



6:00 PM, WEDNESDAY, JUNE 19, 2013
CITY HALL COUNCIL CHAMBERS
300 FIRST STREET

- 1 Roll Call**
- 2. Review and approval of Draft Minutes:** May 15, 2013
- 3. Secretary's Report**
- 4. Public Comments:** This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.
- 5. Commission and Staff Comments:** This is an opportunity for Commission Members and Staff to make comments and announcements, to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
- 6. State Theater Information Item:**
 - Receive City Council Communication regarding the State Theater Update Report.
 - Receive Donald Napoli's Resources Inventory Evaluation sheet dated 12/17/96.
- 7. Heritage Home Award Process 2013:** Continue the discussion and review of possible Heritage Home Award Nominations.
- 8. Preservation Award Process 2013:** Continue the discussion and review of possible Preservation Award Nomination.
- 9. Adjournment:**



6:00 PM, WEDNESDAY, MAY 15, 2013

CITY HALL COUNCIL CHAMBERS

300 FIRST STREET

DRAFT MINUTES

1 Roll Call

Present: Aulman, Brookshear, Orlins, Casey, Ford (late)

Absent:

Staff: Norris

2. Review and approval of Draft Minutes: April 17, 2013

Commissioner Orlins requested that text edits be made to the minutes to correct spelling for the work tract.

*Motion: Commissioner **Brookshear** made a motion to approve the minutes for April 17, 2013, which was seconded by Commissioner **Orlins**.*

Ayes: Casey, Aulman, Brookshear and Orlins

3. Secretary's Report

- *Staff informed the Commission that the City has a new Community Development Director, Ken Hiatt*
- *Staff provided a brief update with regard to the State Theater, that now that the city has purchased the building that the City is responsible for the its disposition, including ensuring public safety. That the City is having key reports prepared that will help assess the condition of the building and any possible safety issues. The next step, once the City has facts about the building condition, will be to determine necessary improvements and costs. Further city needs to determine the costs for basic maintenance and operation for the building. Staff intends to provide a report on the buidlign to the City Council. However, as the necessary reports have not been completed, the City will be unable to provide a complete assessment by May 21. Once the information is in a complete report will be presented.*

4. Public Comments: This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

Melissa Turner, indicated that she is a member of the Friends of the State Theater, and spoke to express her support with regard to the preservation of the State Theater as a theater. That she feels preservation of the building could result in a benefit to the City and contribute to the downtown.

Dino Gay spoke expressing his feelings with regard to the State Theater to indicate his desire to see the building recognized as a local resource, and that he would like to see the theater restored properly keeping the 900 seats. He believes that there should be some type of historical designation to recognize the theater.

5. **Commission and Staff Comments:** This is an opportunity for Commission Members and Staff to make comments and announcements, to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Commissioner Aulman spoke with regard to the State Theater and requested that an item be placed on the next agenda. Some items that he requested be part of the future report include:

- A summary of the reason why the State Theater was listed as ineligible for any list on the previous City Historic Resource Survey and all supporting documentation including the survey forms and staff report from 1998.*
- He would like the Commission to be provided with copies of any environmental assessment studies that the City has prepared.*
- He would like to have a discussion concerning the proposed future use and operation of the theater and would like a discussion about the sustainability of any proposed use.*
- He would like to have a representative of the State Theater operating group come speak to the Commission as well.*

6. **Heritage Home Award Process 2013:** Discussion and update – meetings with property owners and final determination.

The Commission reviewed the five homes that were provided for possible nomination. The Commission voted to approve all five recommended nominations to receive the Heritage Home Award. The five nominated homes include:

- The Leathers House at 922 Elm Street (Casey)*
- The Anderson-Towle-Tikalsky House at 550 Walnut Street (Casey)*
- The Brink-Gill House at 411 Pendegast Street (Aulman)*
- The Riede-Clark House at 321 Bartlett Avenue (Orlins)*
- The Stephens-Cholewinski House at 644 First Street (Ford)*

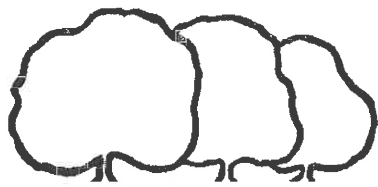
It was agreed that the Commission member who nominated each possible recipient would also provide the detailed write up for each home. The next step in the process is for the City to send out the nomination letter to each homeowner to request their acceptance of the nomination. That will happen in the next week or two.

