



REPORT TO COUNCIL

City of Sacramento

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Staff Report
November 28, 2006

Honorable Mayor and
 Members of the City Council

Title: Memorial Auditorium's Historic Structures Findings and Report Back

Location/Council District: District 3

Recommendation: Adopt a **Resolution** 1) accepting the Historic Structures Report and approving the continued use of the report findings and methods as a guide to future improvements for the Memorial Auditorium facility; and 2) approving the use of the "Master Certificate of Appropriateness" which gives overall approval to proceed with general maintenance and repairs pursuant to treatments recommended in the Historic Structures Report.

Contact: Judy Goldbar, General Manager, Convention Center Complex 808-5291;
 Tina McCarty, Administrative Officer, Convention Center Complex 808-8220

Presenters: Judy Goldbar, General Manager, Convention Center Complex,
 Peyton Hall, FAIA, Historical Resources Group

Department: Convention Culture & Leisure

Division: Convention Center

Organization No: 4321

Description/Analysis

Issue: On March 8, 2005, the City Council approved the allocation of \$80,000 for a Historic Structures Report for the Memorial Auditorium, with an additional \$500,000 allocated for the implementation of the items identified in the report. The goal of the project was to have a template for how to preserve, and restore, the historic integrity of the Auditorium while allowing for the demanding and changing needs of a large meeting and event facility. The 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. With the recommendation of the City's Preservation Director, Historic Resources Group, LLC, was hired to develop a Historic Structures Report (HSR). In addition, Council allocated \$6.1 million from the Community Reinvestment bonds (\$3,053,000 from Tax Exempt Bonds -Fund 713 and \$3,053,000 from the Downtown Bond SHRA-Fund 206) for further implementation of items identified in the report.

Overall, the report found:

... original distinctive spaces and features of the Sacramento Memorial Auditorium are substantially intact and convey the building's historic significance." The report went on to point out, "...Retaining and repairing these spaces and features are important to the overall protection of the building's historic integrity. Therefore, it is important to adopt a treatment standard that preserves the original spaces and features, while allowing the compatible use and continued evolution of the building. In this case, the continued evolution of economic uses and the technical systems that support them is a critical issue in the long term survival of the site."

Also, included in the report is a listing of prioritized needs of the building and preliminary estimates of project costs.

Policy Considerations: This report is consistent with the City's Strategic Plan Goal of Promoting and Supporting Economic Vitality by allowing the Convention Center to remain competitive while providing a cultural venue for residents and visitors alike. This report 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 intact.

Committee/Commission Action: The City's Design Review and Preservation Board unanimously adopted a resolution for the Master Certificate of Appropriateness based on the recommended treatments within the HSR and approved the exemption of projects listed in the HSR from California Environment Quality Act pursuant to section 15331. (A more detailed explanation is included in Attachment 1).

Environmental Considerations: The City's Current Planning Division has determined and Design Review and Preservation Board approved that the projects undertaken for those significant features of the property identified in the HSR, and undertaken in compliance with the treatment recommendations identified in the HSR, 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.

Rationale for Recommendation:

A Stakeholder Committee provided input and feedback and developed consensus with the Consultant during Phase I, the information gathering phase of this project. In addition, the Stakeholders met three more times to review and comment on the draft report during Phase II. In addition, project updates were placed on the City's website throughout the process. (For a full list of Committee Members, see Attachment 2, pg. 11.)

The Stakeholders are representative of the interested parties in the preservation and neighborhood association communities, and at the staff (operations) and client/vendor

levels. Public meetings were noticed following the Stakeholder Committee meetings to allow public input during all stages.

The HSR includes a listing of projects that should be completed as funding is available, (see full, prioritized list in Attachment 1, page 5). The following is a listing and brief description of the highest priority projects based on the report findings and stakeholder committee input:

- Waterproofing of the Building Foundation. Water intrusion through the basement walls has been identified. Unchecked, this will cause long term damage to the stability of the building. It is anticipated that this project will require excavation up to twenty five feet from Memorial's walls to a graded depth of eighteen feet. Therefore landscaping will be required once the waterproofing is completed and will be integrated with the exterior lighting project. Currently, staff is making a determination of the best construction method for this repair.
- Repair and Improvement of the Roof and Gutter system. This will protect the building against water damage.
- Exterior Building Accent Lighting. This project will be integrated with the landscaping project following the completion of the foundation waterproofing.
- Exterior Building Saltation Removal. This project includes the removal of exterior saltation on the building walls through brick cleaning and biocide, and will require careful assessment to ensure no damage is done to the bricks, mortar, or stucco finishes.
- Exterior Finish Repairs. This project includes patching and repairs to stucco finishes, cast concrete, balconettes and window sills. This project will also require careful assessment to ensure no damage is done to the finishes.
- Truss and Lighting Equipment Purchase. This project has been identified by the Stakeholder's Committee as a high priority as it will help clients who rent the building and thus increase the potential for facility use.

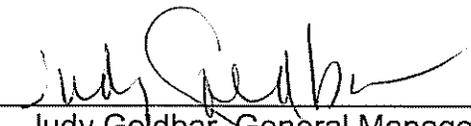
The above projects have been identified as those which are most critical to the integrity of the building, the use of the building, or those that, due to estimated costs or relationship to each other, can be done in conjunction with the foundation waterproofing project.

Beyond the above mentioned projects and purchases, there are other improvement items on the HSR list that will be completed as additional funds are identified. The waterproofing project is the most critical project in relation to the expenditure of these funds for the additional projects. It must be fully assessed and cost estimated to determine actual remaining funding for additional projects.

