

STATEMENT OF QUALIFICATIONS

GAIL ERVIN CONSULTING is a woman-owned, sole proprietorship established in 1994. As dictated by workload and project, GEC brings on other independents or subconsulting firms to create high-caliber low-overhead project-specific teams.

PRINCIPAL – GAIL M. ERVIN

EDUCATION

- # Ph.D. in Human Sciences (in progress), Saybrook Graduate School and Research Center
- # Master of Arts in Environmental Planning, Consortium of the California State University
- # Bachelor of Arts in Social Ecology (Planning/Public Policy), University of California, Irvine
- # Certificate in Environmental Planning, University of California, Irvine Extension
- # CONCUR Training: Facilitating and Mediating Effective Environmental Agreements
- # Course work towards Certificate in Mediation, Humboldt State University
- # Landmark Education Corporation, Continuing Education: 800+ hours training in communication and human interaction

EXPERIENCE SUMMARY

Gail Ervin has over 23 years experience in environmental assessment and planning, facilitation, and public dispute resolution, specializing in redevelopment plan and project analysis, adaptive reuse of historic buildings, military base closures, housing projects, and hazardous waste due diligence investigations, with special expertise in downtown and neighborhood redevelopment. Ms. Ervin is also actively involved in regional, national, and international civic activities, focusing on community collaboration and conflict resolution capacity building. She has served in numerous community and international positions including Sacramento County Project Planning Commissioner, Past President of the Environmental Council of Sacramento, Co-Chair of the Association for Conflict Resolution International Section, and the U.S. representative to the World Mediation Forum, and is a member of the regional Valley Vision Leadership Council. This professional experience uniquely complemented by her active civic involvement provides a thorough understanding of project analysis, public dispute resolution, public policy development, project management, public outreach, and development review from all perspectives.

PROFESSIONAL HISTORY

Principal, Gail Ervin Consulting, 1994 to present, Sacramento, CA. Managing principal for multi-service firm providing environmental planning and assessment, geographic information systems, facilitation/public dispute resolution services, and Phase I-III environmental site assessments and remediation. Manages and prepares planning and policy documents, environmental impact reports, and other environmental documentation for state, regional, and local agencies, planning organizations and developers, with a special focus on redevelopment projects, plan adoptions, plan amendments, downtown office/housing/adaptive reuse projects, riverfront

master planning, military reuse/redevelopment, public housing, and habitat conservation planning. Facilitates meetings/workshops/working groups/citizen participation, and provides facilitation/conflict resolution services for complex public disputes. Specific expertise in mediating complex, multi-party public policy negotiations; multi-species habitat planning; infill and community service disputes between developers, public agencies and neighbors; transportation planning; public health; and facilitating CEQA scoping sessions, strategic planning, public policy negotiations, public information meetings on various planning and environmental issues, and community meetings. Organizes and facilitates professional presentations, lecture series, events, workshops, retreats and conference sessions.

Environmental Coordinator, Sacramento Housing and Redevelopment Agency, 1988 to 1994, Sacramento, CA. Responsible for revamping Agency environmental procedures and bringing Agency into compliance with state and federal environmental laws. Managed CEQA and NEPA environmental compliance and document preparation for all Agency projects, including homeless facilities; public housing; CDBG; HOME; redevelopment plan adoptions; and redevelopment projects such as downtown high-rises, shopping centers, base reuse, and riverfront planning. Coordinated with federal, state, and local agencies such as HUD, US Fish and Wildlife Service, Department of Fish and Game, State Office of Historic Preservation, Department of Toxic Substance Control, County Environmental Management, and others. Managed hazardous waste due diligence investigations.

Principal, GME Associates, 1983 to 1988, Sacramento, CA. Prepared planning/policy documents, EIRs and other environmental documentation for state, regional, and local agencies and planning organizations; managed and prepared EIRs, initial studies, and other environmental analysis on hazardous waste management plans and transfer/storage/ disposal facilities; aggregate mining and reclamation; general plan amendments; zoning ordinance changes; industrial, commercial, and residential projects. Served as Technical Editor for California's Proposals for the Siting of the Superconducting Super Collider. Conducted trainings on citizen participation in the CEQA and land use planning process. Facilitated the resolution of public disputes regarding infill development and local planning issues.

PROFESSIONAL/COMMUNITY AFFILIATIONS

- # Association for Conflict Resolution, Co-Chair, International Section, 2002 to 2004, and Co-Chair, 2004 Sacramento Conference Program Committee
- # World Mediation Forum Steering Committee, United States Representative, 2003 to 2007
- # Valley Vision, Inc., a Regional Action Partnership, past Board Member, current Leadership Council member
- # Association of Environmental Professionals; Past Board Member/State Regional Director
- # Green Valley Alliance, Co-Chair/Facilitator, 1998 to 2003
- # Sacramento Area Water Forum, 1993 to 2000
- # Orangevale Chamber of Commerce, Past Treasurer/Past Vice President
- # Sacramento Habitat Consensus Project, Chair, 1993 to 1996
- # Environmental Council of Sacramento, President, 1992-1994
- # Leadership Sacramento, Sacramento Metropolitan Chamber of Commerce, 1991-1992
- # Honorary Mayor of Orangevale, California, 1990—1991
- # Orangevale Action Committee, President/Co-Founder, 1984—1987

APPOINTMENTS

- # East Franklin Specific Plan Community Advisory Committee, Sacramento County, 1995 to 1996
- # Agricultural-Residential Steering Committee, Sacramento County, 1994 to 1996
- # Red Tape Task Force Advisory Committee, Sacramento County, 1993 to 1994
- # Sheriff's Community Representative Forum, Sacramento County, 1991 to 1993
- # Sacramento County Project Planning Commission/Board of Zoning Appeals, 1987 to 1992
- # Local Government Reorganization Commission, Land Use Subcommittee, 1987 to 1988
- # Orangevale Municipal Advisory Council, 1986 to 1987

AWARDS/HONORS

- # Association for Conflict Resolution, 2004 Presidential Award for Outstanding Service
- # 1994 Clean Air Award (Joint Individual Award with Building Industry Association Representative), American Lung Association — Sacramento Emigrant Trails, for successfully negotiating agreement between environmental and building interests on innovative policies for the Sacramento County General Plan

PAPERS/PRESENTATIONS

- # *Working Together for Community Prosperity; Using Collaborative Decision Making to Resolve Public Disputes.* La Economía Solidaria: Fundamentos desde el Humanismo Económico, Libro CIEC 2002. Presented in Córdoba, Argentina, July 2002.
- # *Report from the Field: Exploring and Exploiting Opportunities for Leadership and Action.* Journal for the Conference for Global Transformation. Presented in San Francisco, May 2004.

