

THE EL DORADO COUNTY WOPUMNES NISENAN-MEWUK NATION OF SHINGLE SPRINGS, CA
(A 1934 IRA UNINCORPORATED TRIBE)

February 26, 2019

City Manager's Office
3101 Center Street
Placerville, CA 95667

**RE: "Historic City Hall Reuse Request for Proposals."
Confidence Hall and Emigrant Jane Visitor Center**

Dear City Manager,,

We respectfully submit our proposal for the restoration and use of the Confidence Hall and Emigrant Jane Buildings located at 487/489 MAIN STREET, PLACERVILLE, CALIFORNIA

Who are the Wopumnes:

We EL DORADO COUNTY WOPUMNES NISENAN-MEWUK TRIBE OF SHINGLE SPRINGS, are the traceable, historic, aboriginal, 1934 IRA Indian Tribe of El Dorado County and claim "Recognized Indian Title" over all sacred sites and artifacts found in our ancestral territory of El Dorado County. We carry Department of Interior issued identification, with the Tribal Affiliation "MIWOK" that is traceable to the 1928 CIJA California Indian Rolls for El Dorado County.

Through this letter we respectfully request the acceptance of our proposal for the joint effort in downtown Placerville that will be the Confidence Hall and Emigrant Jane Visitor Center.

Title:	Lisa Perdichizzi, Tribal Liaison
Address:	PO Box 1712, Shingle Springs, CA 95682
Phone Number:	530-350-5075
Email:	TribalCouncil@ElDoradoNisenanMewuk.com
Website:	www.realmiwoktribe.com

If you have any questions or need additional information, please contact our lead contact person listed above.