Financial Considerations: During FY2004/5, Memorial Auditorium Improvements (PC71) was created by Council to be an accumulation CIP for on-going and HSR improvement needs. In total there is approximately \$7 million available for identified projects for Memorial Auditorium. Of that amount, \$85,000 has been spent in report development and another \$5,000 has been spent in roof exploration and preparation for pending repairs. Funding has been allocated in the following manner:

2002 Master Lease Tax Exempt Capital Improvement Fund (SHRA)	\$3,053,000
Community Reinvestment Capital Improvement Projects Bond	\$3,053,000
Community Center Fund	\$ 300,000
General Fund	<u>\$ 585,000</u>
Total	\$6,991,000

Emerging Small Business Development (ESBD): None.

Respectfully Submitted by: 
 Judy Goldbar, General Manager
 Sacramento Convention Center Complex

Approved by: 
 Barbara E. Bonebrake, Director
 Convention, Culture, and Leisure Department

Recommendation Approved:

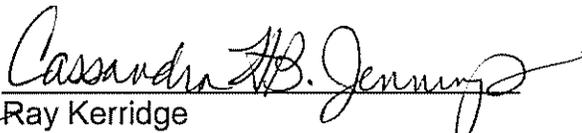

 for Ray Kerridge
 City Manager

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Background

Attachment 1

Project List of Needs and Repairs

(Including Preliminary Cost Estimates as of May 2006)

The following are projects and associated prices that are listed in the HSR. The associated prices are estimated costs and in some cases speak only to the immediate project but do not include ancillary projects that must be completed along with the immediate, listed issue, (ex. elevator cost does not include retro fitting of the facility to allow true accessibility, hence simply installing the elevator does not achieve project completion). These costs were included in the report to help quantify project costs in comparison to one another. Additionally, the column at the far left references which City department will take the lead in project management for each identified project.

Project Mgr.	Project	Estimated Concept Costs and Allowances
DGS X	Waterproof basement walls	\$765,415
CCL X	South portico roof, additional gutters and rain leaders, video investigation of internal rain leaders, additional overflow scuppers, additional flashing at auditorium eaves	\$82,757
DGS X	Exterior building accent lighting	\$350,000
DGS X	Remove saltation at decorative stucco finishes on south elevation; brick cleaning and biocide	\$175,428
CCL X	Patch decorative stucco finishes on south elevation, repair cast concrete screens at little theater windows, drainage for balconies, patch damage to terra cotta at balconettes, replace window sills at balcony	\$60,905
CCL X	Lighting and sound infrastructure: structurally braced sleeve pipe grid in attic with power cable distribution; demountable light truss components for front-of-proscenium positions; power and control cabling from stage to auditorium positions; house lighting panel and house lighting fixtures	\$500,000
CCL	Portico terra cotta repairs, travertite repairs, portico vault finish restoration, lobby ceiling restoration	\$200,000
DGS	Stage house addition and loading dock	\$332,212
DGS	Elevator (mechanism only, no retro fitting included)	\$115,920
Hold	Basement History Room	\$475,000
	Soft Costs, Contingency and Escalation	\$2,867,443
	Total	\$5,925,080

X- Indicates those projects which are identified as priority.

Explanation of the Master Certificate of Appropriateness

The following is further explanation of the Master Certificate of Appropriateness as stated in the Design Review and Preservation Board report dated October 4, 2006.

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.

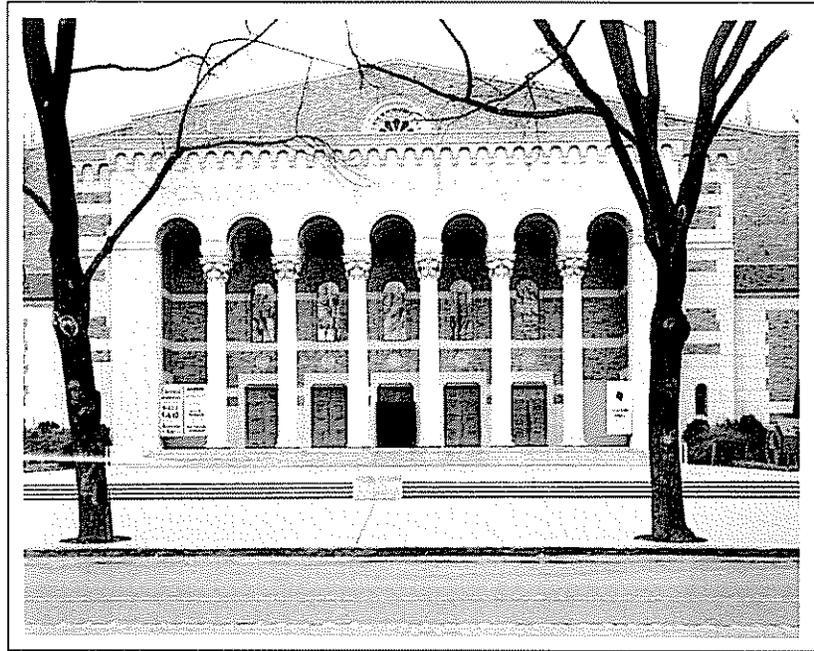
Additionally, all the recommended treatments in the Memorial Auditorium HSR meet the Secretary of the Interior's Standards. The City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as its standards for review of preservation development projects. Work in 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.

Attachment 2

Sacramento Memorial Auditorium

16th and J Streets Sacramento, California



Historic Structure Report

March 2006

Prepared for:

Sacramento Convention Center
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Prepared by:

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Sacramento Memorial Auditorium

Historic Structure Report

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March 2006

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Acknowledgments

A Historic Structure Report is prepared with the support, cooperation, and contribution of organizations and individuals. Each of the following has made notable contributions to the process of gathering information, analyzing data, and making recommendations.

