminal Hotel. In issuing a demolition permit to the hotel's owners, the Davis City Council prefers to seek a private good. What small group of individuals stand to gain financially from the demolition of the historic building?

John Mason
Davis

An earthy alternative



Michael Brooks/Enterprise photos

Rose Anne DeCristoforo, owner of Natural Food Works, stands in front of the store's vast selection of bulk medicinal herbs. Below is

the store front of the 30-year-old business's new location at 624 Fourth St. in Davis.

Store was natural before it was hip

By Melanie Turner
Enterprise staff writer

The concept of using herbs, organic foods and supplements for better health is much more mainstream than it was when Natural Food Works was founded by a group of about nine partners in 1970 on Olive Drive in Davis.

"There was a time when the whole business of using whole foods and using supplements for therapeutic purposes was extremely revolutionary," said Natural Food Works owner Rose Anne DeCristoforo.

Today, while Natural Food Works recently made its second move in its 30-year history, DeCristoforo wants to assure long-time customers that the business is alive and well at 624 Fourth St.

It's still a unique spot in the region featuring an herbal pharmacy, a wide variety of discounted supplements and things like organic produce and coffee.

Seven of the founding partners — a mix of UC Davis students, former UCD students and law students — divided up



responsibilities and went to work.

"At that time it was very counter-culture to be involved in natural foods," said DeCristoforo, owner of the store since 1997.

Former Davis City Councilman Bob Black, now Del Norte's county counsel, was among the original founders. He estimates Natural Food

See NATURAL, Page A4

10.26. The Natural Food Works was the only one of the three evicted shops to reopen elsewhere by the end of the next month. This reopening was celebrated in this Sunday *Enterprise* story of August 27.

NATURAL From Page A1

Works is among the top five oldest businesses in downtown Davis.

In the early years Black worked as the store's organic farmer. He tended to a one-acre plot near the Unitarian Church on Russell Boulevard where they grew produce for the store, and for a couple of organic, natural food stores in the Bay Area.

While in Berkeley once a week he'd pick up things like organic coffee in bulk, wheat flour and molasses. Today, the store still uses the same old red coffee grinder, the same big coffee jars and the same coffee distributor — Capricorn Coffee.

"I think the natural food notion was just breaking out beyond a very narrow group of people that had historically been a small segment of the population," Black said. "Initially, it attracted the hippies and the political left."

Today, organic foods are more standardized and enjoy greater public awareness.

"Just in general I think the average person is much more conscious with not wanting to ingest all the preservatives and pesticides," Black said.

The selling of vitamins and supplements helped support the rest of the store's activities, and still does today.

In 1971, the store moved to 206 G St., where it remained until its recent move within the Core Area. During big anti-war demonstrations in the 1970s, the back room of Natural Food Works served as a meeting place for people, like Black, promoting anti-war activities.

In the late '70s, Beverly Batha of Davis purchased the store and owned it for the next 20 years.

Early on, the original founders began to disperse and go their separate ways. One of the law students is now a judge in Los Angeles, according to Black. Another man, Bob Gerner, owns El Cerrito and Berkeley Natural Grocery.

While a student at UCD, Gerner, now of Pleasant Hill, was the first manager of the store. He worked for free, but the connections he made paid off as he founded Westbrae Natural Foods only months after leaving the store.

He recalls attending a California organic merchants meeting at Mt. Shasta with another of his Davis partners.

"We were a bunch of hippies up in the mountains trying to start a new industry," he recalls. "We knew we were going to be different from other stores and run things differently. We tried to agree on certain standards on what we wanted our businesses to be."

Although the business was having financial difficulties when DeCristoforo purchased the store, she says she saw it as "an opportunity to put what I know out there."

She was a journalist, covering governmental issues in Nevada, but she had a personal fascination with natural foods and herbal remedies.

"For years I was telling people about this stuff who really didn't want to know," she says.

"People who come in here really want to know."

She says the store plays the role of an intermediary, helping

to make modern research available to people in search of answers.

Customer and part-time employee Deborah Williams says, "It's unique. There's nothing like it, especially the herbal pharmacy."

The herbal pharmacy — shelves of herbs in jars and a staple of the store — is more prominently displayed in the new location. People buy the herbs in bulk to create their own teas, elixirs and tonics. There are herbs used for incense, to combat immune problems, to soothe sore throats, and to better one's vision.

"Really we are our best doctors," Williams says. "We have to learn to heal ourselves."

DeCristoforo also sells veggie-caps and herbs in powdered form so customers can make their own supplements, knowing the exact potency they are ingesting. Cooking herbs, such as oregano and orange peel, also are sold in bulk.

"It's the best bargain," says Williams, noting that things like nutmeg can be ground fresh and used for cooking, or, to drive away ants. "I don't like using chemicals."

Williams says she learns something new every day working in the store. As a shopper she likes that it's small so finding what she needs is easy. And customers are encouraged to take a seat and rummage through the many nutritional books DeCristoforo keeps on hand.

Priscilla Hawkins of Davis was having various health problems, which began to fade once she came to Natural Food Works. Hawkins had lost 18 pounds and suffered from stomach problems.

She said doctors performed numerous tests and came up with nothing.