Sincerely,

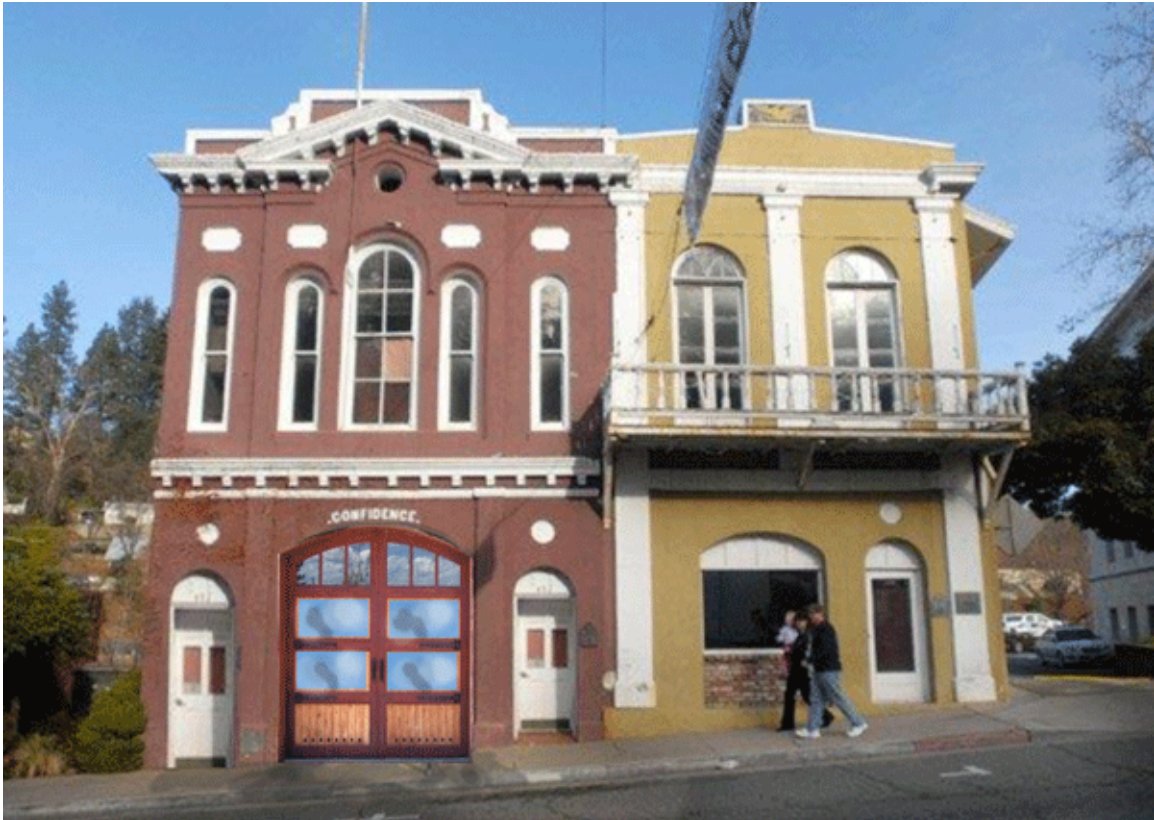


Erin Young, Chairman
El Dorado County Wopumnes Nisenan-Mewuk Nation

CC:

Placerville Downtown Association: PDAonMainStreet@gmail.com
El Dorado County Historical Society: EDChistoricalSociety@gmail.com
SueTaylorDesign@comcast.net

PROPOSAL: **487/489 MAIN STREET** **Placerville Visitor's Center**



Submitted by:
the
**El Dorado County Wopumnes Nisenan-Mewuk Heritage Preservation
Society** 501(c)3
TribalCouncil@ElDoradoNisenanMewuk.com
530-350-5075

TABLE OF CONTENTS

1. Introduction:	2
Prior Request of the City	3
Potential Partners:	4
Awards and Accolades:	7
2. Provide a complete description of the proposed reuse including the following:	7
a. This section describes through text and diagram the proposed uses for each area of the buildings (see attached floor plan).....	7
Example of use #1, Theatrical Operations for Downtown Visitors:	8
Example of use #2, Educational Attraction:	10
b. Describe how the use would affect the historic character of the buildings. Would it maintain the historic character? Include descriptions and or drawings to show how you would promote the historic character.....	11
CONFIDENCE HALL AND EMIGRANT JANE RESTORED TO THEIR HEYDAY:	11
CREATING A STRUCTURALLY SOUND AND SAFE RESTORATION	13
Note on Condition.....	14
PROPOSED USE PROMOTES HISTORIC CHARACTER AND VISITORSHIP	15
3. Provide a description of how the uses will enhance the business climate in Historic Downtown Placerville.	17
4. Financial Capability:	18
Financial Plan:	19
5. Ownership:	20
6. References:	21

1. INTRODUCTION:

This proposal encourages economic revitalization by promoting a historic “preservation and promotion” ethic through preservation education and public awareness and, most significantly, by demonstrating leadership and stewardship for historic promotion in California.

The Confidence Hall and Emigrant Jane buildings are 158 years old. The United States declared independence in 1776 making these buildings 2/3rd the age of the United States. They are as historic to Placerville as the White House is to the United States.

On the top of the City of Placerville’s Values posted at the entry of offices is the statement, “Passionate about their unique History”, sadly yet over the last few decades we have lost numerous historic buildings to neglect and the City’s disregard of historic assets, the very buildings that make up the character of the continuously running downtown Placerville. Retaining the historic features, and historic sites is what makes it a nice get away for the residents and tourists from all over the world. In making the decision for the future of these structures, it is critical that these buildings retain their historic integrity so as to protect the City’s most valuable assets for the residents, businesses and those that come to visit.

THE APPLICANT AND PARTNERS:

The Primary Applicant is one of the oldest continuously resident and intriguing groups in El Dorado County history with over 200 years of documentation and ancient sacred sites scattered throughout their aboriginal territory of El Dorado County.

The Wopumnes Nisenan Indians signed the Treaty of Consumnes River in 1851 and are the indigenous, historic Tribe of the El Dorado County Gold Rush. Today’s members of the Tribe can show, on paper, El Dorado lineage to the 1820s. In an April 14, 1870, Sacramento Daily Union article “Pow-wow in Shingle Springs” the reporter recounts Chief Charlie calling Digger Indians from many miles around to a Pow-wow, Fandango and speech in Shingle Springs. According to another article recorded by the Mt. Democrat, Captain Charley of the Digger Tribe was the leader of Indians from eleven

counties to bring about the 1928 California Indian Jurisdiction Act. Tribal members were recorded in the BIA Special Indian Census of 1906 and 1915. The Wopumnes Tribal Council are the legal, lineal descendant “Successor in Interests” of the 1934 Indian Reorganization Act vote made by resident Indians for El Dorado County on the Shingle Springs Rancheria. The tracing of the Nisenan ancestors of the Wopumnes Tribe was written about by George Peabody and can be found in the El Dorado County Museums documenting our history through out the hills and valleys of our aboriginal territory of El Dorado County.

The Wopumnes Tribe is a Non-Gaming Tribe, and is currently, not receiving, Gaming funds (due to a mistake made by the BIA) but is receiving Federal Benefits [TANF] which shows they are still under the Federal jurisdiction and are eligible for Federal Restoration under Title 25. Our file is with the Native American Heritage Commission awaiting to be put on the AB-52 list. www.RealMiwokTribe.com

PRIOR REQUEST OF THE CITY

Prior to the City Council voting to allow the Arts Council occupy Confidence Hall and Emigrant Jane the Wopumnes submitted by email and hand delivered to the Placerville City Council a request asking the board for the buildings. It was denied as Cleve Morris explained that the Tribe would be included in the RFP Request process. Sept. 11, 2019, the City Council Voted to remove the long time paying tenant and allow the Arts Council to take and occupy the buildings prior to the RFP process being available to the public or the Tribe.

February 22, 2019 the Tribe emailed Cleve Morris for clarification as they had been working from a City of Placerville website published RFP link that stated April 16, 2019 was the due date. Mr. Morris immediately responded that the due date for the proposal was February 26, 2019. The Tribe made their best effort at meeting this deadline of February 26, 2019 and will be filing an addendum for supporting documents.

POTENTIAL PARTNERS:

CONTINGENT UPON ACCEPTANCE BY THE CITY OF THIS PROPOSAL

EL DORADO COUNTY HISTORICAL SOCIETY (EDCHS)

WOPUMNES, NISENAN AND MEWUK OF EL DORADO COUNTY - CALIFORNIA HERITAGE PRESERVATION SOCIETY, 501(c)3 [EIN# 83-2671897 California entity #C4216539], will be working with Sue Taylor, who has been authorized by the EL DORADO COUNTY HISTORICAL SOCIETY (EDCHS) to represent the EDCHS as the Chairperson of the Historic Preservation Projects Ad Hoc Committee for the purpose of acquiring restoration grants for historical buildings in El Dorado County.

PLACERVILLE DOWNTOWN ASSOCIATION

We are expecting an endorsement from the Placerville Downtown Association. Will file an addendum confirming this within two weeks.
SUE TAYLOR, BUILDING DESIGNER (HERRICK HOUSE, HANGMAN'S TREE, Southern Pacific Train Depot, MINER'S CABIN at MARSHALL GOLD STATE PARK)

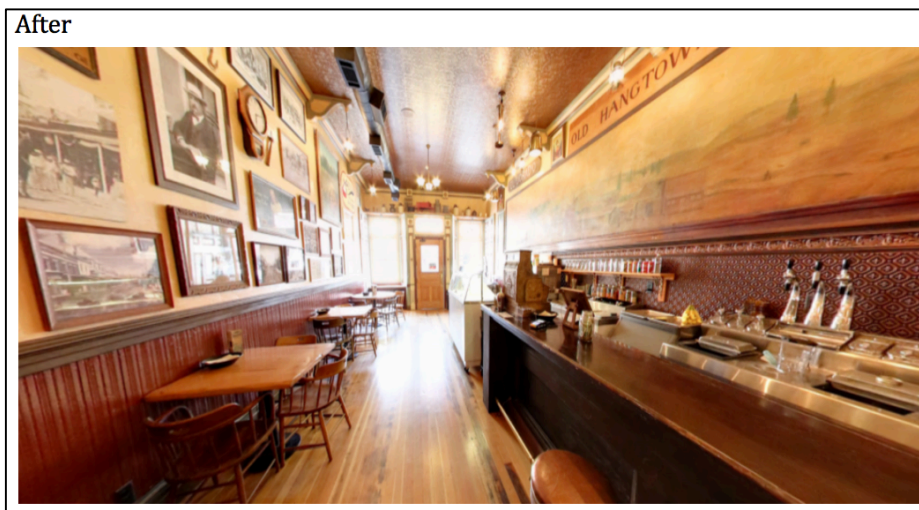
Sue Taylor Designs

Sue Taylor has been instrumental in restoring the Herrick building and Hangman's Tree building, State Historical Landmark #141.