Sacramento Convention Center

Rebecca Bitter, Program Manager, Convention, Culture & Leisure Department
Judy Goldbar, General Manager, Sacramento Convention Center
Dan Goodwater, Mechanical Maintenance Supervisor, Sacramento Convention Center
Tina McCarty, Administrative Officer, Sacramento Convention Center
Matt Voreyer, General Manager, Sacramento Convention Center

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Dennis Neufeld
Allan Owen
Bob Racela
Larry Stanfill
Tom Winter

Architectural Conservation, Inc.

Molly Lambert

Construction Cost Consultants, Inc.

Charles Munroe

I. Executive Summary

Following a substantial but partial rehabilitation in the 1990s, Sacramento Memorial Auditorium remains both a significant community landmark and a viable venue for a variety of meetings and presentations. Its preservation is the result of great effort by many agencies and individuals who established its historic significance, protected its authenticity, and saw it reopened to the public after a long vacancy. However, the building needs a number of repairs in order to preserve its integrity over the long term. In addition, the facility would be more economically viable for users and presenters if some of its systems were improved.

When Historic Resources Group was retained to prepare this Historic Structure Report, the core concern about Memorial Auditorium was how to preserve and in some cases restore the historic integrity of the site while allowing for the demanding and ever-changing needs of a large meeting and presentation hall. This is an investigation and presentation that is, by definition, primarily concerned with historic preservation. Nevertheless, the concept of "rehabilitation" in historic preservation parlance takes into account the need to thoughtfully adapt historic landmarks in order to keep them economically and functionally viable for changing and evolving uses.

This report focuses on the physical condition of the building materials and finishes, from the roof down to the basement, and what is needed to maintain them, to prevent their deterioration, and in some cases to bring them back to good condition or former glory. This information is augmented by review and comment on a number of functional needs that were identified by the Sacramento Convention Center staff and a City of Sacramento-appointed Stakeholders Committee who contributed to this effort during a series of milestone meetings in 2005.

The recommendations in this report represent the effort to balance historic preservation with functional and economic imperatives. This balance is revealed by the fact that alterations and additions are proposed, but they are relatively small, and mostly invisible from the exterior of the building.

The Historic Structure Report is delivered as a narrative document with photographs, and also as a digital document that includes separate database files. The database files include more than 1,300 discreet searchable and updateable records of spaces and features in the building. This is "baseline" documentation that provides a point of comparison for configuration and condition by staff and future assessors. In addition, there are a substantial report and photographs of "decorative" materials and finishes by Architectural Conservation, Inc., that gives more particular analysis of the finer aspects of the architecture.

The list of recommendations for maintenance and rehabilitation provide a roadmap for staff and the City of Sacramento in their daily operations, and for longer term planning of capital improvements. Altogether, the detailed documentation of significant features and list of rehabilitation recommendations provide a ready reference for City of Sacramento staff who are making decisions and evaluating proposals and projects that impact the building.

Some of the conditions that need attention at the Sacramento Memorial Auditorium are:

- Water intrusion over the front portico roof that is destroying the decorative cement plaster parge and damaging brick masonry
- Severe biological growth on exterior brick masonry walls
- Inadequate guttering and flashing that lead to severe leaking at the north and south walls of the auditorium during heavy rains
- Water intrusion through basement walls
- Damage to decorative concrete and glazed architectural terra cotta at the portico, front walls, and side balconies
- Deteriorating and inadequately restored decorative painting at the portico ceiling, lobby ceiling, auditorium ceiling, and little theatre
- Lack of a personnel elevator to take patrons from the main lobby level to the mezzanine, balcony, and basement levels
- Lack of space for an actors' crossover at the rear of the stagehouse
- Lack of adequate docking facilities for trucks at the stagehouse loading doors
- Lack of rigging and power locations at the proscenium and auditorium ceiling, leading to missed opportunities and damage by stage crews
- Lack of power and audio connections in the auditorium area, leading to damage from temporary installations
- Inadequate outdoor lighting and signage for safety and promotion of the building site

II. Introduction

A. Purpose

The purpose of this Historic Structures Report (HSR) is to document the intact historic features of the site and evaluate their existing conditions. Analysis of the Sacramento Memorial Auditorium and its features will provide stewards of the property with recommendations for the rehabilitation and continued maintenance of the remaining character-defining features.

With a firm commitment to preserve the historic elements of the Sacramento Memorial Auditorium, the Sacramento Convention Center seeks to further investigate the conditions of the extant historic structure and site features. This Historic Structure Report will augment prior studies of the site to create a comprehensive record of the site's history, significance, current conditions, conservation needs, and future potential. The Sacramento Convention Center intends to utilize these reports to guide future preservation efforts, new construction, interior design, rehabilitation efforts, and regular maintenance. The Sacramento Convention Center has been a good steward of this historic resource and will continue to use accepted practices and standards for the stabilization of the historic structure and site features.

B. Approach

An Historic Structure Report is the primary type of document used to guide treatment and use of historic structures managed by the National Park Service (NPS). Caretakers of historic sites and preservation organizations use such documents to provide base line data on the current condition of their facilities and to assist in analyzing rehabilitation options.