"I had been praying, 'God lead me to a person who can help me.'"

DeCristoforo suggested Hawkins could be gluten intolerant. Hawkins tried a gluten-free diet and since, she reports she's gained back 14 pounds and feels much better.

"I tell everybody, this is amazing," she says.

While DeCristoforo acknowledges she had to give up some of the nostalgia that went with the old location — customers loved the only wood-planked floor — she is optimistic that the new store will offer even more in time. She moved because the owners of the building on the northeast corner of Second and G streets, known as the Terminal Hotel, have plans to demolish some portions of the building and do a remodel. All the businesses moved out in mid-July.


DeCristoforo says while the store has undergone a big change, it still offers the types of things it's been known for all these years, like one of the best collections of culinary herbs in the Valley.

"We sell a lot of herbs so they're very fresh and high quality," she said.

The discounted supplements — buy-one-get-one-half-price — also are a big draw. While some things are still the same, DeCristoforo says Natural Food Works is still evolving. In its next phase, she plans for the store to "put the food" back in Natural Food Works by eventually adding a commercial kitchen that offers healthy foods.

5) THE PENULTIMATE ACT BEGINS

The next-to-the-last set of actions commenced the last days of August, just before the long Labor Day weekend. On Wednesday, August 30th, Grace Chen submitted a "preapplication" proposal for a new structure on the Terminal Building site. It's cover page is reproduced here as Fig. 10.27.



RECEIVED
AUG 30 2000
City of Davis
Planning & Building

PLANNING APPLICATION FORM

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the attached matrix. Please note that incomplete applications will not be accepted for processing. Contact the Planning Division at 530-757-5610 with your questions.

Application Type (Check applicable boxes)

<input checked="" type="checkbox"/> Preapplication	<input type="checkbox"/> Rezoning/Rezoning	<input type="checkbox"/> Design Review
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Rezoning/Prelim. PD	<input type="checkbox"/> Minor Modification
<input type="checkbox"/> Specific Plan Amendment	<input type="checkbox"/> Final P.D./Revision	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Zoning Ordinance Amendment	<input type="checkbox"/> Tentative Subdivision Map	<input type="checkbox"/> Public Convenience or Necessity
<input type="checkbox"/> Variance	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Other _____

Project Description - Describe in detail. Add separate sheet if necessary.

Demolition and removal of existing building; new construction of approximately 21,000 s.f. consisting of ground floor retail (8100 s.f.), second floor service commercial/residential (6200 s.f.); third floor with partial fourth floor loft residential (7000 s.f.).

Location of project (address) NE 2nd & G St. Assessors Parcel # _____

Name of Project Chen Property size 9375 .22
Square Feet Acres

Building size 12,000 21,000
Existing Proposed Height _____

Land Use mixed mixed
Existing Proposed

Applicant/Contact McCandless & Associates, Architects Phone (daytime) 662-9146

Address 666 Dead Cat Alley, Woodland, CA 95695

Property Owner Aggie Enterprises Phone (daytime) 753-2436

Address 44150 CountryClub Dr., El Macero, CA 95618

Property Owner's consent. I declare under penalty of perjury that I am the owner of the property involved in this application. I certify that the information furnished above and in the attached exhibits is true and correct to the best of my knowledge and belief. Property owner letter is acceptable.

Chao (grace) Chen Aug 29, 2000
Owner's signature Date

For office use only:

Received by MAW Date 9/30/00 Fee Total: Deposit 750 Fixed _____

PA# 26-00 Application# 1-00 Project (billing) # _____

10.27. Cover page of the August 30 Chen "preapplication" for a new building on the Terminal Building site.

She also submitted a McCandless and Associates Architects sketch of a proposed new building (shown in Fig. 10.28). According to people in a position to know and whose veracity I trust, the design shown in Fig. 10.28 was created at the direction of Grace Chen, who had been inspired by the Swiss-Chateau-style ski lodges she saw on a skiing trip to Canada. (In addition, her beauty shop was called the "Hair Chalet"). She had directed McCandless to execute a design so inspired in the expectation that the people of Davis would find it pleasing.

I am told that this design met with virtually universal and strong derision as well as peals of laughter as photocopies of it began to circulate in the Planning and Building Department and in wider circles of interested parties. In these wider circles, the design was dubbed the "Swiss Lodge," the "haunted house," and other less kind appellations.

Over the Labor Day weekend, news of the negative reaction reached Grace Chen, who withdrew it when the Planning Department opened the next Tuesday, September 4. Close to tears, according to one observer, Mrs. Chen expressed her surprise and dismay that people did not like the design. All she wanted was "the right thing for Davis."

Promptly, the pitched roof sketch was replaced with a flat roof version, which is shown in Fig. 10.29. Indeed, the rapidity with which this second design appeared suggested to me that it was McCandless' original design. All he needed to do was pull it out of a file and send it to the Planning Department.



10.28. The Swiss Lodge/Haunted House initial design proposed for the Terminal Building site.

If the account of this Swiss-Chateau episode I have just given is reasonably accurate, I think it helps us understand some of the dynamics of the Terminal Building story considered as a whole. The implication of Mrs. Chen's behavior is that she had less-than-accurate perceptions and conceptions of Davis public opinion on architectural and related matters. One consequence was that she could innocently embark on a course of action to which the social responses would bring her grief.