ESBD CERTIFICATION

- # GEC is certified as an Emerging Business Enterprise under the City's Emerging and Small Business Development Program.

REFERENCES

- # Theron Roschen, Sacramento County Dept. of Transportation 916/874-7225
- # Dana Phillips, General Counsel, SHRA 916/440-1330
- # Leslie Fritzsche, Sacramento Downtown Development Group 916/808-5450
- # Shanna Zuspan, City of West Sacramento Redevelopment Agency 916/617-4535
- # Kitty Walker, City of Stockton Redevelopment Agency 209/937-8811

KEY ASSOCIATES

TRAVIS L. ERVIN, SENIOR ASSOCIATE

Travis Ervin has a background in City and Regional Planning, Architectural Design, and Geographic Information Systems. He has received awards from the American Planning Association and California Polytechnic State University, San Luis Obispo. Mr. Ervin has over 8 years of experience in the planning and environmental review fields, and has subcontracted with GEC since 1999.

LAURA E. ERVIN, SENIOR ASSOCIATE

Laura Ervin has a Bachelor of Arts in History from California Polytechnic State University, San Luis Obispo with experience in historic research, writing, and environmental review. She has subcontracted with GEC since 2004 in writing EIRs and Negative Declarations for projects and redevelopment plans throughout Northern California.

J.C. BRENNAN & ASSOCIATES, INC. – LUKE A SAXELBY, INCE, SENIOR CONSULTANT

J.C. Brennan & Associates provides our clients with studies in the fields of acoustics, noise, and vibration studies. Their specialties include transportation noise (roadway traffic, aircraft and railroad), industrial noise control, ambient noise surveys, architectural and building acoustics, expert legal testimony, staff training, and General Plan Noise Element and Noise Ordinance updates.

Luke A Saxelby has managed numerous acoustical studies involving a wide variety of noise sources, including traffic, railroads, airports, commercial uses, and industrial uses. His projects have included residential subdivisions, commercial centers, specific plans, ski resorts, roadway improvement projects and various environmental impact reports. Mr. Saxelby holds a Mechanical Engineering degree from CSU Sacramento and is a registered member of the Institute of Noise Control Engineering (INCE). Special interests include industrial noise control and architectural acoustics.

HISTORIC ENVIRONMENT CONSULTANTS – PAULA BOGHOSIAN, ARCHITECTURAL HISTORIAN

Historic Environment Consultants has worked closely with GEC since 1994, and specializes in the identification, research, analysis and evaluation of cultural resources. The firm has participated in a wide variety of projects, including the preparation of community-wide surveys, cultural resource elements for Environmental Impact Statements and Reports, thirty five National Register of Historic Places nominations, California State Historical Landmarks and Point of Historical Interest Applications, Historic American Building Surveys, Investment Tax Act Certifications, Historic Property Evaluation Reports, architectural materials and paint analysis and both restoration and maintenance guidance, and the development of community preservation programs including ordinances and architectural design guidelines for structures and districts. The principal of the firm and its primary architectural historian and preservation planner, Paula Boghosian, has served as staff administrator of the National Register of Historic Places and California Historical Landmarks Programs for the State Office of Historic Preservation. Company personnel also include associate Don Cox, historian, researcher, writer, editor, and publication designer.

REPRESENTATIVE PROJECTS, REPORTS AND PLANS

SELECT PROJECT EXPERIENCE INVOLVING HISTORIC PRESERVATION/ADAPTIVE REUSE

- # Orleans Hotel Reconstruction Project, Old Sacramento, CA 2006
- # Globe Mills Adaptive Reuse Mixed-use Residential Project EIR, Sacramento CA 2005
- # Ebner's Hotel Demolition and Reconstruction Project EIR, Old Sacramento, Sacramento, CA 2003
- # East End Lofts Adaptive Resuse, Mitigated Negative Declaration, Sacramento, CA 2002
- # Esquire Plaza Office/IMAX Cinema Project EIR, Sacramento, CA
- # Sheraton Grand Hotel Project EIR, Sacramento, CA

