HISTORICAL PRESERVATION COMMISSION

APPROVED ACTION MINUTES MARCH 12, 2008

MEMBERS PRESENT: Vicars; Butler; Bunse Orlins

MEMBERS ABSENT: Brookshear STAFF PRESENT: Norris;

Roll Call:

• Meeting called to order at 6:05 PM.

Approval/Revision of Agenda:

None

Approval of Minutes:

• Commissioner Vicars noted that items 12 and 13 had been advanced because applicants were in the audience, so there was no discussion on the last two items.

Secretary's Report:

- Cindy Norris indicated to Commission members that there is a flyer for each Commissioner informing them of an upcoming Community Workshop on Downtown Parking Thursday March 13, 2008
- Staff wanted to alert the Commission that it is possible that the City Center Lofts project design could be on the April agenda. This could impact the time available for discussion on the Ordinance revisions.

Subcommittee Reports:

• None Reported

Public Comment:

• No public comment.

Commission and Staff Comments:

- Commissioner Vicars reported that she presented the annual report on the Historic Preservation Commission work program at the March 4 City Council meeting.
- Commissioner Vicars reported that the Beamer-Motroni honorary district resolution was presented to the Council at the March 4 City Council. Cindy Norris confirmed that the item had been approved by the Council at that meeting.
- Commissioner Orlins indicated that he wanted to clarify his request from last meeting in February, regarding possible future guidelines for historic residential additions and remodels. He wanted it clear that he was referring only to review of characteristics such as volume and mass, not style or details such as windows.
- Commissioner Butler requested that the Commission include an item for future discussion regarding recognition of post World War II housing. Commissioner Vicars suggested bringing the item back for discussion in July.

Opera House Expansion:

- Cindy Norris presented a brief report on the Opera House Expansion. She indicated that Jimmy Stillman is the project planner on the project, but that he was out ill. After staff presentation, applicant representative, McCandless Architects, gave a further overview of the proposed expansion.
- Cindy Norris commented that staff and the applicant has been working with SHPO and had met with representatives to discuss design and CEQA process.
- Commissioner Vicars complemented the design, but commented that she was just noting that the building will block the afternoon lighting in the plaza area. The architect mentioned that in the Summer, the building would provide additional shade in the plaza area.
- Commissioner Bunse commented that she was glad to hear that contact had already been made with SHPO.
- She indicated that she likes the proposed design. That she likes the stonework and differentiation from the original and the addition. That they have a great situation here with an addition to an already existing addition so that they are not impacting the original building.
- She indicated that there is precedence in downtown for canopy treatment at the archways. It is a similar vocabulary to other buildings that are being remodeled.
- Commission Bunse noted that the building has multiple historic status, National, State, Local. She wondered if they had a specific list of contributing features that they are working from.
- The architect indicated that they do not have a specific list, but that they are trying to tie in visible features, such as masonry banding. They are picking up those features as a reference.
- Jeff King from the Opera House, reiterated that the original structure is not being impacted. That it would be annex to annex. They want to make sure that this building does not detract from the original. They are happy that it will include ADA upgrades. They are improving the elevator as an upgrade to the project.
- Commissioner Orlins asked the architect to describe the detail treatment between the stonework and the roofline.
- The architect indicated that it consisted of a cornice, with brass colored metal cladding. Spandrill glass is in place to provide a screen for the mechanical equipment. That the intention was a separate design. The building is a new contemporary structure and it was intentional to not match any other building.
- Commissioner Bunse inquired of the existing plaque located on the east wall of Ludy's. Jeff King indicated that a plaque would be included.
- Commissioner Butler commented that the black box theater is a very modern concept.
- Jeff King indicated that the term should probably be flexible space rather than black box. They have a traditional theater already existing. There is not enough room to put in a traditional theater in the addition. The black box concept provides for more intimate space. It is more educational, intimate. Considered a laboratory, classroom style facility.
- Commissioner Orlins indicated that he was the lead archeologist on the opera house when it was stabilized. During that work, they unearthed artifacts relating to the history of the site. He thought he recalled that the area that is the intermission room was to be a museum. He would encourage the consideration of some space to display materials for tour groups and users to enrich the entire experience. He thought that the materials that had been unearthed were located in State Parks collection in West Sacramento.
- Jeff King stated that they would like to have any materials back, such as posters or play bills. Commissioner Orlins suggested that they ask the State Parks staff to research the Woodland Opera House collections and to check the UCD collections.
- Mr King indicated that they do have a museum room that will be updated in the next year.

- Commissioner Orlins requested that the Opera House consider adding display cases along the walls in the expanded intermission area. He also noted that the State should have a catalog with each object in the collection listed and photographed. He suggested that museum interpretive representatives could possible help.
- The motion to recommend approval of the proposed elevations for the Woodland Opera House/State of California Historic Park at 340 Second Street was made and seconded.
- The motion was approved by the Commission 4-0.

Heritage Home Awards:

- Cindy Norris noted that there were now four of the six homes remaining as eligible for the Heritage Home award this year. She noted that the Commission could either go forward with the four homes or they could recommend a fifth home. However, due to time constraints in ordering the plaques, staff would need information on a new home soon.
- It was recommended to go forward with the four homes.
- The practice in the past is that each Commission member choose a home, usually the one they nominated, to prepare a write up. Write ups should be provided to staff by April 18. Staff will conduct research at the Yolo County Archives to determine the date of construction for the home on Cross St. Other dates of construction are in the recently updated walking tour booklet. Commission members chose the following homes for write up:
 - o Commissioner Vicars the home on Oak
 - o Commissioner Orlins the home on Cross St
 - o Commissioner Bunse the home on First St
 - o Commissioner Butler the home on Third St

Preservation Awards:

- Commissioner Vicars stated that the Commission did not provide Preservation Awards last year as they were unable to come up with enough new suggestions. She suggested that maybe the Rail Depot rehabilitation could be considered. Additionally, she suggested that Bill McCandless should be recognized for all of his work in the community on historic projects.
- The Commission agreed to table the discussion to the April meeting to give Commission member time to think about nominations. The awards could be moved to the September meeting.
- It was suggested that the Commission call or email suggestions to Cindy.

Ordinance Amendment Discussion:

• Staff did not have discussion points prepared for this item. It was noted that the Commission hoped that the primary focus of the next meeting would be to discuss CLG comments and possible ordinance amendments.

The being no further business the meeting was adjourned at 7:00 PM.

Respectfully submitted,

Barry Munowitch, AICP Assistant City Manager