In 1991 revisions to the guidelines that direct cultural resource management activities allowed for greater flexibility in format and levels of research for Historic Structure Reports. The proposed ultimate treatment, level of significance of the resource, and threats to the condition of the resource were noted as variables to be taken into consideration when establishing the scope of such documents. At the same time, NPS emphasized that the documents:

should focus explicitly on issues related to building fabric and should address all aspects of construction history—including recordation of preservation treatment... and recommends that the content and organization of an Historic Structure Report be structured to ease its use as a reference in decision-making.¹

The following policy statements direct the preparation of an HSR:

- Historic Structure Reports are reference documents for the purpose of minimizing the loss of significant fabric during restoration or rehabilitation work.
- Historic Structure Reports should be defined to include any of the following: physical history and condition, alternative ways to meet management objectives, and specifics of actual treatment.

¹ Billy G. Garrett, "Revision of the National Park Service Guidelines for Historic Structure Reports," in *Standards for Preservation and Rehabilitation*, West Conshohocken, Pennsylvania: American Society for Testing and Materials, 1996, 109.

- Historic Structure Reports should be restricted to information bearing directly on historic material and character. In particular, historical research should be focused on the development and use of the structure.
- Historic Structure Reports should not unnecessarily republish information available from other convenient sources
- Historic Structure Reports should be required whenever existing information about the physical history and condition does not provide an adequate basis upon which to address anticipated management or owner issues and when impeding development could have a significant adverse effect
- Historic Structure Reports should be prepared for the entire structure. Time and money spent on an Historic Structure Report should be limited by management or owner objectives and the structure's significance
- Historic Structure Reports should be written for primary audiences, maximize the use of existing reliable information, and minimize its reformatting
- Historic Structure Reports may be undertaken on an incremental basis when time and resources are limited
- Flexibility in formatting an Historic Structure Report is important to maximize communication between the professionals preparing the report and the management or the owner, to allow the use of existing information, and to use new information for other purposes.

The current definition of an Historic Structure Report was developed and refined by the National Park Service in the intervening years and published in technical materials and in the Association for Preservation Technology (APT) *Bulletin* of 1997. Discussion of Historic Structure Reports in that *Bulletin* uses a definition that was used as the basis for this report. This definition states that:

An Historic Structure Report is to provide a definitive analysis of the physical history of a structure through research and trained observation. In addition to documenting significance, history, and condition, the Historic Structure Report then serves as the vehicle to determine appropriate subsequent rehabilitation and maintenance efforts. The National Park Service, APT, ASTM, and others have prepared technical materials to assist professionals in preparing Historic Structure Reports according to current standards. In particular:

*(The ASTM Guide) provides a list of reference documents related to Historic Structure Reports, a discussion of their significance and use, approaches and procedures for preparing and using Historic Structure Reports, and suggestions for the disciplines from which Historic Structure Report team members may be drawn. Historical research, site inspection, methods of documentation, field testing and sample review, laboratory testing and materials analysis, evaluation of research and inspection results, and development of treatment recommendations are addressed, in addition to content, organization, application, and distribution of Historic Structure Reports.*²

The Historic Structure Report for the Sacramento Memorial Auditorium presents an itemized review of elements of construction and an evaluation of conditions. The Treatment component of this report is critical in establishing

² Deborah Slaton and Alan W. O'Bright, "Historic Structure Reports: Variations on a Theme," *APT Bulletin: The Journal of Preservation Technology*, Volume XXVIII, Number 1, 1997, 3.

standards for the retention, repair, and maintenance of existing historic elements and materials.

The effort which produced the present document consists of several elements: first, research into archival, published, and oral sources which illuminate the physical history of the building; second, on-site analysis of the current conditions of the building's materials and features which would guide the recommendations for treatment; and third, creation of a database which allows users to easily access information about existing conditions and proposed treatments.

Information about condition was collected at the site through field observation. First-hand inspection reports were compiled into a comprehensive database. Recommendations for treatment of the various materials and elements that compose the structure were developed through analysis of the information contained in the database.

C. Organization of Report

This document reflects the current methodology of NPS on the subject of Historic Structure Reports and is therefore organized into the following parts:

History This consists of a historical background and context which establishes a period of significance; a chronology of development and use which details the physical construction, alterations, and use of the building.

Architectural Evaluation The intention of this section is to present the results of a detailed field research effort, and the documentation of existing interior and exterior conditions based upon visual observation. This includes a detailed evaluation of materials and features and their period of construction, installation or modification. All elements or features that are deemed character defining or significant should be specifically identified to ensure their retention and protection.

Specialized Evaluations An HSR often requires specialized evaluations in addition to the architectural assessment of the structure. The need for these evaluations depends upon the goals, purposes, and scope of each individual project. Depending on the number of involved, the specialized evaluations may be included as separate chapters of the document, or grouped together into a single section.

Recommendations This is a concise statement of recommendations that are based on the observations and conclusions established by the earlier chapters. These may include general and specific treatment recommendations and alternatives, applicable programmatic recommendations, an outline of a prioritized scope of work, and cost estimates.

Record of Treatment for the building and site features. This section documents work at the site. It consists of completion reports that summarize the intent of the work, methods used to accomplish the work, time, and cost requirements. A description about the history of the site based on physical evidence discovered during construction is also part of the completion report.

This portion of the document can also include technical data such as copies of field reports, material data sheets, field notes, correspondence, accounting

spreadsheets, and contract summaries. No current project data is included in this section, but data should be added in the future to create a complete record of all work at the site.

D. Administrative Data

Ownership

The entity legally responsible for the building's preservation is the Sacramento Convention Center.

Cultural Resources

In order for a building to qualify for listing in the National Register, the California Register, or as a locally significant property, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

The Sacramento Memorial Auditorium is listed in the National Register of Historic Places (3/29/1978) and therefore is listed in the California Register of Historical Resources. It is also listed at the local level in the City of Sacramento's Official Register. An explanation of these designations follows.

National Register of Historic Places

The National Register of Historic Places, administered by the National Park Service (NPS), is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." However, the federal regulations explicitly provide that National Register listing of private property "does not prohibit under federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property." Listing in the National Register assists in preservation of historic properties through: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or federally assisted projects; eligibility for Federal tax benefits; considering in the decision to issue a surface coal mining permit; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, the Section 106 clearance process must be completed. State and local regulations may also apply to properties listed in the National Register.

D. Feature Specific Recommendations

Having a firm knowledge of the condition of materials and systems in a historic property is essential to planning an appropriate rehabilitation. Deteriorated materials and non-operating systems not identified as significant could be lost during an insensitive rehabilitation, thereby reducing a property's historic integrity. Poor and deteriorated conditions, if left uncorrected, could likewise result in even further damage to the structure.

The database included with this report (see Appendix A) is a detailed record of the individual spaces and features that comprise the Sacramento Memorial Auditorium. The materials and finishes have been documented for each feature in both photographs and a written narrative format. The condition of each feature has also been recorded and categorized as being good, fair, or poor. Recommendations for the treatment of features are provided in this section, and in the conservator's report, as appropriate, to be used in future rehabilitation and planning on the property.

The Sacramento Memorial Auditorium is generally in fair to good condition, with instances of poor conditions that require further attention. The building has a good level of integrity. The majority of the building's significant features are in fair to good condition.

Ten years ago, the City of Sacramento undertook an extensive effort to secure and stabilize the building in order to prevent further deterioration from occurring. The installation of a new roof and provisions for adequate ventilation and security, for example, have greatly contributed to the auditorium's continued preservation.

A complete listing of spaces and features in the Sacramento Memorial Auditorium and their as-found conditions are reported in Appendix A. Recommended treatments for each feature is in the following table. All of this information is derived from the existing conditions database that accompanies this report. Note that the term "treatment" may refer to a broad range of activities, not just the physical treatment of a specific feature. The recommendations are drawn from the observations and reports of all consulting members of the project team.

Each feature has been assigned a prioritized ranking of "high," "medium," or "low." The rankings reflect the condition of each feature, applicable criteria for the health and safety of the occupants, and the conservation of the building and its contents. The rankings should be considered when planning and implementing repairs or rehabilitation. Features with a "high" ranking should receive the most immediate attention, while features with a "low" ranking are considered to have a lower priority. The rankings are not based on the comfort and convenience of the building's potential users, or the relative cosmetic appearance of the building features. Our rankings favor building conservation, whereas operational priorities may be different for the owner.

The following table is a prioritized list of features, spaces or items and their recommended treatments according to their assigned ranking for guidance in the preservation of the Auditorium. General guidelines for materials conservation can be found beginning on page 113, and the specialized evaluation for materials conservation can be found beginning on page 21.

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
Accessibility	Remove barriers by following the recommendations outlined in the report titled "Prioritized ADA/Access Compliance Audit for Memorial Auditorium," prepared by SZS Consulting, dated December 18, 2004.	1
Brick and hollow clay tile masonry: primary and secondary structural systems	<p>The use of brick is obvious; hollow clay tile is present but hidden behind finishes in some cases. These unreinforced masonry walls and partitions are known not to always resist seismic forces very well. Seismic improvements were made during an earlier rehabilitation of this building. A structural assessment is not part of this study.</p> <p>In case of further rehabilitation in the future, there are alternatives to removal and replacement of hollow clay tile, or laid brick masonry: anchor bracing/bolting; fiber-reinforced polymer bars; injection of adhesive compounds or foam; woven-fiber reinforced epoxy coatings; and encapsulation with frames or concrete.</p>	1
Cement plaster (stucco) finishes at facades.	Remove salts and stains; patch losses	1
Concrete screens on the south wall, windows at little theatre	Concrete is spalling, and there are losses at some locations, leaving rusted iron reinforcing bars exposed. Selectively remove spalled parts; remove iron corrosion and coat iron bars; patch losses with a bonding agent and concrete with the composition, color, and aging profile of the existing original material, hand tooled to match the texture of the original material.	1
Door to organ chambers	The original Kalamein type doors have been removed at Spaces 140 and 155, and replaced with paneled wood doors. Review with a staff or record architect with respect to the possible need for a fire-resistant door at this location.	1
Eaves and gutters at east and west walls	Add broad flashing upslope from gutters at main auditorium roof in order to prevent water from flowing into the attic at the interior of exterior walls.	1
Elevator	Add a multiple-stop personnel elevator in the general area occupied by Space 106, in order to provide wheel chair accessibility, gurney accessibility, and improved operational capacity for building service at the basement, main floor, and mezzanine levels. Consider extending the service up to the available space at the balcony level to facilitate movement of rigging and lighting to the attic spaces.	1