SELECT PROJECT EXPERIENCE IN ENVIRONMENTAL PLANNING

- # Stockton Waterfront Promenade and Marina Project MND, Stockton, CA 2007
- # Southpointe Redevelopment Project Draft EIR, Stockton, CA 2007
- # 1012 K Street Project Draft EIR, Sacramento, CA 2007
- # The Metropolitan Project EIR, Sacramento, CA 2007
- # 800 K & L Streets Project EIR, Sacramento, CA 2006
- # West Sacramento Redevelopment Plan Amendment EIR, West Sacramento, 2005-06
- # King City Redevelopment Plan SB211 Amendment Mitigated Neg. Dec., King City, CA 2005-06
- # Roseville Civic Plaza Project, Roseville, CA 2005
- # Florin Road Redevelopment Plan EIR, Sacramento CA 2005
- # Regent Place Mixed-use Residential Project Mitigated Neg. Dec., Sacramento, CA 2005
- # North Sacramento Redevelopment Plan Amendment Mitigated Negative Declaration, Sacramento, CA 2004
- # 65th Street Redevelopment Plan EIR, Sacramento, CA 2004
- # Army Depot Redevelopment Plan 3rd Amendment, Subsequent EIR, Sacramento, CA 2004
- # McClellan AFB/Watt Avenue Redevelopment Plan EIR, Sacramento, CA 2001
- # Metro Place Office/Residential Tower EIR, Sacramento, CA
- # Meridian Plaza Office Project EIR, Sacramento, CA
- # 601 Capitol Mall Office Project EIR, Sacramento, CA
- # Rosemont High School Mitigated Negative Declaration, Sacramento, CA
- # Natomas Habitat Conservation Plan Response to Comment documentation, SAFCA
- # Riverfront Embassy Suites Hotel Project, Mitigated Negative Declaration, Sacramento, CA
- # North B Street Social Services Complex, Environmental Assessment / Mitigated Negative Declaration / Elderberry Beetle Section 7 consultation
- # Del Paso Nuevo Master Plan, Environmental Assessment/Initial Study, Sacramento, CA
- # Del Paso Heights; Franklin Boulevard; Stockton Boulevard; Auburn Boulevard; Richards Boulevard; North Sacramento; McClellan Air Force Base; Mather Air Force Base; and Sacramento Army Depot Redevelopment Plan EIRs
- # St. Rose of Lima Park and Cesar Chavez Park Negative Declarations, Sacramento, CA
- # Crest Theater Reconstruction, Negative Declaration, Sacramento, CA
- # Stockton/Broadway Supermarket Project, Mitigated Negative Declaration, Sacramento, CA
- # Downtown Plaza Redevelopment, Mitigated Negative Declaration, Sacramento, CA
- # CDBG, HOME, EDI, McKinney Act Projects (SHRA/Dept. of Human Assistance)

SELECT PROJECT EXPERIENCE IN PUBLIC DISPUTE RESOLUTION AND FACILITATION

- #** Hazel Avenue Corridor Study, Community Advisory Committee Facilitator, County of Sacramento, CA
- #** California Governance Consensus Project, Mediation Manager, Sacramento, CA
- #** Green Valley Alliance, Working Group Facilitator, Sacramento, CA
- #** CALFED Bay Delta Program, Sacramento, CA
- #** City of Folsom Development Review Workgroup, Folsom, CA
- #** Sacramento Area Association of Realtors, Strategic Planning, Sacramento, CA
- #** HIV Comprehensive Care Working Group, State of California, CA
- #** Chevron/EPA Vaca Valley Habitat Mitigation Planning, Sacramento, CA



RESUME

Carol Roland, Ph.D.
956 Fremont Way, Sacramento, CA 95818
Phone: (916) 441-6063
Email: rnpreservation@aol.com

EDUCATION

Ph.D.	US History	University of California, Riverside	June 1980
M.A.	US History	University of California, Riverside	June 1969
B.A.	US History	University of California, Riverside	June 1967

PROFESSIONAL QUALIFICATIONS

Twenty-two years of active involvement in a broad range of cultural resource and environmental programs and issues in California. Extensive knowledge of historic property designation, preservation policy, land use planning and environmental regulation at the local, state and federal levels. Wide experience in historic resource survey and individual building and district evaluation. Experience in all aspects of cultural resource and environmental project management. Excellent communication skills and ability to work with elected officials, state and city agency staff, community organizations, developers and design professionals. Familiarity with city and county preservation programs and with State Office of Historic Preservation policy and practice.

CURRENT EMPLOYMENT

Roland Nawi Associates: Preservation Consultants **7-2002 to present**
Principal

Owner and manager of a sole proprietorship woman owned firm specializing in historical resource evaluation, environmental compliance, and building and district rehabilitation. Since its inception in 2002, Roland Nawi Associates has conducted major historical surveys for the cities of Sacramento, Davis, and Benicia. Roland Nawi Associates has on-call contracts to conduct resource and project evaluations for the City and County of Sacramento and the City of Woodland. The firm has recently completed environmental compliance studies for the R Street Industrial District Improvement Project and the Sutter Hospital expansion project, Sacramento, the Globe Mills rehabilitation project, Sacramento, and cultural resource evaluations for habitat development at the Consumes River Preserve, San Joaquin County. Roland Nawi Associates has been engaged by the State Office of Historic Preservation since 2004 review and certify National Park Service determinations of eligibility and National Register nominations for cultural landscape districts within National Parks in California. The firm has prepared a number of successful National Register nominations for public agencies and private clients.

PREVIOUS EMPLOYMENT

Senior Environmental Planner **7-2001 to 7-2002**
Associate Environmental Planner **8-2000 – 7-2001**
California Department of Transportation
Division of Environmental Analysis
Sacramento, CA



Lead responsibility for conducting survey and evaluation of historic resources for major state highway projects. Prepared historic property documentation consistent with all State Office of Historic Preservation standards and evaluated individual properties and districts for National Register eligibility pursuant to section 106 of the National Historic Preservation Act and for California Register eligibility for purposes of CEQA. Prepared NEPA and cultural resource guidance manuals and technical assistance for department-wide use. Provided training for Caltrans staff on state and federal environmental compliance requirements and procedures. Coordinated with State and Federal agencies. Developed and analyze environmental legislation.

Senior Environmental Planner
California Department of General Services
Environmental Services
Sacramento, CA

10/1999 to 8/2000

Responsibility for preparation of environmental documents for state agency plans and capital outlay projects, including major state historic resource projects such as the rehabilitation of Veteran's Home facilities (Yountville), alterations to Blue Anchor Building (Sacramento), additions to Department of Forestry historic regional fire station (San Luis Obispo), and the State Capitol Park Master Plan. Coordinated activities of project managers, client agencies, state and federal environmental agencies, and private consultants. Analyzed and evaluated environmental impacts, developed project alternatives, negotiated mitigation measures. Developed contracts and oversaw work of contract specialists in a variety of fields. Made public presentations and conducted public meetings.

State Historian II
California Department of Parks and Recreation
Sacramento, CA

10/1982 to 10/1999

State Office of Historic Preservation

03/1993 to 10/1999

Developed regulations for the nomination of properties to the California Register of Historical Resources and developed cultural resources provisions of the 1998 CEQA Guidelines. Worked with local governments throughout California regarding landmark registration programs, survey updates, development of preservation ordinances, CEQA compliance and Certified Local Government grants. Worked with the University of California in reviewing plans for the seismic retrofit of a number of Berkeley campus buildings. Developed technical assistance programs and publications for state agencies, local governments and CEQA professionals. Coordinated all aspects of the Office of Historic Preservation state environmental regulatory program. Provided environmental analysis on major projects affecting cultural resources.

Resource Management Division

10/1982 to 02/1993

Planned and implemented a wide range of cultural resource management activities including survey and inventory of significant state-owned historic sites such as Asilomar Conference Grounds, Marconi State Historic Conference Center, and Point Sur Light Station. Designed and implemented state-wide survey and inventory of Park Rustic buildings, structures, and cultural landscapes in the State Park system (approximately 2000 buildings and features). Prepared cultural resource components of park general plans, developed and coordinated restoration and rehabilitation projects, and prepared historic structure reports.



**California Heritage Task Force
Established 1981-84 by California Legislature**

10/1983 to 6/1984

Acted as consultant to the legislatively appointed Heritage Task Force charged with developing a comprehensive set of policies and programs for the preservation of the state's cultural resources. Served as project manager and editor of the 1984 Report of the Task Force.

**Department of History, San Francisco State University
San Francisco, CA**

1/1973 to 6/1980

Lectured in American History and Interdisciplinary Social Science.

PUBLICATIONS AND REPORTS

"Daniel Ray Hull" in *Pioneers of Landscape Design: an annotated bibliography*. Edited by Charles Birnbaum and Robin Karson. New York: McGraw-Hill, 2000

"CEQA, the California Register and Environmental Review," *Environmental Journal*, State Bar of California, March 1998.

Civilian Conservation Corps Resources in the State Park System: An Inventory. Sacramento: California Department of Parks and Recreation, 1991.

Historic Structure Report: Keeper's Quarter and Assistant Keeper's Dwelling, Point Sur Lighthouse. Sacramento: California Department of Parks and Recreation, 1990.

"Yaquitatepec: Marshall South's Chronicle of Life on Ghost Mountain," *California History*, Vol LXVII(1) (March 1988). Pp. 19-25.

California Heritage Task Force: A Report to the Legislature and People of California. Edited by Carol Roland. Sacramento: Sierra Printing, 1984.

Job Development through Housing Rehabilitation: An Overview. Sacramento: Rural Community Assistance Corporation, 1982.

PROFESSIONAL AFFILIATIONS AND COMMUNITY ACTIVITIES

California Preservation Foundation

CPF Trustees 2002-2004

CPF President 2005 -2007

Sacramento Heritage Board 1996-1999

Chair 1997-1999

Member Society of Architectural Historians

Member National Trust for Historic Preservation

Member National Association for Olmsted Parks

RESUME: **Paula Boghosian**
5420 Home Court
Carmichael, CA 95608
(916) 488-1680
(916) 488-2887

Paula Boghosian is an architectural historian and preservation planner. Born and raised in San Francisco, she attended the School of Architecture at the University of California at Berkeley and received a Bachelor of Arts degree in Art and Art History from that institution. Graduate studies both there and at California State University in Sacramento resulted in two teaching credentials. She has also earned a Master of Science degree in Community Development from the University of California at Davis, with a focus in community planning and historic preservation. Additionally, she has completed studies in real estate law, community retail recruitment, and the Main Street Program focusing on community economic revitalization.

Paula Boghosian served as staff administrator of the National Register of Historic Places and California Historical Landmarks Programs for the State Office of Historic Preservation. She was appointed by Governor Deukmejian to serve as the architectural historian member of the State Historical Resources Commission, a position she occupied for eleven years. Ms. Boghosian was the first Chair of the Sacramento City Preservation Board, a position she held for three years, serving five years in all. Boghosian also served three years as the first Chair of the Board of Directors of Sacramento Heritage, Inc., and later, for two years as Development Coordinator for that non-profit entity. She has also served as Interim Preservation Director for the City of Sacramento.

Ms. Boghosian is the principal of Historic Environment Consultants, which was established in 1977 and has been in operation ever since, a total of twenty seven years. Paula Boghosian was also employed as environmental planner for the State of California and has been certified by the State Department of Transportation as meeting the Secretary of the Interior's Professional Qualification Standards for practice as an Architectural Historian.

She is a Professional Affiliate of the Central Valley Chapter of the American Institute of Architects, and a member of the California Preservation Foundation and National Trust for Historic Preservation. Among other distinctions, she has also been awarded the University of California Alumni Rosalie Stern Award. She was awarded honorary membership in both the California Council and Central Valley Chapter; American Institute of Architects.

PROFESSIONAL EXPERIENCE

PRINCIPAL: Historic Environment Consultants, 1977-present

Developed and administered historic architecture, environment, and preservation planning firm whose activities have encompassed the following activities and projects.

Community Surveys:

City of Palo Alto, California
City of Vallejo, California
City of Davis, California; Urban area
City of Davis, California; Rural area surrounding City.
Carson City, Nevada.
Reno, Nevada.
Sacramento, California; Non-Residential Structures

Sacramento, California; Principal historic transportation routes in Sacramento County
City of Winters, California
City of Ukiah, California.
Richards Boulevard Area, Sacramento, California
Oak Park district, Sacramento, California
Downtown Infill, Sacramento, Sacramento, California
New Era district, Sacramento, California
Southern Pacific Railyards; Survey and history, Sacramento

Historic Research, Architectural and Environmental Evaluations, Reports:

Environmental Impact Report: Crocker Art Gallery Annex/Crocker House, City of Sacramento.

Resource Inventory and Evaluation for Master Plan; Southern Pacific Railyards complex, Sacramento California, with ROMA Design Group, San Francisco, for City of Sacramento, Sacramento Housing and Redevelopment Agency and Southern Pacific Transportation Company.

Cultural Resource Survey and Evaluation for Environmental Impact Report, Southern Pacific Railyards and Richards Boulevard Area _ with ROMA Design Group and EIP Associates, for City of Sacramento, Sacramento Housing and Redevelopment Agency and Southern Pacific Transportation Company.

Rehabilitation of Public Market; Historic consultant, Taylor Interests, City of Sacramento

Rehabilitation of City Hall, and design of new Administrative Building, preparation of Historic Structures Report, Sacramento

Environmental Impact Report, Education Building, cultural resources segment:

Environmental Impact Report, Federal Building; cultural resources segment:

Architectural/Historic Evaluation, Florin Road Redevelopment Project, County of Sacramento

Architectural/Historic Evaluation for Florin Road Streetscape Master Plan, Foothill Associates, County of Sacramento

Stanford Mansion Restoration Report; with McCabe and Takata, architects, Sacramento.

Environmental Impact Report, Metro Place Project; cultural resources segment: City of Sacramento

Environmental Impact Report, Meridian Project; cultural resources segment: City of Sacramento

Environmental Impact Report, Coolot Building; cultural resources segment: LPA, City of Sacramento

Rehabilitation of Sacramento Memorial Auditorium, Preparation of Master Plan, Historic Consultant; with Turner Construction Company and Kaplan, McLaughlin, Diaz, for City of Sacramento.

Seismic Retrofit Project, Library and Courts Building, Jesse Unruh Building, Legislative Office Building and Legislative Annex, with EQE Engineering, Kaplan, McLaughlin, Diaz, Architects, Office of State Architect, State of California

Rehabilitation Analysis and Report for Restoration of Galleria/Museum Room, Library and Courts Building, MGT Architects, General Services, State of California.

Landmark Application, City of Sacramento; Wonderbread Bakery building, Randy Paragary

Landmark Application, City of Sacramento; former Richfield gas station

Environmental Evaluation Report, New Standard: EIP Associates for Fibreboard Corporation.

Environmental Impact Report, Library Plaza Project, cultural resources segment: EIP Associates for City of Sacramento.

Environmental Impact Report, 29th Street/Alhambra Boulevard Corridor, cultural resources segment: EIP Associates for City of Sacramento.

Environmental Impact Report, Arden Garden Connector, Historic Resources segment: Jones & Stokes Associates, for City of Sacramento.

Cultural Resource Evaluation Report: Blue Diamond properties; assessment of proposed site and structure modifications: with *Cultural Resources Unlimited* for Sacramento Housing and Redevelopment Agency, Sacramento.

Environmental Impact Report, Lot A project, cultural resources segment: Ervin Associates

Urban Design and Development Plan, “R” Street Corridor, Capital Area Development Association

Architectural/Historic Evaluation Report: Tule Springs Ranch/Floyd Lamb State Park, Las Vegas, Nevada; State of Nevada

Architectural/Historic Assessment Report: South Lake Tahoe Estates; U.S. Forest Service, U.S. Department of Agriculture.

Architectural/Historic Evaluation, Arnold Building, Ron Vrillakas

Architectural/Historic Evaluation, Elliott Building, Gail Ervin

Architectural/Historic Evaluation, Haman House, Gail Ervin

Architectural/Historic Evaluation, Nueva del Paso, Gail Ervin

Architectural/Historic Evaluation Report: Florin-Perkins Road Widening Project, Jones & Stokes Associates for County of Sacramento.

Architectural/Historic Evaluation Report: Sacramento Regional Waste Water Treatment Properties, Jones & Stokes Associates for County of Sacramento.

Architectural/Historic Evaluation, Road Realignment: Wolf Road, Nevada County

Architectural/Historic Evaluation Report, Preston School Farm property, for development as Country Club

Architectural/Historic Survey and Evaluation Report North Natomas Comprehensive Drainage Plan, Levee Improvements, Canal Widening, Additional Pumping Capacity,

Impacts on RD 1000; Rural Historic Landscape District, CH2MHill

Architectural/Historic Evaluation Report: West Silver Eagle Road Widening and Improvement Project, Jones & Stokes Associates for County of Sacramento.

Road Realignment Report : Wolf Road, Nevada County

Historic Structures Survey Report: Appian Way Road Widening and Improvement Project, Cole/Mills for Contra Costa County.

Historic Structures Survey Report: Lone Tree Way Road Widening and Improvement Project, Cole/Mills for Contra Costa County.

Historic Structures Survey and Evaluation for Feasibility Study: Florintown: Southgate Recreation and Park District.

Historic Properties Survey and Evaluation: Enterprise Grange Hall and Fairbairn Ranch, Perkins, California.

Architectural/Historic Evaluation Report: Mills Station, County of Sacramento

Architectural/Historic Evaluation Report: Elk Grove School, County of Sacramento.

Architectural/Historic Evaluation Report: Walnut Grove School, County of Sacramento

Architectural/Historic Evaluation, General Plan Amendment: Huntington Lake Project; Beach Ranch, County of Sacramento.

Architectural/Historic Resources Assessment: Laguna Springs Unit #3 Subdivision; Wightman Ranch, County of Sacramento.

Architectural/Historic Evaluation: Donnelly House, Folsom; Prime Acquisitions and Developers, Inc.

Architectural/Historic Evaluation: Wahrhaftig House, Orangevale; County of Sacramento.

Architectural/Historic Evaluation: Victorian Place, Orangevale; County of Sacramento.

Architectural/Historic Evaluation: Camp Sacramento, City of Sacramento.

Architectural/Historic Evaluation: Olsen/Stohlgren Property, County of Sacramento.

Architectural/Historic Evaluation: Brown Property, County of Sacramento; Environmental Science Associates.

Architectural/Historic Evaluation: West Sacramento Expansion Project; EIP Associates, Sacramento.

Architectural/Historic Evaluation: Mills Station; County of Sacramento.

Architectural/Historic Evaluation/ Historic Structures Inventory: Arden-Garden Connector Project, CH2MHill, Sacramento.

Architectural/Historic Evaluation: Evaluation Overview of three Target Areas, Sacramento Housing and Redevelopment Agency, Sacramento.

Architectural/Historic Evaluation: Clover Valley Lakes Project, Rocklin, California; Planning Concepts, Nevada City.

Architectural/Historic Evaluation: Cippa Ranch Property, Sacramento, SAFCA Supplemental Report; EIP Associates, Sacramento.

Rehabilitation Project: Federal Building, Sacramento; Vitiello Associates, Federal General Services Administration.

Architectural/Historic Evaluation: Historic Downtown District, Galt

Architectural/Historic Evaluation: Buildings at 10th and K Street for Theater project, Ervin

Architectural/Historic Evaluation: Community Resources forms, DHA, Ervin

Architectural/Historic Evaluation: 16th Street Buildings, Plescia & Company

Architectural/Historic Evaluation: PG & E Wharf, Montgomery, Watson, Harza.

Architectural/Historic Evaluation: Montgomery House, Davis

Architectural/Historic Evaluation Report: Clifton Mansion

Architectural/Historic Evaluation Report: Herald School, Sacramento County

Northeast Corridor Service And Facilities Enhancement Impact Statement/Environmental Assessment, EIP

Architectural/Historic and Rehabilitation Design Report: Trinity Episcopal Church, Folsom, California.

Emeryville Town Hall Project: Fisher/Friedman Associates

Analysis and Recommendations for Historic Preservation Program: Grass Valley Project Evaluation: Irrigation, Cover and Tank Project, El Dorado Irrigation District

Recordation Report: Unit Shop # 13, Steel Foundry/Unit shop, CP/SP Railyards

Recordation Report: Gateway Motel, Truckee

Renovation Project: Plaza Park, Sacramento

Historic Structures Reports:

Federal Post Office Building, Sacramento California; Federal General Services Administration, with Stafford-King Associates.

Mary Aaron Museum; Marysville, California .

Sacramento City Hall; Taylor Interests, Sacramento

Food and Agriculture Building, Unger and Associates, State of California

Coolot Building, Sacramento

Historic American Building Survey Reports:

Lincoln School, Sacramento, California: Dreyfuss & Blackford, Architects for California
Public Employees Retirement System
Schlaake Ranch, Petaluma, California: City of Petaluma
American Railway Express Building Loading Dock, Southern Pacific Railroad: City of
Sacramento
Public Market, City of Sacramento
Ebner Hotel, City of Sacramento

Historic Architectural Survey Report: West 8th Avenue Construction District 3, Butte Co., SR
32, Chico

Historic Architectural Survey Report: Town of Woodbridge

Architectural Guidelines for the town of Locke: Implementation of community plan.
Sacramento Housing and Redevelopment Agency, Sean Rooney

Nomination for National Historic Landmark designation : Big Basin Redwoods State Park,
State of California, Department of Parks and Recreation

Nominations to the National Register of Historic Places

J. Neely Johnson House, Sacramento
Hubbard-Upson House, Sacramento
Rosebud Farm, Hood
Pettigrew Residence, Palo Alto
Norris Residence, Palo Alto
de Lemos Residence, Palo Alto
Wilson House, Palo Alto
Professorville Historic District, Palo Alto
Chaplain's Residence, San Diego
Folsom Depot, Folsom
Cohn House, Folsom
Ruhstaller Building, Sacramento
John T. Greene Residence, Sacramento
Julius Wetzlar House, Sacramento
Del Monte Cannery, Sacramento
Tretheway Block, Stockton
First United Methodist Church, Reno
Levy House, Reno
Nortonia Boarding House, Reno
Tyson House (Strawberry Shortcake), Reno
Humphrey House, Reno
Twaddle Mansion, Reno
Cliford House, Reno
20th Century Club, Reno
Francovich House, Reno
Edwin Witter Ranch, Sacramento
Fire Station # 6, Sacramento
Cranston-Geary Residence, Sacramento
Mary Aaron House, Marysville
Brewster Building, Galt

Cecil House, Colusa
Runyan Residence

California State Historical Landmarks Applications:

Chicory Factory, Stockton
California Almond Grower's Exchange Plant

California Register of Historical Resources

McFarland Ranch
Community Surveys
Frye Residence

Interpretive Use Study:

Architectural/Historic Evaluation, Structural Stabilization and Interpretive Use Report;
Limekiln Gulch, Trinity County; Bureau of Land Management.
Hubbard-Upson House, City of Sacramento

Investment Tax Certification Projects:

Julius Wetzlar Residence, Sacramento
Del Monte/Calpak Cannery, Sacramento
Tretheway Block, Stockton
Oak Park Firehouse, No. 6, Sacramento
Maria Hastings Residence, Sacramento
Farley's Grocery 530 12th Street, Part I, Sacramento
Hale Brother's Department Store, 9th and K Streets, Part I, Petrovich
Hotel Stockton, Stockton

Historic House Association of America:

Research project, National Register of Historic Properties.

ADMINISTRATOR

Interim Preservation Director: City of Sacramento

Director administered Sacramento City Historic Preservation Program, coordinated preservation issues and activities within city government, provided information and guidance to the public, served as Executive Secretary to Sacramento Heritage, Inc. and the Sacramento Design Review and Preservation Board.

Historic Environment Consultants: Principal, historic architecture, research and preservation planning firm, performing cultural resource research, development and identification activities in California and Nevada since 1977. Firm serves as Historic Consultants to architectural and engineering firms, developers, local and state governments.

Sacramento Heritage, Inc.: Development Coordinator; Staff activities included development techniques to assist preservation of significant and endangered historic

buildings, coordination of their rehabilitation, and expansion of community awareness through educational and promotional activities.

Staff administrator: National Register of Historic Places, California State Historical Landmarks, and Points of Historical Interest Programs; State of California, Office of Historic Preservation. Position involved the administration of the National Register of Historic Places program and the state's historic landmark identification programs. Entailed research, field inspections, architectural and historical evaluations, public meetings, assistance in developing and implementing local preservation programs. Served as staff for State Historic Resources Commission, prepared Staff Reports, supervised other employees, executed general office administrative duties related to program, coordinated interaction and office goals with other governmental offices and agencies.

Sacramento City Preservation Board: As first Chair, administered City's Preservation Program for three years. Tasks included conducting of public meetings, development of policies and programs, implementation citywide survey, creation and distribution of public informational material and coordination of the overall program.

Sacramento Heritage, Inc.: As first Chair, administered non-profit preservation oriented organization for three years. Tasks included development of plans for the rehabilitation of endangered historic structures, and the completion of the rehabilitation and sale of an historic building in Sacramento.

American Association of University Women (AAUW): Member National Board of Directors; Educational Foundation Board of Directors; Tasks included travel to branch and state functions throughout the country, establishment and implementation of national policies and study programs, representation of AAUW regarding national legislative issues in Congress, planning and execution of national conventions and conferences.

REVIEW OFFICIAL, : pursuant to 36 CFR, Part 800 (Section 106) of the National Historic Preservation Act (NHPA), with amendments effective June 17, 1999, for County of Sacramento regarding undertakings at McClellan Business Park

ENVIRONMENTAL PLANNER: California Department of Transportation, Environmental Division, certified as meeting *Secretary of the Interior's* professional qualifications for practice as an architectural historian.

INSTRUCTOR; Historic Architecture, Design, History, Preservation:

California State University, Sacramento, 1991: Instructor of Architectural History and Design, Interior Design/Home Economics Department.

California State University, Sacramento; Extension, intermittent; five years: Instructor

University of California, Davis Extension, four years: Instructor

Sacramento Archives and Museum Collection Center, Sacramento, three years: Instructor

Sacramento City Unified School District, one year: Teacher, Art and English

LECTURER: Historic Architecture, Historic Preservation, Sacramento Architecture

University of California Extension, Berkeley, Irvine, and Davis
California State University Extension, Sacramento
American Institute of Planners, Western Region
American Institute of Architects, California Council
State Historic Preservation Conferences; California, Nevada
National Trust for Historic Preservation
National Association of Housing Redevelopment Offices
California Historical Society
Californians for Preservation Action
California Preservation Foundation
Women's Architectural League
Sacramento County Historical Society
Friends of the Sacramento History Museum
Sacramento Archives and Museum Collection Center
Sacramento Old City Association
Crocker Art Museum
Kingsley Art Club

Classes and Tours

"How to Research Structures"; Sacramento Archives and Museum Collection Center.
"Architecture of the Sacramento Valley 1850-1940: Styles, Influences and Cultural Heritage"

University of California, Davis Extension

"Sacramento's Role in California History"

University of California, Davis Extension

The Central Pacific/Southern Railroad and its origins in Sacramento;

California State University, Sacramento; Extension

"Sacramento Architecture, Past and Present"

Sacramento Old City Association

Overview of the architectural evolution of the Sacramento region in terms of historic, economic, technological and cultural elements. Field trip to representative townscapes and outstanding individual structures. California State University, Sacramento; Extension

Walking Tours were conducted throughout the city; for various local organizations and for California State University, Sacramento; Extension classes

PUBLICATIONS

Sacramento's Memorial Auditorium: Seven Decades of Memories:
co-author with Bonnie Snyder, Sacramento Heritage Press, 1997.

Vanishing Victorians: A Guide to Sacramento's Historic Homes, American Association of University Women, Sacramento Branch. Project chairman, co-author. *American Association for State and Local History Award of Merit, 1974.*

Vallejo's Architectural Heritage. (co-author John Beach), City of Vallejo, 1981.

Carson City's Architectural Heritage, City of Carson City, Nevada, 1981.

Main Street Carson City, City of Carson City, 1981.

Winters' Architectural Heritage: City of Winters, 1985.

Education Committee Report, co-authors Beverly Kelly and Duane Spilsbury,
Sacramento County Grand Jury, 1968

Historic Preservation Element Guidelines: Office of Planning and Research; graphics,
writing and concept assistance.

Comstock Magazine; "A Master Plan for Growth," December 1990.

Historic Architecture of Sacramento;

Three Walking Tours, May 1990, Sacramento Heritage, Inc.;

Comstock Magazine; "Dig It!," December 1992

California Historian, Vol. 20, No.3, "Saving Historic Homes", March 1974

Various public and private Survey Reports, Historic, Architectural Evaluations,
Environmental Impact Reports; from 1977 to present, for Historic Environment
Consultants.

American Association of University Women:

AAUW Journal, Vol. 68, No. 3

November 1974

"Achieving Multi-Cultural Understanding"

AAUW Journal, Vol. 69, No. 6

November 1975

"AAUW - Political Training Ground"

AAUW Journal, Vol. 70, No. 6

April 1976

"1976: A Year for Reflection"

AAUW Journal, AAUW Journal, Vol. 67, No. 6

April 1974

"Implications for the Arts"

California State Division: Cultural Interests Newsletter series; 1971-1973

EDUCATION

Academic:

University of California, Berkeley

School of Architecture, Department of Art
Bachelor of Arts degree, Practice and History of Art.
Architectural history, design emphasis.

California State University, Sacramento
Graduate Studies, Education
Secondary Teaching Credential, Art.
Junior High School Teaching Credential.

Attingham School, Royal Oaks Foundation, Great Britain.

University of California, Davis
School of Applied Behavioral Sciences, Department of Community
Development
Master of Science degree, Community Development. Historic Preservation
emphasis.

Conferences, Seminars:

Main Street Seminar; Economic Revitalization & Preservation
Retail Recruitment and Enhancement Seminar, Revitalization Strategies
Seminar; Conservation of Masonry in Historic Buildings
Seminar: Seismic Retrofit of Historic Buildings
United Nations "Habitat" Conference, Vancouver, B.C.
Seminar: Urban Historic Preservation, University of California Extension
Preservation Techniques, U.C.Extension
National Trust for Historic Preservation Conferences; Boston, New Orleans, San
Francisco
Society of Architectural Historians; San Antonio, Savannah, Chicago
California State Historic Preservation Conferences; annual
Preservation Tax Incentives Seminars; California, Nevada
National Association of Housing Redevelopment Offices
Grants Writing Seminars
Community Participation Seminar, Caltrans
Environmental Document Preparation, FHWA
Project Engineer Academy, California Department of Transportation

HISTORIC PRESERVATION

City of Sacramento

Interim Preservation Director

California State Historical Resources Commission:

Architectural Historian, Member: Eleven years

Sacramento City Preservation Board: Five years

Administered preservation program for City of Sacramento as first Chair of City
Preservation Board. Conducted large public meetings and worked with public
regarding various aspects of preservation. Coordinated Board work with various
city, county and state agencies, reviewed and responded to environmental impact
statements, legislative reaction, governmental reports, prepared materials for Board

and Community use, developed slide presentations and public informational materials.

Sacramento Heritage, Inc.: Three years

As Chair of Board, administered activities of non-profit corporation created to preserve and rehabilitate significant architectural and historic structures. Coordinated activities with other governmental and community groups, supervised the rehabilitation, interior re-decoration, and sale of a property listed on the National Register of Historic Places, assisted in fund raising activity with community group to enhance public exposure to preservation values.

As Development director, produced the first series of Walking Tours of historic areas of Sacramento, was instrumental in retaining an endangered and significant historic structure, served as administrator to Sacramento Heritage Inc. Board of Directors.

CityScapes, Inc.: Two years

Served as Grants Officer for organization formed to facilitate the rehabilitation of street facades in Sacramento. Applied for and obtained grant from National Trust for Historic Preservation for study of rehabilitation of downtown Sacramento blockface.

Historic Structures Advisory Committee: One year

Committee appointed to develop a preservation program for City of Sacramento. Conducted research, developed criteria for determining significance of structures to be listed. Photographed and surveyed sample preservation areas, wrote designated sections, executed drawings and graphics for report. American Institute of Planners Award, Valley Section.

Californians for Preservation Action: since inception in 1976

Founding member of Californians for Preservation Action which evolved into California Preservation Foundation. Assisted political action group geared to encourage awareness of both economic and aesthetic values of preservation a statewide level.

Sacramento Old City Association: intermittent, for twenty two years

Served in numerous capacities to assist association dedicated to improvement of quality of life in Central City, emphasis on preservation activities.

Vanishing Victorians Committee

Chair and co-author of publication directed to enhance community awareness of preservation values. Initiated first Historic Home Tour to demonstrate preservation values to public.

TRAVEL/STUDY, FIELD RESEARCH

Historic architecture and preservation, throughout the United States, Hawaii, Canada, Great Britain, Europe, Thailand, Malaysia, Peru, Chile, Panama, Ecuador, Yucatan, Crete, Greece.

PHOTOGRAPHY

Developed Sacramento Architecture Slide Collection: for Sacramento City College
Developed Sacramento Architecture Slide Collection: for Cosumnes River College
Organized Sacramento Historic Architecture Slide collection for use in state and local presentations including A.I.A., A.I.P., NAHRO, National Trust for Historic Preservation,
University of California at Davis. Extension.
Slide Competition winner, California Council, Women's Architectural League

GRAPHIC, COMMERCIAL ART:

Brochures, publications, presentation materials, photographic design.

ARCHITECTURAL DESIGN:

Franklin Design Service, Safeway Stores, Oakland, California

COMMUNITY ACTIVITIES

Grand Jury, County of Sacramento, Chair of Education Committee
Art Auction; KVIE public television fund raising activity, Chair
Sacramento Branch of American Association of University Women, President,
Sacramento County Grand Jury, Chair Education Committee
Women's Architectural League, Sacramento Chapter, President
California State Division, American Association of University Women, Board of Directors
National American Association of University Women, Board of Directors
Educational Foundation, American Association of University Women, Board of Director
Kingsley Art Club, Board of Directors
Creative Arts League; participation various fund-raising arts events for Crocker Art Gallery
University of California Women's Club, Board of Directors
Sacramento Council, Third District PTA, fine arts and mass media Chair
Sacramento Community Commission for Women, charter member
Eagle Theater Auxiliary affiliate, Sacramento Community Theater; fund raising activities
Formulated, conducted Children's Summer Art Classes with AAUW members, Crocker Art Gallery
Puppet performances; designed and fabricated puppets for series of dental health shows for school children
Junior Museum Guild affiliate

HONORS AND AWARDS

Awarded Honorary Membership California Council American Institute of Architects, 2006

Awarded Honorary Membership: Central Valley American Institute of Architects, 2005

Award for Service to the Preservation Community,
Preservation Roundtable, 2004

Award of Appreciation for service as Interim Preservation Director,

- City of Sacramento Planning Department, 2003
- Certificate of Appreciation;
American Institute of Architects, Central Valley Chapter. 2004
- Achievement Award; co-author of *Sacramento's Memorial Auditorium*,
Sacramento Historic Society, 1998
- Award of Merit for Historic Preservation,
American Institute of Architects, Central Valley Chapter, 1998
- Certificate of Appreciation,
Construction Specifications Institute, 1998
- California State Historic Resources Commission: Architectural Historian;
Appointment by Governor, 1984 to 1995.
- Resolutions of Commendation,
California State Historic Resources Commission, State of California, 1982 and 1995.
- Listed: Two Thousand Notable Americans. 1982.
- Listed: Who's Who of American Women. 1980.
- Certificates of Appreciation:
Sacramento City Council. 1980, 1982.
- Friends of Terra Cotta; Letter of Appreciation, 1981
- Certificate of Appreciation:
American Association of University Women, Sacramento Branch, for outstanding service
to AAUW and the community. 1978.
- