



Report to
DESIGN REVIEW & PRESERVATION BOARD
City of Sacramento

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PUBLIC HEARING
October 04, 2006

Members of the Design Review & Preservation Board:

Subject: Sacramento Memorial Auditorium Master Certificate of Appropriateness (PB06-106)

Location/Council District: 1515 J Street
Council District 3

Assessor's Parcel Number: 006-0062-001

Designation: City Landmark; Contributing Resource to Memorial Auditorium Historic District; California Register of Historical Resources; National Register of Historic Places

Recommendation: Staff requests the Board adopt a Resolution for a "Master Certificate of Appropriateness" approval recommendation based upon the recommended treatments within the March 2006 Historic Structure Report for Sacramento Memorial Auditorium, and for adoption of the exemption determination for the project pursuant to the California Environmental Quality Act.

Contact: Roberta Deering, Preservation Director, (916) 808-8259

Summary: At its September 20, 2006, meeting the Design Review & Preservation Board (Board) endorsed the concept of a Master Certificate of Appropriateness in support of the treatments recommended in the Sacramento Memorial Auditorium's Historic Structure Report (HSR.) The purpose of the Historic Structures Report is to document and assess the intact historic features of the site, evaluate existing conditions, and provide recommendations for the rehabilitation and maintenance of the building. The attached Resolution outlines the Board's master recommendation to the City of Sacramento, the owner of the property, endorsing those treatments recommended in the HSR, thereby allowing those various projects where the work follows those treatments to proceed without individual project preservation review.

Description/Analysis:

The preparation of the HSR for memorial Auditorium affords the City an opportunity to consider a "Master Certificate of Appropriateness" for Preservation Director or Board review of development projects. Work following the treatments recommended in the HSR could be considered "approved," or in this case involving a City-owned property

could be considered “recommended,” and would not require separate preservation review. Consideration of cumulative effects of projects affecting resources of tertiary significance, especially those projects that would, for instance, eliminate altogether or significantly alter tertiary features, shall be included in the Master Certificate “approval” to the extent that no more than fifty percent (50%) of a feature type or within a space are impacted in this way. If more than 50% of these features are to be eliminated or significantly altered, then the project for which this work is being proposed would not be covered under this Master Certificate, but would require Board or Preservation Director review.

Several major projects are evaluated at a concept level in the HSR document, though without specific project descriptions, drawings or treatment recommendations. As such, these projects would not be covered by the Master Certificate, though the projects in concept would be considered endorsed by the Board or Director. When specific plans for these projects are developed, preservation review and recommendation would still be needed at the level appropriate to the project.

Under the Historic Preservation Chapter of the City Code, relative to City-owned properties:

General: Except as provided below, the provisions of this Chapter 15.124 requiring hearing(s) before the Board or the Preservation Director shall apply to Development Projects involving, or requests for demolition or relocation of Landmarks, Contributing Resources or Non-Contributing Resources **which are owned by the City of Sacramento**, including public projects within the Old Sacramento National Historic Landmark, Historic District; provided that the Board or Director shall **make a recommendation to the City Council or other City decision-making body, entity or person, rather than issuing a decision.** When acting on City projects, the City Council or other City decision-making body, entity or person shall apply the same standards, and make the same findings, required by this Chapter for private projects. *[Staff emphasis]*

The Resolution proposes that the Board “approve” the specific recommended treatments in the HSR as the Board and Director’s recommendations to the City, as the owner of Sacramento Memorial Auditorium.

Environmental Considerations: The City of Sacramento’s Current Planning Division has determined that this project is exempt pursuant to California Environmental Quality Act Section 15331, Historic Resource Restoration/Rehabilitation.

Policy Considerations: This proposal is consistent with the City’s Strategic Plan Goal of Promoting and Supporting Economic Vitality by allowing the Memorial Auditorium to remain competitive while providing a cultural venue to residents and visitors alike, and at the same time supports work on the structure that complies with the Secretary of the Interiors Standards for the Treatment of Historic Properties. This proposal is also

consistent with the Preservation Element of the City's General Plan that seeks to protect and encourage the preservation of Sacramento's historic resources and ensure that the cultural heritage of Sacramento remains a vital asset to the City.