1890	1890



Imagine how many people have been through those doors



After



Taylor also drew the plans to replicate the Southern Pacific Train Depot in the town of El Dorado. Taylor also facilitated the plans through the El Dorado County Planning and Building departments. Sue Taylor is currently working with the California State Parks on the plans for the Miner's Cabin in Marshall Gold Rush State Park.

Sue Taylor specializes in designing houses that replicate historic designs. Because of her attention to detail and her ability to capture the essence of historic time periods, she is sought after by prospective clients, especially along the coast.

What it looks like today



2013 Under Construction



2018

AWARDS AND ACCOLADES:

Sue and Tim Taylor were given the 2013 Preservation Award from the El Dorado County Historical Society for their work on the Herrick Building on 301 Main Street. At a 2018 City Planning Meeting, the sitting Commissioners gave Sue Taylor accolades for restoring a building they thought had to be torn down. With this proven track-record and expert team of dedicated historical preservation and restoration building specialists, they have saved several buildings on Main Street, retaining aspects of the historical Integrity to retain the buildings historic designations.

2. PROVIDE A COMPLETE DESCRIPTION OF THE PROPOSED REUSE INCLUDING THE FOLLOWING:

- a. Describe through text and diagram the proposed uses for each area of the buildings (see attached floor plan). If only proposing for one building, show how that use would or would not affect other areas of the two buildings given the current connection.
- b. Describe how the use would affect the historic character of the buildings. Would it maintain the historic character? Include descriptions and or drawings to show how you would promote the historic character.
- c. Provide a description of how the uses will enhance the business climate in Historic Downtown Placerville, including details regarding expected number of visitors on a monthly, quarterly, and/or seasonal basis. Provide a detail of the proposed hours of operation.

a. This section describes through text and diagram the proposed uses for each area of the buildings (see attached floor plan).

1865 picture



Confidence Hall and Emigrant Jane

The Wopumnes Tribe will be working in cooperation with the State Park System specifically Coloma - Marshall Gold Discovery, and other historic venues around El Dorado County including the El Dorado County Historical Society among others.

With the goal of maintaining the historic character of the buildings and promoting Downtown Placerville businesses and History Walks, the Tribe after restoring the buildings in partnership with Sue Taylor, will use the State Park System model, and use the space for Tribal Operations and the Wopumnes Nisenan-Mewuk Heritage Preservation Society, while also sharing the buildings as a base of operations for the Downtown Placerville Association, Wiser's Overland StageLine and Friends, the Hangtown Marshalls (Theater Group) and works by George Peabody, who would contribute to making the Placerville Visitor's Center and Museum. The buildings would be linked to the State Park System for presenting Downtown Placerville and El Dorado County historical guidance to the public. This combination of historically accurate and unique presentation will be the launching point one stop spot for visitors, schools and potential business researchers for Downtown Placerville businesses and the surrounding area.

EXAMPLE OF USE #1, THEATRICAL OPERATIONS FOR DOWNTOWN VISITORS:

Davey Wiser, owner and operator of Overland Stagecoach and friends, are famous for re-enacting at events throughout El Dorado County. Visitors and residents enjoy the charm of his period horse drawn stagecoach. Davey Wiser is interested in offering his well known stagecoach for display in the Visitor's Center in exchange for a dedicated space to access the stagecoach for events.

Overland Stagecoach's regular primary venue is downtown Placerville with, Tourists riding for free, the clip-clop sound of his horse drawn stagecoach up and down historic Main Street. Davey Wiser would like to bring Overland Stagecoach operations onto Main Street and use the first floor of Confidence Hall to display and store the Overland Stagecoach. This would give them the ability to frequent Main Street more than once a month, participate in more venues and maybe weekends for tourists. Currently the stagecoach is

housed at a higher elevation where it is often difficult to transport due to bad weather. The parking in the rear would also facilitate bringing in the horses and set up for events.

The Visitor's Center and Museum serving as a base of operations for the Overland Stageline, Hangtown Marshalls and a host of other theatrical docents will provide the stage for **Example #2, Educational Attraction** ...increasing visitor traffic for downtown businesses.