7. **Preservation Award Process 2013:** Discussion and update – meeting with property owner and final determination.

The Commission voted to accept the nomination for the Diggs Rehabilitation project at 514 – 515 Main Street. While the building is not a historic resource, the commission felt that the remodel was

supportive to the surrounding downtown district through the use and adaptation of materials. The sympathetic manner in which the building façade has been restored supports the surrounding historic structures and provides a significant improvement to the block. The Commission voted to recognize both the owner of the building as well as the architect, Duane Thompson.

8. Adjournment: 7:00 PM



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

13.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: State Theater Update Report

Recommendation for Action

Receive report for informational purposes only; no action required.

Fiscal Impact

The City purchased the State Theatre for \$275,000 with Measure E revenue. The State Theatre is a city asset that needs to be maintained and managed. Minimal additional City funds have been expended to date to cover utilities, nominal maintenance and an environmental assessment of the building. There will, however, likely be ongoing costs associated with preventing the building from further deterioration and maintaining it in a preservation state, pending commencement of the renovation project.

Report in Brief

This informational item is to bring Council and the community up to date on the status of the State Theatre project.

Background

In March 2012, Council authorized staff to complete a purchase agreement for the State Theatre, which was finalized with close of escrow on July 10, 2012. On July 3, 2012 City Council formally approved re-use of the building as a Children's Performing Art and Event Center to be operated by the Woodland Opera House. Furthermore, the City Manager was authorized to execute agreements with the State Theatre of Woodland Management Group, for fund-raising and renovation efforts, and the Woodland Opera House for operation of the facility as a children's performing art center and event center when renovation is complete.

The State Theatre is recognized as a community landmark and an important component of downtown revitalization for the City of Woodland. The Theatre opened in 1937 as a 999-seat grand theater with Streamline Moderne architectural design elements and an iconic marquee. It originally had two store-fronts on either side of the entrance opening onto Main Street which operated independently of the theatre. The State Theatre operated as a cinema theater until 2010 when it closed for economic reasons. There has been considerable support towards preserving the State Theatre for the community.

Purchase of the State Theatre

In 2012 City Council authorized purchase of the property and re-use of the building as a performing art center and event center to be operated by the Woodland Opera House. At that time the Council did not allocate funding for the renovation or ongoing maintenance and upkeep of the building.

State Theatre Management Group

Shortly after the purchase of the Theatre by the city, a community-based group established the State Theatre Management Group (STMG) to raise funds for the rehabilitation and reuse of the facility. The Group has filed articles of incorporation with the Secretary of State and is awaiting confirmation of their nonprofit (501(c) 3) status from IRS. STMG has been meeting regularly over the past year to coordinate with the Woodland Opera House and the City on the needed renovations for conversion of the Theatre to a Children's Performing Arts and Event Center and to develop a fundraising strategy for the needed improvements project. The Group has solicited a proposal to conduct a feasibility study for the fund raising effort needed for the project. The cost of the study is \$20,000 and STMG has indicated they will not enter into the feasibility study until they have raised sufficient funds to complete it.

Woodland Opera House Operating Agreement

City staff and the City Attorney are working with the Woodland Opera House on an agreement for operation of the facility as a Children's Performing Art and Events Center. The preliminary terms of this agreement are being discussed and it is anticipated that these would be presented to the City Council this summer with a comprehensive report outlining the full extent of the needed improvements and a potential funding plan. A detailed business plan for operation of the State Theatre as a Children's Performing Art and Events Center has been prepared and is being evaluated as part of the discussions on the operating agreement. The Woodland Opera House has requested that the City continue to cover certain costs and liabilities during the first phase of the renovation project as well as over the first 10 years of the operating agreement.

It is anticipated that following completion of the operating agreement with the Woodland Opera House for use of the Theatre, the City would enter into an agreement with the State Theatre Management Group for fund raising and completion of the revitalization of the building. The operating agreement with the Woodland Opera House would be contingent on successful execution of the agreement with the STMG and completion of the renovation work to the building.

Theater Renovation

Current estimates for renovation and reuse of the State Theater are in the range of \$3-\$4 million. A thorough assessment of the projected costs to stabilize and improve the building, along with detailed funding strategy is being prepared in cooperation with the STMG and Woodland Opera House. As referenced earlier, the STMG is in the process of undertaking a feasibility study for the required fund raising effort. Depending on the outcome of the feasibility study, assistance from the City may be required as part of the project capital financing plan. Additionally, staff and the STMG are assessing respective roles and responsibilities for the planning, design and construction phases of renovations.