Rationale for Recommendation: The City of Sacramento seeks methods to help streamline preservation project reviews while ensuring quality project outcomes. As an incentive to property owners, and not only to properties owned by the City, any property with an approved Historic Structure Report should be able to undertake work on the property pursuant to the treatments recommended in the HSR. This work would be considered to be "approved," or "recommended" in the case of City-owned properties, by the Board, Director or Staff under a master agreement, or Master Certificate of Appropriateness. As one of the Board members stated at the September 20, 2006, meeting of the Board, this recommended master certificate is similar to a Memorandum of Understanding that is often developed with federal agencies and the State Historic Preservation Officer concerning allowable work on historic resources that does not require the work to be reviewed each time a project is proposed.

Additionally, all the recommended treatments in the Memorial Auditorium HSR meet the Secretary of the Interior's Standards. The City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as its standards for review of preservation development projects. Work in compliance with these standards is also recognized in the California Environmental Quality Act regulations as a condition to allow a project's exemption, baring no other elements of the environment are affected by the work.

While there will be projects at Memorial Auditorium that will be outside this proposed Master Certificate and involve Board or Director review, it is anticipated that the majority of the restoration, repairs, replacement and maintenance work needing to be undertaken at Sacramento Memorial Auditorium will be able to be made pursuant to the Master Certificate of Appropriateness.


Respectfully submitted by: 
ROBERTA DEERING
Preservation Director

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ATTACHMENT 1.

Background Information: In February 2005, based on the recommendation of the Preservation Director, Convention Center staff hired Historic Resources Group, Peyton Hall, FAIA, to prepare a Historic Structures Report for the Sacramento Memorial Auditorium. The goal of the project was to have an assessment of the structure, features and finishes, and recommendations for how to preserve, and in some cases restore, the historic integrity of the Auditorium while allowing for the demanding and changing needs of a large meeting and event facility.

Based upon the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Historic Structure Report includes a detailed description of both the interior and exterior condition of the building, as well as recommendations for conservation measures, and typical repair and maintenance treatments. Based on the understanding of the condition of the building materials and systems established in the HSR, the *Recommendations* section provides a prioritized list of features, spaces, or items and their recommended rehabilitation treatments according to their assigned ranking. It is important to note the ranking criteria: a) condition of the building; b) health and safety of the occupants; and, c) the conservation of the building and its contents. The *Recommendations* section also includes a maintenance plan.

One element of the report process was the formation of a Stakeholders Committee, which included City staff, preservationists, and building operators and users. This committee met five times between June 2005 and June 2006 to review the results of the building surveys and iterations of the report. Subsequent to review by the Design Review and Preservation Board, this report is being forwarded to City Council for its' acceptance.

At the same time that Council approved funding for the Historic Structures Report, they also allocated \$500,000 for implementation of the items identified in the report. In addition, Council allocated \$6.3 million from the Community Reinvestment bonds to the Convention Center for further implementation of items identified in the report.

Attachment 2.

RESOLUTION NO. 2006-___

Adopted by the Design Review & Preservation Board

MASTER CERTIFICATE OF APPROPRIATNESS RECOMMENDATIONS

**EXEMPTION DETERMINATION PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT**

(Sacramento Memorial Auditorium (PB06-106))

BACKGROUND

- A. The preparation of the March 2006 Historic Structure Report (HSR) for Sacramento Memorial Auditorium affords the City an opportunity to consider a "Master Certificate of Appropriateness" for Design Review & Preservation Board (Board) or Preservation Director (Director) review of development projects involving Memorial Auditorium. Work following the specific treatments recommended in the HSR will be considered "approved," or in this case involving a City-owned property will be considered "recommended," and would not require a separate preservation review for each project.
- B. Consideration of cumulative effects of projects affecting resources of tertiary significance, especially those projects that would, for instance, eliminate altogether or significantly alter these features, will be addressed.
- C. Since the HSR document also addressed several major projects at a concept level, though without specific project descriptions or drawings, these projects are not covered by the Master Certificate, though the project concepts are hereby considered endorsed by the Board and Director. When specific plans for these projects are developed, preservation review and recommendation (as City-owned property) would still occur at the level appropriate to the project.
- D. Under the Historic Preservation Chapter 15.124 of Title 15 of the City Code, relative to City-owned properties:

General: Except as provided below, the provisions of this Chapter 15.124 requiring hearing(s) before the Board or the Preservation Director shall

apply to Development Projects involving, or requests for demolition or relocation of Landmarks, Contributing Resources or Non-Contributing Resources which are owned by the City of Sacramento, including public projects within the Old Sacramento National Historic Landmark, Historic District; provided that the Board or Director shall make a recommendation to the City Council or other City decision-making body, entity or person, rather than issuing a decision. When acting on City projects, the City Council or other City decision-making body, entity or person shall apply the same standards, and make the same findings, required by this Chapter for private projects.

- E. The City's Current Planning Division has determined that the projects undertaken for those significant features of the property identified in the Attachment, and undertaken in compliance with the treatment recommendations identified in the Attachment, are exempt pursuant to the California Environmental Quality Act Guidelines Section 15331 Historic Resources Restoration/Rehabilitation, based upon the findings that the treatments recommended in the HSR comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

BASED UPON THE FACTS SET FORTH IN THE BACKGROUND, THE DESIGN REVIEW & PRESERVATION BOARD RESOLVES AS FOLLOWS:

Section 1. The Design Review & Preservation Board has reviewed and considered the Current Planning Division's determination of exemption and the comments received at the hearing on the project and determines that the projects undertaken in compliance with this resolution are exempt from review under the California Environmental Quality Act for the reasons stated above.

Section 2. Work undertaken following the treatments recommended for the features of the Sacramento Memorial Auditorium per the following Chapters/Sections (also attached) of the March 2006 Sacramento Memorial Auditorium Historic Structure Report are hereby deemed recommended by the Design Review & Preservation Board and Preservation Director:

Chapter III. History

- A. Statement of Significance
- B. Chronology of Development and Use
- C. Physical Description

Chapter IV. Architectural Evaluation

- A. Detailed Description of Existing Conditions
- B. Significant Features

Chapter V. Specialized Evaluations

Chapter IV. Recommendations

- A. Proposed Treatment and Alternatives
 - B. Requirements for Treatment
 - C. Guidelines for Material Conservation
 - D. Feature Specific Recommendations
- Appendix B. Space Codes and Keyed Floor Plans

Section 3. Projects affecting resources determined in the HSR to be of tertiary significance, especially those projects that would completely eliminate or significantly alter these features, shall be allowed to the extent that no more than fifty percent (50%) of the tertiary feature type throughout the property, or no more than fifty percent (50%) of the tertiary features within any one space, are impacted in this way. If the proposed work would involve the elimination or significant alteration of more than 50% of the tertiary feature type throughout the building, or more than 50% of the tertiary features within any one space, then the project for which this work is being proposed would not be covered under this Master Certificate, and Board or Preservation Director review and recommendations would be needed for the specific project. If the entire space where a project is being considered is considered of tertiary significance, that space would itself be considered a type.

Section 4. Several major projects are identified in concept in the Historic Structure Report document, however specifics as to design, materials or treatment recommendations are not included. Those projects shall be deemed to be conceptually recommended by the Board and Director, however final design development, materials and other treatments involved in the project would not be covered by this Master Certificate.

Section 5. Projects where specific treatment recommendations are not included in the HSR would not be covered under this Master Certificate, and Board or Preservation Director review and recommendations would be needed for the specific project.

Section 6. The City agency undertaking work pursuant to this Master Certificate shall provide written notice of the work to the Preservation Office at the conclusion of the work.

Attachment