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
Exterior cement plaster (stucco) trim at south elevation	Remove sources of water intrusion from the rear of the wall (roof and parapet above the portico; rainwater sheeting down from the roof eaves); substantially remove salts; clean; patch losses and damaged areas with mortar formulated to match the composition, color, and aging profile of the existing original material, hand tooled to match the texture of the original material.	1
Glazed architectural terra-cotta	<p>With the exception of some areas that are not easily visible on the south wall of the stage house, the substrate and finishes are in fair to good condition, with some surface soil, possibly some overpainting, and minor spalls that are probably due to seismic shocks and moisture intrusion from the rear</p> <p>Areas of moisture intrusion, particularly at the balconettes above the first floor exterior doors at the east and west walls, should be repaired as soon as possible in order to prevent further damage</p> <p>Cracks and spalls are minor enough that original masonry units should be retained in place and can be cosmetically patched with semi-permanent methods that will allow retention of most original material.</p>	1
Gutters	Add two each overflow scuppers on the east and west eaves of the main auditorium roof in order to control back-flow during heavy rainfalls.	1
Hollow clay tile partitions	This report does not assess structural conditions in the building, either primary or secondary systems. There are partitions in the building that are constructed of hollow clay tile unreinforced masonry. These types of partitions appear to be utilized only as secondary structure; i.e., they do not provide vertical bearing support. However, this material is brittle, and if holes are cut for building systems, this type of partition can be dangerously weakened. Confer with a licensed structural engineer prior to cutting, or cease work and confer if the material is discovered in the course of work.	1
Little Theater (Jean Runyon Little Theatre)	This space and its features retain a high level of integrity. Ceilings, walls, proscenium, floors, seating, stage, footlights, and railings, for example, have been retained. The historic fabric, spatial configuration, and visual character of this space should be retained. Adaptive reuse to accommodate better theater presentation can be achieved, but should result in the substantial loss of integrity the Little Theatre.	1
Portico roof	Replace the existing built-up composition roof at the portico with a new membrane system, delineated and specified with the assistance of a roofing consultant and licensed architect.	1

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
Presentation/user improvements	Add lighting and sound infrastructure; structurally-brace sleeve pipe grid in the attic with power cable distribution in place; demountable light truss components for front-of-proscenium positions; power and control cabling from stage to auditorium positions; house lighting panel and house lighting fixtures.	1
Reuse and alteration of spaces	<p>Spaces in the building are classified as significant or not significant. Significant spaces are sub-classified as primary, secondary, or tertiary</p> <p>Primary spaces should in general not be altered except for very discreet mechanical, electrical, and fire/life safety improvements</p> <p>Secondary spaces can be partially altered; secondary spaces of similar character and use can be altered substantially or eliminated if spaces of similar character and use are retained</p> <p>Tertiary spaces can be altered, consolidated, or eliminated without substantial loss of historic and visual character.</p>	1
Roofs, walls, wall openings, basement walls	One of the most important long term issues after a safe structural system is preventing rainwater and moisture from entering the building envelope.	1
Stained concrete floors and tile	The decorative floor patterns and finishes in the foyer are significant and very characteristic. Areas of less foot traffic have a dark stained finish that should be protected and retained. Do not use chemical or abrasive strippers and cleaners.	1
Structural system	<p>Assessment and improvements to the structural system were made during a previously completed rehabilitation project. It is not in the scope of the report to assess or make recommendations concerning the structural system and seismic safety</p> <p>Following any reported seismic activity that affects the Sacramento area, have the building inspected by a licensed structural engineer, preferably with historic building assessment experience, prior to continued occupancy or use by staff or users. Follow the engineer’s recommendations with respect to occupancy and remedial repairs. In most public-owned buildings, a City agency will administer the inspections by either staff professionals or designated consultants.</p>	1
“Cubby hole” casework	There are many wood units constructed originally at hat-checks in the long narrow spaces that line the corridors at the perimeter of the auditorium. These are character-defining and of interest, but are	2

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
	secondary, non-public spaces Therefore, if these types of spaces are needed in the future for essential functions, retain one of these spaces with casework, and adapt the other spaces for new uses as needed.	
Archival storage	<p>A large floor area is used for storage of fixtures, fittings, and miscellaneous building features such as old chime parts and plumbing fixtures. This area is at the northeast portion of Space B02.</p> <p>Catalogue these items as accessions, record them photographically, and provide labels or tags Provide a fully secured space with limited access and record all personnel access. More efficient storage fixtures would reduce the floor area needed This facility would back-up the initiation of a history room in the building.</p> <p>It is not necessary that this material be stored in the building; however, this material should be well recorded and packaged so that it is known, controlled, and can be tracked if it is moved.</p>	2
Balcony on east wall of Memorial Hall	Replicate missing plaster to match existing profiles, utilizing an artisan with demonstrated experience analyzing and matching composition of forming of plaster features.	2
Brick walls	<p>Moisture penetrates through the brick walls to the interior, as seen in the saltation on the interior surface of the attic. There is more salt deposited where terra cotta trim is attached, probably due to fewer wythes of brick, an additional joint, and horizontal surfaces that catch moisture that can flow into the wall and joints. The picturesque, irregular coursing of the veneer brick provides more horizontal surfaces than regular coursing for water to collect and flow into the wall. At some locations there are no gutters, so that rainwater can flow in sheets over the brick walls below. However, the condition of mortar joints is generally good.</p> <p>Consider cleaning the exterior brick using non-abrasive methods, and chemicals/detergents that have been tested in advance by an architectural conservator. Apply a clear permeable coating (12 perms minimum) that will shed more rainwater while allowing internal moisture to evaporate.</p>	2
Chimes	Complete any required repairs, restoration, and modern augmentation as needed for programmable automatic operation.	2
Decorative ceiling paint and plaster	Refer to specific feature evaluations and recommendations by Architectural Conservation, Inc	2