Wiser Overland Stage



Tourists getting a memorable ride on an old stage coach



EXAMPLE OF USE #2, EDUCATIONAL ATTRACTION:

One stop spot similar to Coloma State Park for schools and visitors to start their visit in Downtown Placerville. Marshall Gold Discovery Park and Docent Program brings 1000+ students in a day to the state park. They have over 70,000+ visitors per year from all over the world. Yet today Downtown Placerville businesses look longingly at those numbers to come visit them. Today, there is no jumping off point to bring those visitors back to Placerville Downtown businesses as compared the Chamber's unpublished numbers we have today. See section on Economic Development for more on this discussion.

Confidence Hall – Emigrant Jane Downtown Placerville Visitor's Center **will fill that void** and has the potential to bring in those much needed daily numbers to support desiring downtown businesses. Downtown Placerville then becomes an educational stop to tour students by way of a walk down the old Gold Rush town street, encouraging parents to come back with them on the weekends.



Example of Stage Coach on display in Visitor's Center

b. Describe how the use would affect the historic character of the buildings. Would it maintain the historic character? Include descriptions and or drawings to show how you would promote the historic character.

CONFIDENCE HALL AND EMIGRANT JANE RESTORED TO THEIR HEYDAY:

We would like to return the front of the Confidence Hall to its original configuration as in the days of the Confidence Fire Company to facilitate storage, access and display of the Overland Carriage and a Fire Wagon. Replacing the arched window and half wall with large glass double carriage doors allowing the wagon to be displayed to the public similar to the Confidence Fire Wagon of 1861.

The current arched window was put in when the Fire House was converted to government offices. We would replace the arched window, wall and floor platform in the front to recreate the coach house driveway and garage. Currently, west of the wagon door there is a window where there once was a door. We would remove that walled in door space and restore the west front door as original to create ADA access for the public when the building is open for display, festivities and as a Visitor Center.

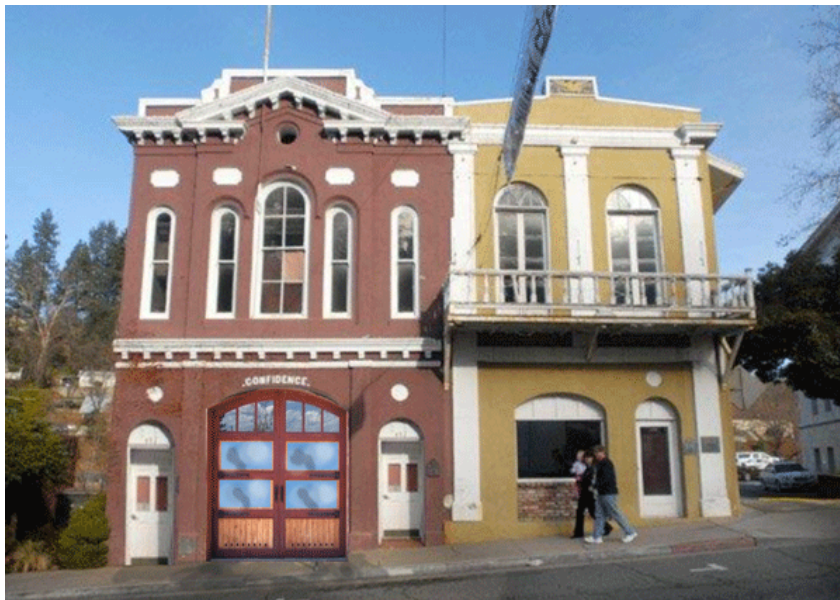
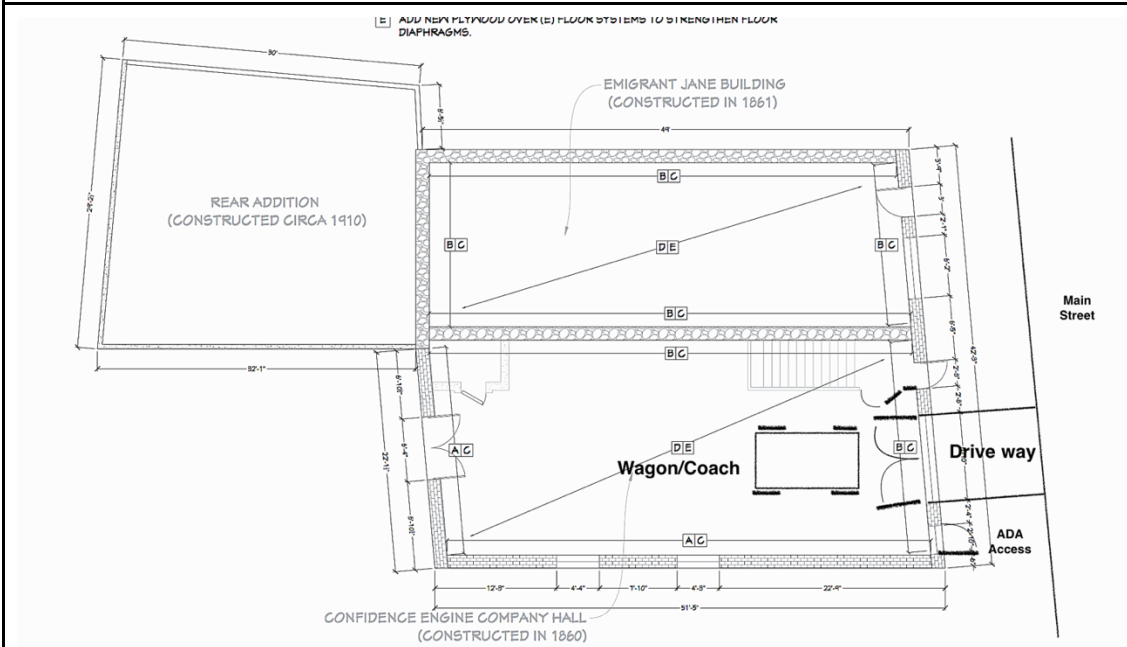