10.29. Second sketch of a building for the Terminal Building site, quickly submitted after the first sketch was almost immediately withdrawn.

Both designs appeared not to save any of the Terminal Building. But, since the building was still there and the two designs suggested considerable conceptual fluidity, the possibility of prevailing on the Chens to reconsider remained.

One key problem was identifying who might be able to persuade the Chens to reconsider. It seemed clear that people identified with the preservationist position had little influence with them and conversations with preservationists might even be counterproductive.

One had, instead, to rely on the most-involved City representatives. These were Planning Director Bill Emlen, Downtown Coordinator Ken Hiatt, and Mayor Ken Wagstaff.

Wagstaff's position, though, was apparently moving toward total demolition, although in an e-mail he sent me on September 4 (Fig. 10.30) he seemed undecided on a specific course of action.

Exact timing was becoming important. The Chens long ago declared they would demolish the building and they, in fact, had all the official permission they needed. The key questions were only when it would happen and how much of the building would be taken down.

In his September 4 e-mail to me (Fig. 10.30) we see that Wagstaff had asked the Chens to "delay demolition until after the public discussion." And in the next sentence he reported that the Planning Commission would have a special meeting at the site on September 16. That meeting would be, presumably, a part of and the **start** of "the public discussion."

Let me underscore Wagstaff's phrase:

"delay demolition until after the public discussion"

Keep this phrase in mind as we look at the next events.

The first of these next events was the demolition contract Stan Bowers signed with Grace Chen dated Wednesday, September 6 (Fig. 10.31). Of key importance, this contract provided that demolition would begin "on or about 9/18/00."

So: while Mayor Wagstaff desired to "delay demolition until after the public discussion," which presumably involved more than one meeting or occasion, the Chens were planning to take the building down two days after the September 16 meeting of the Planning Commission.

However, the existence of this contract and plan was known to hardly anyone at this time—this time meaning the period from September 6th to the 16th.

Instead, over this period, the key players—who included Ken Wagstaff, Bill Emlen, and Ken Haitt—still believed that the Chens would delay for at least some weeks of public discussion.

Indeed, these people met with Lee Chen on Wednesday, September 13th and it seems that they came away with the understanding of a delay until after the Planning Commission had properly considered the matter, the first session of which would be the next Saturday, September 16. **They did not realize that, for the Chens, a single session was all the public discussion necessary.**

Although the Chens had clearly decided on a total demolition of the building, they—or least their architect—apparently thought some legitimizing window-dressing of their action was nonetheless needed. This took the form of what construction estimator Bob Hart (Fig. 10.32) termed a "conceptual cost comparison" for three options for the building (Fig. 10.33).

To belabor the obvious: These cost estimates were produced two days **after** signing a contract to demolish the building starting September 18. This suggests that these estimates addressed to rehabilitation options were obtained for public relations purposes rather than for serious economic comparisons.

Although the Harrison Construction Company documents shown as Figs. 10.32 and 10.33 were produced on September 8, their existence was not made public until the Planning Commission meeting on September 16. Even then, the documents themselves were not produced. The public was only told (by McCandless) that an unnamed entity (two of them, in fact) had worked up three estimates, with the conclusion that anything but demolition was too costly. Moreover, these documents were not part of the public process. Instead, I discovered them in the City files months later.

I must also point out that the very sketchy cost treatments seen in Fig. 10.33 are by no stretch of the imagination anywhere near a feasibility study as that term is used in professional circles. As detailed in Chapter 1, valid feasibility studies consist of three parts: the physical facts of the building and construction costs; market potential income; and, financing and valuation. The document in Fig. 10.33 deals, at the very best, with only the first of these three major parts (and even that part was done in a cursory fashion).


Ken Wagstaff, 9/4/00 6:50 PM -0700, telephone call

X-POP3-Rcpt: jlofland@ike
 X-Sender: kjwag@dcn.davis.ca.us (Unverified)
 Date: Mon, 04 Sep 2000 18:50:52 -0700
 To: jlofland@ucdavis.edu
 From: Ken Wagstaff <kjwag@dcn.davis.ca.us>
 Subject: telephone call

John,
 Thanks for your call.
 You said you didn't require a return call, but perhaps this email is a good way to reply.
 I assume from your call that the Chens have finally filed their preliminary plans. They showed me a sketch earlier. They want to go beyond two stories, which will require a conditional use permit, and which will give the planning commission wide latitude v/v design.
 >From your message I gather you may have forgotten my position, which is that I want the new building to fit in with its neighborhood, preserving to a reasonable degree the brickwork of the west wall. I believe that is what the Chens are doing.
 The existing wall can actually be preserved (per your "facade-ectomy (sp?)" idea), which the architect has determined would be feasible to do, but at a cost of about \$200,000. Chen doesn't want to pay for it, and in my opinion the city can't afford it. The alternative is to rebuild the wall to its original appearance, using as much of the original brick as possible. From an historic-fabric standpoint, many would prefer the actual original wall.
 >From a structural and cost standpoint (and even an aesthetic one, given the fact that retaining the original wall might result in extra-thick and thus somewhat displeasing/non-useful windows), the architect recommends rebuilding- rather than preserving- the wall. I am still considering this question, and for that reason have asked Chen to delay demolition until after the public discussion.