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
Decorative lighting finishes	<p>The site has significant pendant and wall-mounted lighting fixtures in public spaces. Refer to recommendations by Architectural Conservation, Inc.</p> <p>Maintenance plan should include cyclical schedule for cleaning dust and atmospheric soil, and periodic inspection for assessment of finish and material conservation.</p>	2
Door hardware	<p>Retain and repair the operable parts of ferrous and copper alloy (brass or bronze) door hinges and locksets that were installed in 1925 (refer to the features and conditions database). Do not chemically strip or abrasively sand (with wire brushes, for example) metal finishes. Confer with a qualified architectural conservator for specifications prior to cleaning, coating, or altering of hardware finishes.</p>	2
Door hardware	<p>If there are functional and code performance requirements that could cause the alteration or replacement of ferrous and copper alloy (brass or bronze) door hinges and locksets that were installed in 1925 (refer to the features and conditions database), apply the State Historic Building Code in examining alternatives, in consultation with the building official. Adding new hardware is preferred to removing and replacing existing hardware.</p>	2
Electrical system	<p>Electrical system assessment is not a part of this study. The system was substantially improved during the 1990s rehabilitation. We were instructed that assessment was not required when we prepared a scope of work for this report. However, if there is any doubt, assessment by a licensed electrical engineer in order to evaluate the safety and adequacy of the existing system is readily achievable with a modest fee and short period.</p> <p>Needs identified by the Citizen's Advisory Committee, later known as the Friends of Memorial Auditorium: on-stage electrical rewiring and replacement; electrical to Little Theatre; electrical to Memorial Auditorium Hall; electrical to Projection/Lighting Booth; follow spots; 200 amp service to area above ceiling for lighting; 800 amp service to basement for road shows; lighting control system for public areas; new SMUD transformer.</p>	2
Estey Pipe Organ and Console	<p>Assessment of the instrument and console is not a part of this study.</p>	2
Flagpoles	<p>Complete a repair of the bases and poles as detailed in the proposal by Baird, Rieff & Associates. This recommendation addresses the proposal scope, and is not a recommendation with respect to any contractor or artisan.</p>	2

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
Gutters	Add a gutter and rain leader at the east and west eaves that flank the portico on the south elevation in order to reduce the water flow over cement plaster and decorative concrete materials and finishes.	2
Little Theatre seating	The seating is original and in very good condition. With good housekeeping, the frames and wood shells will last indefinitely. Retain and repair existing seating as needed.	2
Painted paneled wood doors at east and west basement doors under the stage	Doors are in very poor condition; wood is deteriorated and patched with inappropriate materials Remove doors and repair. Selectively replace losses and deteriorated materials with Dutchman patches.	2
Ramped driveways at east and west basement doors under the stage	Replace existing site drain inlets with trench drains and grates across the width of the driveway in order to reduce flooding in heavy rainfalls, and prevent standing water. Conduct a video investigation of the drain lines, and repair or replace if necessary any cracked sections, removing any blockages to flow.	2
Reinforced concrete walls	With assistance of a licensed civil engineer, recommend a project to engineer the addition of waterproofing membranes and drainage systems at the exterior perimeters of the basement in order to mitigate current and reduce future material damage to concrete and masonry.	2
Security	The interest of building conservation is served not only by good fire and smoke detection reported to a central station, but also by deterring and detecting intruders and other damaging activities. Security cameras at the portico covering the front entrance area, side yards, and rear loading at the sidewalk and basement elevations will detect and deter vandals and other activities that could threaten users and the building. Technology is providing ever improving solutions at decreasing costs. Wireless networking and storage media make it possible to monitor multiple views and record hours of information on inexpensive media such as recordable disks.	2
Stage house and loading	Add a crossover space at the north wall of the stage house, an exterior dock lift, and an interior basement-to-stage elevator.	2
Steel casement windows	Accumulation of paint and hardware (latch) failure are common in metal windows. Rust and failure of the frame and sash are not common; the problems in	2

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
	this building are numerous but not major For example, the sash in the north wall of the Mezzanine Dressing Room (Space 244) was bolted closed, later forced open, and now cannot be shut and latched tightly. Have a window rehabilitation contractor survey each window for operability, and provide replacement latch hardware in those cases where needed. If it is required to lock windows in order too prevent the public from opening them, retain or restore latches, but add reversible hardware with locks, or small bars screwed across sash or frame that prevent opening.	
Toilet fixture fittings	Minor metal corrosion is common in the original, significant toilet fixture fittings, but is severe enough to require attention at some locations Refer to the sink at the Mezzanine Washroom (Space 237), where there are rust stains, and the overflow cover is almost rusted through This level of corrosion requires replacement.	2
Windows at balcony	Replace painted wood-framed plywood window fillers with a two-track motorized drapery system that includes an outer black-out curtain and an inner decorative sound-absorptive textile in a compatible color. This will provide for a minimal-labor solution to the option of natural lighting, black-out, and acoustic adjustment.	2
"Travertite" cementitious portico columns	There are cracks, overpainting, and damage to the surface from previous cleaning Refer to recommendations by the architectural conservator	3
Balcony ceiling	Some acoustical tiles are damaged, missing, or replaced with poorly matched material due to water damage. A stock of custom-fabricated units should be fabricated to restore the ceiling; double the order to maintain an overstock in case of future damage, and retain records of the fabricator and fabrication specifications.	3
Balcony seats	The balcony contains original seats, many of which are in disrepair Obtain proposals from qualified seating manufacturing/repair firms to repair wood material and finishes Seats are repairable and have an indefinite life span if maintained.	3
Concrete bridges from north sidewalk to side stage doors	There are salts, tide lines, and some spalls with exposed corroded iron reinforcing bars Clean concrete surfaces, remove corrosion and coat exposed rebar, and apply concrete patches with a matching composition Coat exposed concrete surfaces with a breathable coating (permeable, not sealing) that decreases moisture absorption; consolidating component not needed	3