Image showing West ADA compliant Door and Double glass carriage doors for wagon storage and display.

In addition, there has been enormous interest to display historic elements, including old fire trucks in this section of the building. We would gather artifacts from throughout the county to display along the walls before they are forever lost from history.

Showing wagon, carriage entrance with room for a fire wagon



Upstairs:

The upstairs would be restored for safety purposes. It would be used for offices, meeting space and display space. See section on Creating a Structurally Sound and Safe Restoration.

The front door on the east of the Confidence Hall would be blocked to the public only to be used as access to the upstairs where private offices of operations or rentable open space for traveling art shows can reside.

Emigrant Jane

We leave the open option of leasing out the Emigrant Jane Building in order to generate income and create diversity of interest for the site. Depending

on Visitor Center Traffic expansion into that space may also be incorporated into the Confidence Hall Visitor Center.

WE Will be filing an addendum to this with the PDA Approval.

CREATING A STRUCTURALLY SOUND AND SAFE RESTORATION

It is the intent of the Tribe to repair the building applying the recommendations of the Burne Engineering Feasibility Report with the first priority to insure the safety of the construction crew before before repairs start on the roof.

Their focus would be to structurally restore the buildings and address compliance with the required codes for occupancy. We would retain the current configuration except restore the front of the Confidence Hall and some minor ADA upgrades. The Burne Engineering Report has given three options to repair the building without harming the historical designation of the buildings. She has recommended Option 1 to add foundation and 8" to 12" walls to the inside front of the Confidence Hall which would give the opportunity to restore the opening for proper egress and loading of display wagons.

California Historic Building Restoration Codes affects "change in use".

The building is listed on the National Record of Historic Places. This allows the building to use the California Historic Codes and qualify for grants and other credits. It is important to consider this as deciding on future uses. The uses proposed by the Art Council could possibly invalidate this designation given that their proposal is a **change of use** for the building to residential. Since the buildings have never been used for residential use, changing the use of the building could require the building to be brought up to current codes which would add much more cost to the building than what was estimated by the engineer. Further it would permanently harm the historical integrity of the buildings. It should be noted that the engineer evaluated the second floor of the building under Occupancy Business Group B, changing that would require more structural improvements than what was anticipated in the 2015 engineer's report.

There are many concerns in acquiring of the building. The separating masonry walls and deteriorated mortar joints need to be restored. The most disconcerting finding is that the second floor and roof diaphragms no longer have a positive connection to the walls. This is due to the West wall bowing out 4" to 6" to the parking lot.

Note on Condition

*This is a **DANGEROUS CONDITION** in which the City should have taken action years ago to stabilize! Allowing the Arts Council to occupy the Confidence building and bring children in to risk their lives to stage their poetry in front of audiences is putting the City and the Arts Council in line for a negligence lawsuit that will bankrupt both entities and cause immense heartache. Contractors should not be brought in to fix the roof before stabilizing the structure.*

There are three separate engineering reports documenting the hazardous condition of the west wall.

The building should be evacuated until it is stabilized.

PROPOSED USE PROMOTES HISTORIC CHARACTER AND VISITORSHIP

c. The next section addresses how the use would affect the historic character of the buildings. Would it maintain the historic character? Include descriptions and or drawings to show how you would promote the historic character.

CONFIDENCE AND JANE THROUGH TIME:

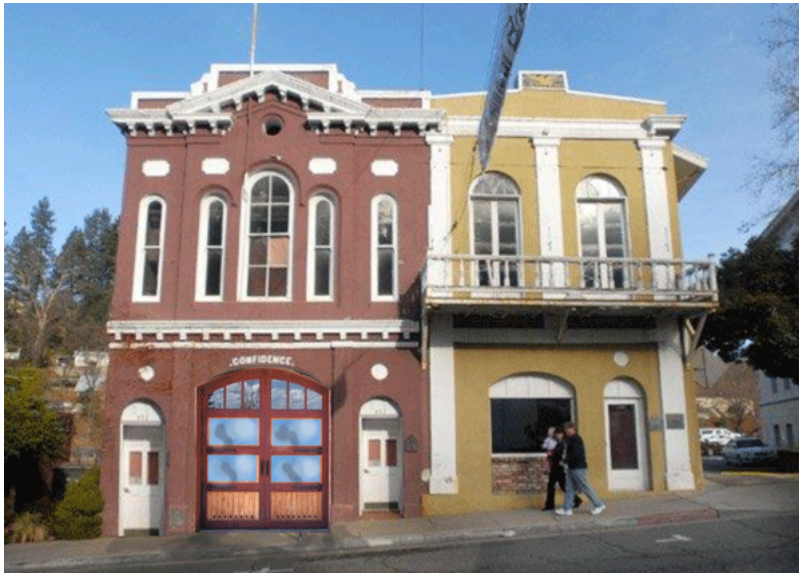


Image showing West ADA compliant Door and Double glass carriage doors for wagon and display.

1865



Front of Postcard 1960's



back of postcard



As you can see from the 1862 photo of the Confidence Hall and Emigrant Jane buildings their original use was as City Operations.

The proposed use supports, portrays and is a tribute to the historic use of the buildings. Confidence was first a fire department building. Emigrant Jane was the town's offices. The proposed use would preserve and improve the notability of the historic character of the buildings as it would give daily visitors a chance to step into the past and get a feel for what

it was like in those early years of Placerville's history.

3. PROVIDE A DESCRIPTION OF HOW THE USES WILL ENHANCE THE BUSINESS CLIMATE IN HISTORIC DOWNTOWN PLACERVILLE.

In this section we include details regarding expected number of visitors on an annual basis. Describe the time of day the uses would be open and whether or no they are open to the public or for private uses.

Hours : We expect the Visitor's Center would be open daily for public use during regular business hours.

Expected numbers: Today the local Chamber has no visitor counts for the businesses it serves in Downtown Placerville. We do have traffic counts: Main Street has ~430 cars at weekly peak hours (without knowing how many individuals stroll the street itself). The courthouse brings about 400 people a day.

Traffic Count History Summary Table					
Street	Direction	2006 Weekday PM Peak Hour	2014 Weekday PM Peak Hour	2018 Weekday PM Peak Hour	2018 Saturday PM Peak Hour
Main Street -	Eastbound	616	530	512	403
West of Clay Street	Westbound	605	496	486	393
Cedar Ravine Road -	Northbound	528	374	404	254
South of Main Street	Southbound	380	342	366	259
Main Street -	Eastbound	404	432	427	364
East of Cedar Ravine Rd	Westbound	493	392	411	640 *

Extrapolating from surrounding attractions: We do have a count of 8,500 a year at the El Dorado County Museum, at Coloma State Park 15 miles down the road ~1000+ visitors a day and ~70,000+ a year. Yet the downtown businesses are left longing for fresh new visitors to enjoy their stores and restaurants.

Benefits of Visitor's Center: Having a dedicated educational Visitor's Center will put the downtown on the school and tourists' map bringing higher numbers than today, to stroll down the street with an eye for appreciating the continuously working Gold Rush town, businesses and period docents greeting people on the street. This will also draw in more businesses to fill the empty buildings and support their efforts.



REFUTING THE ARTS COUNCIL'S PROPOSAL

Previous use was as government buildings (city hall, planning, firehouse, courthouse) The Arts Council Proposal builds out four studio apartments changing the use to “residential” which is not a conforming or historic use for this building as defined by California State Historical Register Guidelines.

The Confidence and Emigrant Jane buildings are on the National Register as historic resources. Changing their structure as the Art’s Council proposes impacts their Secondly the plans the Arts Council has for the Confidence and Emigrant Jane Buildings does not present the downtown with a significant influx of diverse “fresh” visitors from around the world to bring about economic sustainability or growth.

4. FINANCIAL CAPABILITY:

[A demonstrated financial ability of the organization as evidenced by submittal of:](#)

Acceptance contingent upon receiving a grant:

Grants will be from Historic Preservation, Tribal Services, Park Services, Arts Organizations and private donors

The 501(c)3 is too new to be able to provide financials. An addendum will be filed to this prior to the award.

a. A two (2) year historical financial profit and loss statement;

Description: The 501(c)3 is too new to be able to provide financials. An addendum will be filed to this prior to the award.

b. A two (2) year historical balance sheet; Description: The 501(c)3 is too new to be able to provide financials. An addendum will be filed to this prior to the award.

c. A cash flow statement; and Description: The 501(c)3 is too new to be able to provide financials. An addendum will be filed to this prior to the award.

d. The most recent three (3) years of federal tax returns. (if applicable) Description: Well again Technically we can provide them with 2 years. The 501(c)3 is too new to be able to provide financials. An addendum will be filed to this prior to the award.

FINANCIAL PLAN:

[Provide a detailed description of how the required structural improvements and proposed tenant improvements would be financed. These could include grants, private donations, loans or public private partnerships.](#)

The Tribe qualifies for Grants as a Tribal Government, as Native American group, a Heritage Preservation Society and as an Arts Council which includes arts, crafts and agriculture. The project description qualifies for many more grants from the State (when partnered with the City) for improving downtown economic development. The Tribe has filed its Petition with the Native American Heritage Commission of California and is working with the Federal Government to restore its previously recognized status which would include status of as a Historic Treaty Tribe.

[Provide a description of how on-going maintenance and operations of the facilities will be funded.](#)

Description:

a. As a Visitor's Center there are many grants available to support ongoing maintenance and operations. The Tribe will continue to apply for grants to upkeep the building and apply for the building to become part of the State Park System.

5. OWNERSHIP:

Provide a description of how the buildings will be owned. Organization ownership, City owned with Organization lease, etc.

The United States has a unique legal and political relationship with Indian tribes and a special relationship with Alaska Native entities as provided in the Constitution of the United States, treaties, and federal statutes. These relationships extend to the **federal government's historic preservation activities**, mandating that federal consultation with Native American tribes be meaningful, in good faith, and entered into on a government-to-government basis.

The Tribe is looking to leave the liability with the City due to the need for rescuing the buildings from the City's lack of maintenance. The Tribe would like a 99 year lease for a nominal value with the option to purchase.

6. REFERENCES: (For the Wopumnes Tribe) Provide a minimum of three (3) business references with contact names, phone numbers and email addresses.

Clarksville Historical Society	Betty January	916-933-3173	bjjan@sbcglobal.net
Native American Heritage Commission	Sharya Souza	(916) 373-3710	nahc@nahc.gov
Coloma State Park	Holly Thane	(530) 622-3069	Thane, Holly C.@Parks

(For Sue Taylor) Provide a minimum of three (3) business references with contact names, phone numbers and email addresses.

Story Book Builders	Randy Ralston	650-245-5613	ralsmend@comcast.net
Applied Control Electronic	Terry Burke CEO	530-903-2833	appcon@mindspring.com
	Ed & Sheryl Hagen	530-626-1577	<u>ssladner@hotmail.com</u>
SWJ Construction	Scott Jones	916-660-6012	scott.w.jones@comcast.net