State Theatre as City Facility Asset Responsibility

The State Theatre property is a city asset to be managed and maintained prior to formalizing agreements with Woodland Opera House and the State Theatre of Woodland Management Group.

In February of 2013, the City Building Official inspected the State Theatre building to assess the condition and safety of the building. His assessment identified several health and safety concerns and closed building access to professionals only. The City is required by Yolo Solano Air Quality Management to perform an asbestos study prior to any work being done on the building. Based on the Building Official's assessment and these requirements, the City contracted with ESS Environmental to perform a complete environmental assessment of the building. ESS was selected based on City staff's experience with them on other City projects and their experience on similar projects (Memorial Auditorium in Sacramento).

Staff is also working with McCandless and Associates Architects to develop a preservation plan for the building. McCandless will prepare two scopes of work for two preservation scenarios. The first scenario and cost estimate is to maintain the building in a preservation state and prevent further deterioration. This plan will likely require electrical updates, address any leaks and increase ventilation to minimize temperature and humidity fluctuations and extremes. The second scenario will develop a plan and cost estimate to preserve the building and bring it to a condition that will allow public access for volunteer or fund-raising efforts. This effort will address the conditions outlined in the Building Official's memo and the ESS Environmental report on environmental hazards.

In the meantime, there will be ongoing costs associated with preventing the building from further deterioration and maintaining it in a preservation state. The budget proposal for FY2013/14 will include for Council's consideration, funding sufficient to cover the city's carrying costs for the building over the next year and perform necessary improvements to the building to prevent further deterioration.

Conclusion

The State Theatre is a significant community asset and the City has taken steps to ensure its future viability as such. However, the costs needed to not only stabilize the building from further

deterioration but to complete improvements compatible with its historic heritage are potentially significant. A thorough assessment of the projected costs to stabilize and improve the building, along with detailed funding strategy is being prepared in cooperation with the STMG and Woodland Opera House. A more comprehensive report will be prepared upon completion of this assessment and presented to City Council for consideration prior to its summer recess.

Prepared by: Ken Hiatt
Community Development Director



Paul Navazio
City Manager

Attachment

Primary # _____
HRI # _____

National Register Status Code: 6Z
Resource Name: 322 Main Street

B1. Historic Name: State Theater
B2. Common Name: State Theater
B3. Original Use: Movie Theater

B4. Present Use: Movie Theater

B5. Architectural Style: No Style
B6. Construction History: Complete facade remodeling, ca. 1965

B7. Moved: No
B8. Related Features: None

B9a. Architect: William B. David

b. Builder: Moore and Roberts

B10. Significance: Theme: Urbanization: Downtown Commercial Development
Period of Significance: 1870-1955 Property Type: Theaters

Area: Woodland

Applicable Criterion: A

This building is of historical interest as Woodland's largest movie theater. When it opened in 1937, it contained seats for nearly 1,000 patrons—roughly one for every six people in town. A local paper described it as "modernistic in appearance," "a model of modern and ultra-modern construction and equipment," and "the most elaborate and complete show house in the Sacramento Valley." With its streamline design, the building added a touch of glamor to downtown Woodland. All the principals came from San Francisco: the architect, William B. David; the general contractor, the firm of Moore and Roberts; and the owners, George Mann and Morgan Walsh. The theater retains its original use today, but the excitement connected to its opening has long since disappeared. A grimly thorough modernization, probably dating from the mid-1960s, removed most of the original design features and covered up the rest. The building might one day be restored to reflect its earlier glory. It could then renew its claim as Woodland's true picture palace.

B11. Additional Resource Attributes:

B12. References: *Daily Democrat*, 25 June 1937; Wilkinson, et al., *Historical Downtown Woodland*, 1992.

B13. Remarks:

B14. Evaluator: Donald S. Napoli
Date of Evaluation: 12/17/96

(This space reserved for official comments.)



322 MAIN ST

Historic Preservation Commission Recommendation:

INELIGIBLE FOR ANY LIST

Consultant: 6Z (National Register Status Code)

NOTE:

APPENDIX 2: NRHP STATUS CODES

This appendix explains the use of the codes that should be entered in the "NRHP Status Code" field in the header of the Primary Record when an evaluation of a historical resource is completed. The codes found here represent a short list of the most frequently used status determinations, selected from a more extensive list that is available from the OHP on request. Be sure to read the entire list before deciding which code to use. Take special care that evaluations for districts and their components fit together properly. Note that districts themselves are given "S" ratings, while contributors receive "D" ratings. Thus, a district judged eligible for the National Register is rated "3S," but the district's contributors are rated "3D."

The initial number in a code indicates the general status:

1. Listed in the National Register.
2. Determined eligible for the National Register in a formal process involving federal agencies.
3. Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form.
4. Might become eligible for listing.
5. Ineligible for the National Register but still of local interest.
6. None of the above.
7. Undetermined.

Each general status is divided into more specific codes as follows:

1. Listed in the National Register:

- 1S. Separately listed.
- 1D. Contributor to a listed district.
- 1B. Both 1S and 1D.

Determined eligible for listing in the National Register:

- 2S1. Determined eligible for separate listing by the Keeper of the National Register.
- 2S2. Determined eligible for separate listing through a consensus determination by a federal agency and the State Historic Preservation Officer.
- 2S3. Determined eligible for separate listing by a unit of the National Park Service other than the Keeper of the National Register.
- 2D1. Contributor to a district determined eligible by the Keeper.
- 2D2. Contributor to a district determined eligible for listing through a consensus determination.
- 2D3. Determined eligible for listing as a contributor to a district by a unit of the National Park Service other than the Keeper.
- 2B5. Determined eligible by more than one method listed above.

3. Appears eligible for listing in the National Register:

- 3S. Appears eligible for separate listing.
- 3D. Contributor to a district that has been fully documented according to OHP instructions and appears eligible for listing.
- 3B. Both 3S and 3D.

4. Might become eligible for listing:

- 4R. Meets both of the following conditions: (1) Is located within the boundaries of a fully documented district that is listed in, determined eligible for, or appears eligible for the National Register; and (2) may become a contributor to the district when it is restored to its appearance during the district's period of significance.
- 4S. May become eligible for separate listing in the National Register when one of the following occurs (use the code for the most important reason if more than one applies):
 - 4S1. The property becomes old enough to meet the Register's 50-year requirement.
 - 4S2. More historical or architectural research is performed on the property.
 - 4S7. The architectural integrity of the property is restored.

4S8. Other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity.

4D. Contributor to a fully documented district that may become eligible for listing when (use the code for the most important reason if more than one applies):

4D1. The district becomes old enough to meet the Register's 50-year requirement.

4D2. More historical or architectural research is performed on the district.

4D7. The integrity of the district is restored.

4D8. Other districts, which provide more significant examples of the historical or architectural associations connected to this district, are demolished or otherwise lose their architectural integrity.

4X. May become eligible as a contributor to a district that has not been fully documented.

5. Not eligible for National Register but of local interest because the resource:

5S1. Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.

5S3. Is not eligible for separate listing or designation under an existing local ordinance but is eligible for special consideration in local planning.

5D1. Is a contributor to a fully documented district that is designated or eligible for designation as a local historic district, overlay zone, or preservation area under an existing ordinance or procedure.

5D3. Is a contributor to a fully documented district that is unlikely to be designated as a local historic district, overlay zone, or preservation area but is eligible for special consideration in local planning.

5N. Needs special consideration for reasons other than the above.

6. None of the above:

6W. Removed from listing by the Keeper of the National Register.

6X. Determined ineligible for listing in the National Register by the Keeper of the National Register.

6Y. Determined ineligible for listing in the National Register through a consensus determination of a federal agency and the State Historic Preservation Officer.

6Z. Found ineligible for listing in the National Register through an evaluation process other than those mentioned in 6X and 6Y above.

7. Not evaluated.

Heritage Home and Preservation Award Nominations 2013

LEATHERS HOUSE 1949 922 Elm Street	A prolific Woodland builder, Del Fenton (1876-1973) was well in his seventies when he built this home in 1949 for James and Dorothy Leathers. The building permit lists the construction cost as \$29,000 – a small fortune in those days. But it is obvious this was a quality-built home. The sprawling Ranch style home sits beautifully in its lush landscaping. The large picture windows overlook the expansive lawn. The wide beveled siding, brick accents and shake roof are typical of quality homes of this era. The home is still owned by the Leathers family.	
ANDERSON-TOWLE-TIKALSKY 1936 550 Walnut Street	This Tudor Revival home was built for Henry F. Anderson by Joseph Motroni. It is a unique Woodland Tudor home in that its exterior walls are largely of brick construction. It features multiple half-timbered front gables and one side gable with a fireplace. The front of the home also features a large focal point bay window. Other features include the steep pitched roof and tall narrow windows. At the time of the home's construction the owner, Henry Anderson, was the mayor of Woodland. Anderson served three times as mayor and his term on the City Council lasted from 1937 to 1947. He lived in this home with his wife Betty until his death in 1953. The home was later owned by Robert Towle. The current owners are Kurt and Kathy Tikalsky.	
BRINK-GILL 1914 411 Pendegast Street	This home, built by William R. Fait, represents a fine example of the California Bungalow style of design. The house is single story with a gabled dormer with brackets and air vents that have the appearance of shutters. The roof is supported by large stucco elephantine columns forming a flattened arch, and by two tapered posts resting on a solid rail of clinker brick. The chimney is also constructed of clinker brick and stucco. The siding is of shiplap and shingles. Each side of the house has a bay window for extra light and cross ventilation. The home was built by I.E. Brink as a rental property adjacent to the family home immediately west of this house. In 1919 the home was sold to James Noble, a young dentist who had recently moved to Woodland. Dr. Noble practiced dentistry in Woodland for many years and eventually built a larger home at 716 First Street. Other owners have included John Comontofski and Anna R. Pearl, who lived here between about 1925 and 1940. The next resident was Laura Mann who owned the home over 50 years. The current owners are Mark and Karen Gill, who have removed the vinyl siding and are restoring the shiplap and shingles.	

RIEDE-CLARK 1962 321 Bartlett Avenue	Local contractor Gus Riede built this home in 1961 as his personal residence. Mr. Reide was a prolific builder who built or remodeled numerous buildings in Woodland including the Kingdom Hall at 302 Sixth Street (now Maria's Cantina restaurant). The house was very avant garde for its day and is constructed of concrete masonry blocks with a flat roof. Open decorative block screens the atrium entry and square offset blocks punctuate the massive fireplace in front. Its style is reminiscent of Frank Lloyd Wright's "Unisonian" house which he developed later in his career. James and Dixiana Clark purchased the home in 1975 from Jerry and Virginia Ernst. Mr. Clark was rector of St. Luke's Episcopal Church from 1975 to 1988. He passed away in 1996, but Mrs. Clark continues to reside in the home.	
STEPHENS-CHOLEWINSKI 1907 644 First Street	Built fifteen years after its highly decorated Queen Anne neighbor, this post-Victorian Shingle style house synthesizes the subtlety and refinement of Colonial Revival with the massing, and use of textured shingles of Queen Anne. This home has shiplap siding on the first floor and a shingled second story and the large triangular gables that typify the style. The south side of the home is accentuated by a central dormer and several bay windows. The half-width porch is also a hallmark of the style with a wrap-around front bay window supported by carved, angled brackets. Alice Stephens and her son, William, had the home built and were the first residents. Alice Stephens died in 1913 and in 1916 William moved with his second wife, Florence, and his daughter to a new home at 756 First Street. Mr. and Mrs. George Hoppin along with their daughter, "Miss" Virginia, were the next family to reside here. They lived in the home 10 years until 1926. The current homeowners, Pete and Kathy Cholewinski, purchased the home in October 2003. They have carefully, conscious of the historic value of the home, made improvements primarily on the first floor of the home. The first was a complete kitchen remodel in 2006 and since then they have continued to "freshen" up the home.	

	Preservation Award Nomination 2013	
Diggs Block 1873, 1890 514 - 516 Main Street	About 1885 Marshall Diggs purchased two row buildings of the Freeman Block (See No. 45) and developed a successful hardware trade originally begun by Freeman. About 1890 the property was enlarged to the existing two story structure by local contractor, Harrison Ervin. With its original grand brick facade it became a focal point of this business block. On the 1895 Sanborn Map the building is noted as the "Diggs Block". This large facade was slabbed over during the "Urban Renewal" period; many Woodlanders remember the colorful mural painted on the facade when the building was Foy's Toys. Marshall Diggs moved to Sacramento in the late 1890s and became president of Thompson Diggs Hardware Company. Mr. Diggs was elected state senator in 1902 and ran unsuccessfully for governor 1906. Purity Market started up at 516 Main Street in 1928 and later built a new store on Bush Street.	