 A special meeting of the planning commission is scheduled for Sat Sept 16 10am.
 Prior to that there will be an information item on the Sept 13 agenda of the Council.

Ken



10.30. Wagstaff e-mail to me, September 4, 2000. The "information item" mentioned in the last sentence of this e-mail apparently did not happen, for, there is nothing on the Terminal Building matter in the September 13 minutes of the City Council.

10.31. Stan Bowers' September 6th contract with Grace Chan to demolish the Terminal Building "on or about 9/18/00." The black arrow points to the date.

Community Services ..757-5626
 yer ..757-5691
 ter "Third & B" ..757-2065
 as' Center ..757-5696
 ..757-5610
 ..756-3740
 ..757-5686
 ..758-0204
 ..757-5666

CONSTRUCTION CO PHONE NO. : 916 725 5278 Sep. 08 2000 06:06PM

Valley Construction Co.
 Demolition Experts

13721 Fair Oaks Blvd.
 Citrus Heights, CA 95610

(916) 725-4780
 Fax (916) 725-5278

8-4013

Oct 1

9/6/00

CONTRACT

4th Floor

Grace Chan
 Davis, Ca.

Following is the contract for the demolition of the hotel located at 216 "G" Street, Davis, California.

Valley Construction Company(Contractor) hereby agrees to demolish the 2 story hotel at 216 "G" Street for Grace Chan(Owner), including the basement, but import of dirt is not included for filling the basement area or compaction of same. Demolition to begin on or about 9/18/00. ←

Contractor is responsible for seeing that the fence is erected but owner is responsible for paying the rent of same.

Contractor has obtained a sidewalk permit and owner has a demolition permit.

Contractor shall have total salvage rights once demolition has begun and no one except Valley Construction employees will be allowed inside of fence except City Inspectors.

Contractor agrees to perform job for the sum of \$32,888.00 to be paid within 30 days of completion.

Owner is to date and sign contract and fax to 916-725-5278.

call 9:00 PM About Re save Brick for ...

will call Back Monday Morning

Approved
 Stan Bowers call stan 8 58 9/16/00 About save Brick
 call in about conversation with stan

10.32. Bob Hart of Harrison Construction "conceptual cost comparison" sent to Bill McCandless, September 8th, 2000.



8-00 MON 8:22 AM MCCANDLESS & ASSOCIATES FAX NO. 5300023425
XP. 08 2000 03:24PM P1
FAX NO. :



2840 Spafford St. #100 • Davis CA 95616-6800
P O BOX 1227 • Davis CA 95617-1227
(530) 753-0373 • FAX: (530) 753-0431

September 8, 2000

Mr. Bill McCandless
McCandless & Assoc.
Via fax: (530) 662-3425

Re: Terminal Hotel

Dear Bill,

Attached is the conceptual cost comparison for the three options. As discussed all options are based on the same size building of 12,000 square feet. Option #2 will result in damage to the existing mural. Harrison Construction does not guarantee the extent of or responsibility for this damage.

Should you have questions, do not hesitate to call. I can be reached directly at 757-0877.

Sincerely,

Bob Hart
Project Manager

8-00 MON 8:22 AM MCCANDLESS & ASSOCIATES FAX NO. 5306623425 P.

OM :

FAX NO. :

P. 08 2000 03:25PM P2

9/8/00 3:13 PM

CONFIDENTIAL

HARRISON CONSTRUCTION

PROJECT:	TERMINAL HOTEL	9/8/00	12,000	12,000
DATE:	12,000		12,000	
SQUARE FEET:	CONCEPTUAL COST COMPARISON			
NOTES:				
	OPTION			
	1	2	3	
REHAB EXISTING BUILDING	\$18,000	\$19,000	\$18,000	CITY SIDEWALKS
HAZMAT ABATEMENT	\$0	\$0	\$0	EXCLUDED
DEMOLITION	\$85,000	\$100,000	\$35,000	TEMP SHORING REQ. FOR OPTION 1 & 2
FOUNDATION	\$120,000	\$84,000	\$72,000	OPTION 2 INCLUDES CONNECTING (E) WALLS TO NEW FRAMING
SEISMIC RETROFIT	\$100,000	\$25,000	\$0	
SUPER STRUCTURE	\$288,000	\$300,000	\$288,000	WOOD FRAMED WITH STRUCTURAL STEEL COMPONENTS
EXT. CLOSURE	\$100,000	\$135,000	\$150,000	ROOF, STORE FRONT, PLASTER, ETC
BUILDING SYSTEMS	\$144,000	\$144,000	\$144,000	ELEVATOR, FIRE SPRINKLER, HVAC, PLUMBING, ELECT.
INTERIOR FINISHES	\$240,000	\$240,000	\$240,000	INCLUDES BASIC INTERIOR FINISHES
SUBTOTAL COSTS	\$1,095,000	\$1,046,000	\$947,000	
GENERAL CONDITIONS	\$131,400	\$125,520	\$113,640	INCLUDES PUBLIC PROTECTION & TESTING SERVICES
CONTRACTOR CONTINGENCY	\$109,500	\$78,450	\$47,350	
GL & BUILDERS RISK	\$10,785.00	\$6,276	\$5,682	
PERFOR. & PAYMENT BOND	\$1,346,685	\$1,256,246	\$1,113,672	EXCLUDED
SUBTOTAL	\$1,077,350	\$1,009,500	\$890,940	
CONTRACTOR FEE				

$\$1,459,000$ \sim $\$1,356,000$ \sim $\$1,200,000$
 $\$1,259,000$ \sim $\$1,500,000$

10.33.. Harrison Construction September 8th, 2000 "conceptual cost comparison" for three treatments of the Terminal Building.