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
Concrete walkways and paving	<p>There are minor losses and cracks at exterior sidewalks and steps. Deterring skateboarding will reduce impact damage. Reducing abrasive cleaning as recommended in this report will slow the soiling and deterioration cycles at concrete.</p> <p>Losses in steps and paved areas should be patched with a mortar formulated by a qualified architectural conservator based on the content, color, and finish of the existing materials. Standard patching mixes, and standard Portland cement-based formulations are usually not appropriate in terms of appearance and hardness, and can be expected to fail and possibly cause more damage than they are intended to repair.</p>	3
Decorative paint pattern at bases in lobby area	Do not retain or repaint decorative pattern unless archival or field documentation of this feature is found.	3
Doors and frames in secondary spaces	Original finishes below lighter paint appear to be darker: brown paint, or stain and varnish. Future work could include restoring original paint colors, or removal of paint to uncover original painted or stained finishes.	3
Interpretation of history	Construct a "history room," or "Sacramento Memorial Auditorium Museum" in a secondary or tertiary space with archival and visual material that present the role of the site in City history, as well as current and future events of interest and importance to citizens and visitors. The basement area under the lobby (Space B03) is currently used inefficiently for storage, and might be adapted for this purpose.	3
Lighting at exterior	Add accent lighting for the building and site.	3
Lighting fixture lamps (bulbs)	Relamp significant fixtures consistently with lamps that have consistent temperature (color), with a preference for warmer lighting to recall original incandescent lamps. In general halogen lamps have better spectra than compact fluorescent lamps.	3
Lighting fixtures	Replicate missing glass shades at two end fixtures in the Main Floor Lobby.	3
Organ blower and instrument	This report does not evaluate the condition of the organ instrument, console, or any components.	3
Painted steel sash windows	Re-survey all steel sash windows with a hardware consultant and determine which sash need latches to be cleaned and/or new parts in order to operate.	3
Permanent lighting of stage and proscenium arch	As requested by the Capital City Preservation Trust in a list of projects dated 2004, add permanent recessed lighting for architectural accents in the bulkheads at the base of the anteprosenia. This optional accent lighting can be controlled with house lighting at levels that will be compatible with stage presentations.	3

Feature, Space, or Item	Recommended Rehabilitation Treatments	Priority 1 = high 2 = medium 3 = low
Plaster wall repair	Remove and replace in kind the delaminating plaster above the sink in the main floor dressing room (Space 161), and at the wall between the sink and toilet in the Mezzanine Washroom (Space 237).	3
Public toilets	As noted in the description of features and their significance, many of the finishes, partitions, and fixtures in the toilets are original and therefore significant. Therefore these spaces contribute to the historic and visual character of the building, even though these are secondary spaces. Alterations for accessibility and efficient operation should be selective. It is feasible to retain and repair durable finishes such as terrazzo and painted plaster. Historic toilet partitions and doors function well when maintained; however, adequate accessible stalls must be provided (a relatively minor intervention in the larger toilet spaces). Fittings must be replaced when they are not serviceable, and fixtures sometimes break or must be replaced to decrease water use.	3
Rigging hole covers in proscenium arch	Refinish the circular metal plates with a background toning that will better blend with the historic patterns and colors. A qualified decorative painter should provide a sample plate for review, mocked up in place, prior to proceeding with the work.	3
Smoking patio; outdoor lobby	A paved terrace or terraces at the east and/or west yards could be added with minimal visual and material impact of the character of the building and its setting. An alternative to access via paved walks from the south entrance is access via new doors that could be added at the east and west walls where there are currently small assembly rooms and windows only. New doorways could and should be limited to alteration of one bay.	3
Steel sash windows	One window has been removed and replaced with a sheet metal panel and air conditioner. Restore window, and provide a proper conditioned air system for comfort and ventilation.	3
Suspended acoustical tile	Addition of suspended acoustical ceilings is not a compatible alteration; reversal is recommended.	3
Ticket windows	Ticket windows have been replaced by clear acrylic sheets ("Plexiglas" type product). Replace with laminated security glass.	3
Vaulted plaster ceiling with decorative painting	Refer to recommendations by the architectural conservator	3
Windows at balcony	Replace painted wood sills at the window frames; the sills are in poor condition, primarily due to the use of window fillers.	3

Attachment 3

**Memorial Auditorium
Historic Structures Report**

Available at City Clerk's Office in CD Format

(700 + page document)

RESOLUTION NO.

Adopted by the Sacramento City Council

MEMORIAL AUDITORIUM'S HISTORIC STRUCTURES REPORT FINDINGS AND REPORT BACK

BACKGROUND

- A. City Council approved the allocation of \$80,000 for a Historic Structures Report (HSR) for the Memorial Auditorium, with an additional \$500,000 allocated for the implementation of the items identified in the report. In addition, Council allocated \$6.3 million from the Community Reinvestment bonds (\$3,053,000 from Tax Exempt Bonds -Fund 713 and \$3,053,000 from the Downtown Bond SHRA-Fund 206) for further implementation of items identified in the report.
- B. The goal of the project was to have a template 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.
- C. The 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. Also included in the report is a listing of prioritized needs of the building
- D. The City's Design Review and Preservation Board unanimously adopted a resolution for the Master Certificate of Appropriateness based on the recommended treatments within the March 2006 HSR and approved the exemption of projects undertaken pursuant to the treatment recommendations listed in the HSR from California Environment Quality Act pursuant to section 15331 – historic resources restoration/rehabilitation.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. City Council Accepts the Historic Structures Report and approves the continued use of the report findings and methods as a guide to future improvements for the Memorial Auditorium facility.
- Section 2. City Council approves the use of the "Master Certificate of Appropriateness" which gives overall approval to proceed with general maintenance and repairs pursuant to treatments recommended in the Historic Structures Report.