8-00 MON 8:23 AM MCCANDLESS & AS
FRX

9/8/00 3:13 PM

CONFIDENTIAL

HARRISON CONSTRUCTION				EXCLUDES ALL SOFT COST, PERMITS & FEES, FINANCING PUBLIC UTILITY FEES. PREVAILING WAGES ARE EXCLUDED. PLEASE NOTE THAT IF THE CITY ASSISTS WITH FUNDING, PREVAILING WAGES MAY BE REQUIRED.
TOTAL COST OF CONSTRUCTION	\$1,454,420	\$1,356,746	\$1,202,766	
COST/SF	\$121.20	\$113.06	\$100.23	
NOTE:				
1. MURAL WILL BE DAMAGED IN OPTION #2. HARRISON CONSTRUCTION CAN NOT ACCEPT RESPONSIBILITY FOR MURAL DAMAGE				
2. HARRISON CONSTRUCTION DOES NOT GUARANTEE THESE PRICES. OWNER SHALL PROVIDE FOR THEIR CONTINGENCY				

6) SEPTEMBER 16: "SURPRISE! SURPRISE!"

A crowd of some thirty people assembled at the northeast corner of Second and G streets for the Planning Commission's site visit, Saturday morning, September 16th. After preliminaries, there was a collective gasp when Woodland architect Bill McCandless made his Davis debut by announcing that the Chens had decided to commence demolition the day after tomorrow—the very next Monday. Therefore, the only purpose of this meeting was to discuss the new structure that would replace the Terminal Building. One person present recalled of the moment: "I'll never forget the looks of horror and disbelief" on the faces of many people.

It was now a public and social fact that when Lee Chen had agreed to wait for public discussion conducted by the Planning Commission, he only meant to wait for the Saturday meeting and then to proceed immediately to demolition! There would be no public discussion in the sense of multiple meetings in which various alternatives were seriously considered. This Saturday morning gathering was it.

But, the involved parties had to admit that the Chens had not promised to delay for any particular period of time or to take the public discussion seriously. Therefore, for Wagstaff, Emlen and Haitt (and everyone else) to assume otherwise was in error, albeit an understandable and natural error. That is, people assume that other people use language to mean the same things that they mean

Many people at this meeting were flabbergasted and continued to call for historical designation of the building, exploration of tax credits, a feasibility study, and the like. But the state of play was clearly a long way past for any serious talk about such matters.

In Fig. 10.34, we see Mr. McCandless at the site. Fig. 10.35 provides the official record of what happened at the meeting. The Sunday edition of the *Davis Enterprise* also provided a report, under the curious headline "Mural will be demolished" (Fig. 10.36).



10.34. Bill McCandless (center) at the Planning Commission Terminal Building site visit, September 16, 2000. The construction fence seen in the background had been placed around the building a few days before this.

10.35. Minutes of the September 16th meeting of the Planning Commission.

**MINUTES FROM PLANNING COMMISSION
SITE VISIT FOR 200 G STREET – TERMINAL HOTEL
SEPTEMBER 16, 2000**

Commissioners Present:
Emily Burstein (Vice Chairperson), Pamela Gunnell (Chairperson), Robert Hagedorn, Eileen Samitz, David Sandino and Mark Spencer. Wendy Nelson(Historic Resources Commission Chair)

Staff Present:
Bill Emlen, Planning and Building Director; Katherine Hess, Planning and Redevelopment Administrator; Ken Hiatt, Associate Planner/Downtown Coordinator; Cindy Norris, Associate Planner; Bob Wolcott, Senior Planner; Esther Polito, Cultural Services Manager.

Applicant:
Bill McCandless, Project Architect

10:00am
Call to Order by Pam Gunnell.
Discussion of meeting purpose and ground rules for meeting conduct.

Ken Hiatt, gave an introductory discussion of the Planning Process. That the intent is to look at the proposed building within the context of the existing site. No action will be taken as a result of the meeting, but that comment will be received to provide input to the applicant for future design work and to assist in expediting future public hearing process. Intent to discuss general concepts such as proposed uses, parking, general design.

Ken Hiatt mentioned that the Historical Resources Commission will be meeting the following Monday, September 18, 2000 at 7:30pm and will be discussing the Terminal Hotel.

The meeting was then turned over to the project architect, Bill McCandless to discuss the proposed project design and analysis conducted to date in determination of the current proposal.

McCandless mentioned that there were several objectives in mind while developing the project: Creating a vital, commercially viable focal point for the downtown; Providing an attractive face to the train station; and developing an economically viable project for the property owners.

McCandless indicated that they have had two structural reports prepared to date that have resulted in three possible scenarios with regard to rehabilitation of the structure. He indicated that these were comparable comps for a 12,000sf building 1) To rehabilitate the existing structure will cost 20% more than the cost of all new construction; 2) to save the north and west wall will cost 13% more than the cost for all new construction; 3) All new construction. He indicated that the cost differentials are in the hundreds of thousands of dollars and therefore the owners have opted to go with option 3, All new construction.

He also mentioned that the owners are in possession of a demolition permit, that has twice been issued to them.

McCanless indicated that the proposed design concept is for a larger building, approximately 21,000sf that will have up to 4 floors. The ground floor will be built to the lot area, approximately 9300sf, and will be retail space. The second floor will have service commercial and some residential with flex space. The third floor will be residential with the fourth partial residential with possibility for lots and townhouse development.

At this point questions, comments from commissioners and general public were taken and discussion provided.

The following is a partial list of some questions and comments:

Q. Are there funds available from the MainStreet program or through the City's facade improvement program?

Issue is eligibility for those funds as the building/site was not designated as a historic structure by the City Council. Also, in order to qualify for tax credit funds, the owner would not be able to alter the building. This is problematic as the upstairs is not conducive to re-use.

Q. Are there funds available from the facade program to help preserve the existing bricks for re-use?

Staff indicated that they would look into this possibility.

Q. If the building is demolished the next week, approximately how long will the site remain vacant?

Staff estimated that if the owner proceeded with the project that it would be approximately 2 years before a new building is constructed on site.

Q. Could the existing fenestration (window/opening) pattern and brick patterning be reproduced on the new building?

The architect indicated that those design elements could be reproduced. But he did note that larger plate glass on the ground floor is more conducive to retail use.

At this point there was some general discussion regarding the issue of exactly reproducing or mimicking a historic structure. That generally, it is considered to be inappropriate to replicate a historic structure to give the appearance that the new building is an older building. The architect explained that in fact the State Historic Preservation standards indicate that add-ons to historic structures should not be a replication of the old, and while reminiscent should be clear that it is different.

Regarding the North/Mural Side of the building

The architect discussed the mural application, that the plaster has been applied right onto the bricks and is very difficult and expensive to try to refurbish or remove. It would be extremely difficult to take down brick by brick and then replace and repair any damage to

the mural. Esther Polito, the Cultural Services Manager, indicated that she has been in contact with the mural artist, Terry Buckendorf, who has indicated that he is interested in possibly working on a new mural for the building. Polito indicated that there has been extensive documentation of the existing mural.

When asked, the architect indicated that at this time the owners are not prepared to re-create the mural and have not been asked to do so. In response to inquiries, Polito indicated that there may be some possibility of using the Municipal Art fund, however, a project of this type may take away from other project and there would have to be public discussion of whether this is a viable use of public funds.

Q. What is the maximum size building an owner could put on this site?

Hiatt responded that an owner could put up a two-story building without a use permit, and if the building is demolished and replaced with one of the same size, that they would not have to replace or add any new parking. (Design review would be required for any new project) The theoretical maximum for the site is 40,000sf or 4 stories with a Conditional Use Permit for the height.

The group moved to the south side of the building, facing the depot.

Q. Can the City find out about the future use of the depot parking lot and Amtrak ridership?

Hiatt indicated that Anne Brunette with City staff has been working with Amtrak in this regard.

Several people raised a concern with regard to parking availability should the residential units go in. It was mentioned that in-lieu fees would be required and that the Core Area Specific Plan discourages at-grade parking. Hiatt, indicated that in one of their early proposals that the Owners had looked at underground parking, but found that it would be extremely expensive (approximately \$50,000 per space) and that only a few parking spaces could be provided.

An additional issue raised while evaluating the south/depot side is the proposed building height. Wendy Nelson, the Historic Resources Commission Chair, indicated that she was concerned about the proposed 4-story height at this end. She indicated that she felt that if this building is allowed to go high, that it could start a trend toward larger heights in this area. She indicated that if the City wants to maintain the coziness, that the building should stay at a lower height in this area.

It was noted that the on G street, the Anderson Bank building, which is directly across the street from this site, is three stories tall (30 feet in height). The proposed four story sections of the new building would be 40 feet in height. On the G Street and 2nd Street sides the four-story sections have been primarily stepped back from the street front. There are sections toward the south end where the four stories are at the street front.

Some general comments and concerns were raised at this time that the City review of the proposed project should take place prior to the demolition of the existing building. That once the building comes down, the historic resource has been lost and there is no guarantee that a new structure will be built in its place. There is concern that this site will

sit vacant for a long period of time. It was stated that there is some loss of trust with the owners destroying the building, before completing the public review process for a new building.

Ken Hiatt, indicated that the owners are proceeding with the demolition due to pressure received from their insurance carrier. Hiatt indicated that he would ask the owners if they could delay the demolition for a period of time.

The group was reminded that the City's leverage was removed when the City Council did not vote to designate the building a historic resource.

The project architect stated that the owners have followed through with what they were asked to do. They said they would investigate options, which they did. They have chosen to pursue one of those options.

General discussion ensued in which it was suggested that the Owners be asked to hold off on demolition in order to investigate other options, such as re-use of the brick and to clarify the City Council's understanding with the Owners.

Katherine Hess indicated that she is not sure what action the City Council could take at this time legally. There were no conditions other than life safety that were conditioned (fencing/secure the site). The item is not on the agenda and the Council can not take any action.

It was noted that currently there is a demolition ordinance in the draft process that would require an approved plan prior to issuance of a demo permit, to help prevent resulting vacant lots for long periods of time.

Planning Commission Motions:

1. The Planning Commission requested that an item be placed on the City Council agenda as an urgency item for next Wednesday (9/20/2000) that would clarify the informal understanding between the Chen's and the City Council with regard to preservation of the bricks.
2. That the Staff contact the Chen's as soon as possible and ask them to hold off on the demolition until Wednesday in order to work toward a solution to preserve the bricks.

Planning Commission Comments Regarding Building Design:

Pam Gunnell:

- Trouble supporting 4-stories. Three story seems more reasonable with the bank building across the street. If 4th floor should be recessed from street. Don't want a verticle wall 4-stories up.
- Explore the potential to put some parking on-site. Push the envelope and not be a prisoner of parking spaces.
- Indicated that residential could be an exciting component near transportation hubs. A "lofty goal" if sensitive design.
- Would like to see the window and brick pattern on 2nd and G Street
- Place emphasis on preserving some of the brick and some of the original building components

- That the City formally pursue re-creation of the mural on the east wall. See if the applicant can contribute some of the cost.

Eileen Samitz:

- Concern with a 4th Floor
- Concern that residential may not be appropriate due to noise and parking issues. Maybe limit on residential. Consider noise analysis
- Focus on building commercial
- Help reduce massing of building
- Would like to see the front façade preserved or alternatively replicated.
- Would like to see a re-creation of the mural

Emily Burstein:

- Felt Pam summarized her concerns as well
- Make sure there will wall space available for a future mural
- Preserve elements of the front façade
- Willing to consider the 4th floor in trade off to underground parking (economic trade off)
- Comment that residential may in fact require less parking than retail.
- Would prefer to see a 4th floor with an open courtyard rather than a denser shorter building. Prefer more open space; interior public space.

Bob Hagedorn:

- Concern with mass and denseness on the depot side and the 4th floor. Recess 4th story from street on depot side. Don't want verticle wall 4-stories up.
- Concern with lack of parking for the residential component
- Replicate the front details and would like to see the mural reproduced

Mark Spencer:

- Make effort to save the bricks
- Agree with Emily. Open to considering a 4th floor. If go above 2-storystep back from street. Not overwhelm street.
- If residential would like to see something like a rooftop garden or private open space

Mural will be demolished

Streetscape to go down with brick building for renovation project

By Melanle Turner
Enterprise staff writer

As early as Monday morning the large mural that has graced G Street since 1976 depicting an early Davis streetscape through the old Davis arches, along with the 75-year-old brick building that it's attached to, will be demolished.

Downtown coordinator Ken Hiatt estimates it will be two years before a replacement building is completed on

the site at 200 G St.

Property owners Lee and Grace Chen plan to replace the old building on the northwest corner of Second and G streets with a new one roughly double the size of the 12,000-square-foot building that's there now. In places, the new building could be as high as four stories.

This despite unanimous recommendations by the Historic Resources Management Commission that the City Council give the building a historic designation, and despite talk of possibly saving some of the building's original character elements, such as the unique brick work on the G Street side of the building.

Known as the Terminal Hotel, having

once served as a hotel for early train passengers, the building has been at the heart of controversy for months now.

The Chens took out a demolition permit about a year ago and this summer had it extended through Dec. 4. The City Council's action not to designate the building as historic opened the door for the Chens to demolish it.

Last June, the council did request the city work with the Chens to attempt to re-use some portion of the old building.

Saturday morning, the Planning Commission held a meeting outside the now empty building (four businesses moved out in mid-July) to hear the latest plans for the

See MURAL, Page A3



Wayne Tilcock/Enterprise photo

SAYING GOODBYE: A group of area residents gathers in front of the G Street mural for a last look on Saturday morning. Artist Terry Buckendorf painted the mural, which includes arches that once spanned Second Street, the old Anderson Bank building and Model T Fords.

10.36. *Davis Enterprise*, Sunday, September 15 feature write-up of the Saturday, September 16, Planning Commission on-site meeting.

MURAL

From Page A1

site from the Chens' architect, Bill McCandliss, and to receive feedback from the public.

The idea behind the on-site meeting was to help the applicant address any concerns before submitting a final application for approval to the city.

Seven members of the commission were present, including Pam Gunnell, David Sandino, Eileen Samitz, Robert Hagedorn, Emily Burstein and Mark Spencer. The Chens were reportedly out of town.

McCandliss said the Chens are interested in developing a commercially viable site with ground-floor retail on at least three sides, including the side facing the train station.

In response to public concerns, McCandliss said the Chens had a couple of contractors compare the cost of three scenarios, figuring it would cost 20 percent more than building new to rehabilitate the old building, and it would cost 13 percent more to save two walls — the facade along G Street and the northern mural wall.

"We're talking hundreds of thousands of dollars," he said. "The owners have no interest in putting that kind of money into saving this building."

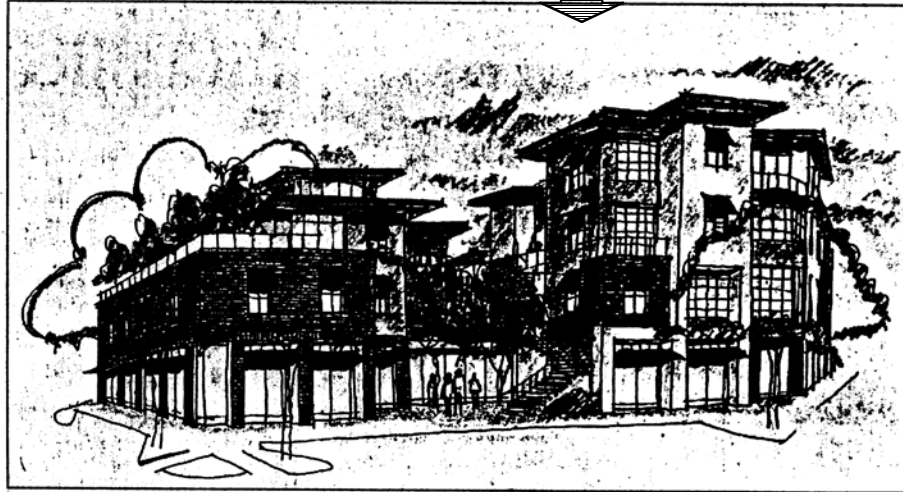
The concept McCandliss outlined Saturday included first-floor retail, a second floor with a combination commercial, residential and courtyard, and a third and fourth floor of residential. There would be no on-site parking. The total number of residential units proposed is from eight to 10.

While at least one member of the public said he was pleased with the direction the project was going, of the roughly 20 members of the public who turned out the majority were not happy.

"This building is way out of scale and too complex," said Margaret Milligan. "It's just going to be a horrible, horrible mess. I'm very disturbed about this."

"If you want to maintain some of the coziness that we've enjoyed (in downtown Davis), then you don't want this project," said Wendy Nelson, chairwoman of the Historic Resources Management Commission.

The commission will discuss the matter at its meeting at 7:30



Courtesy graphic

This artist's rendering shows the proposed design of the Terminal Hotel from the southwest.

p.m. Monday in the Hattie Weber Museum, 445 C St.

Dick Hastings, a member of the state Historic Buildings Safety Board, said demolishing the building Monday will do the city and the Chens a disservice since other concepts that perhaps involve saving some elements of the building will not be considered. "Everybody loses on that," he said.

Eric Nelson said once the Chens demolish the building, the property value will rise. He fears the property will go up for sale.

"That takes care of all their problems," he said. "They've got their money. They're out of here."

Some folks felt betrayed by the mayor.

"There's been a real violation of trust," said Jean Jackman. "We were assured by the mayor they would work to help save some elements of the building."

Added Heather Caswell, who found some elements of new project "quite desirable," also said there had been false promises. "I'm very disappointed with the mayor," she said.

Caswell said she was told recently by the mayor that the option to save the building facade and mural-side was still open.

The Chens have said they want something many people can be happy with, and they aim to build a project that's compatible with its historical surroundings.

About a month ago, Wagstaff said he was pleased the Chens have committed again and again to not tear the building down without first sharing their plans for the site with the city, saying, "That's a sign of good faith."

The commission voted unanimously Saturday to request the Chens delay demolition at least through Wednesday, and to ask the City Council to clarify at its Wednesday meeting what the councils' expectation has been. It is reportedly the hope of commissioners that at least the bricks could be preserved and used in the new building construction.

Wagstaff said he purposely did not attend Saturday's Planning Commission meeting since the commission will need to make its own decisions on the project design and use permit.

"I think the idea was the owner and architect were going to consider the reaction of the commission," he said.

He said the design presented

Saturday was a pre-application, opened to change.

"I originally said if it was structurally, architecturally and economically feasible to save a couple walls, it would be good to do that," he said. "The architect had qualified people review the integrity of those two walls and determined the cost of saving them to be around \$200,000, assuming no damage during demolition."

He added, "I think the disappointment that people feel is the desire to keep the original wall and to keep the original fabric. If the city had the money maybe we could do that."

Wagstaff said the drawing he viewed previously illustrates an attempt by the architect to recreate the look, "in a fresh, original way," of at least the west wall of the Terminal Hotel. He also said it's been his understanding that bricks from the old could be salvaged for the new.

7) THE DRAGGED-OUT SITUATION

Our media-inspired images of demolitions prompt us to believe that because of carefully placed explosives or hefty wrecking balls structures fall rapidly and almost all-at-once (Liss, 2000). Such was not to be the case for the Terminal Building.

Instead, demolition began the next Monday, but then stopped when the east and north walls were down. The Arch Mural and much of the building were still intact. This pause lasted eleven days. During this time, some people still had some hope of saving the west wall and the Arch Mural.

The goal therefore became that of freezing demolition short of destroying those two walls. In the next chapter, I examine this final phase of the struggle—this final preservation failure.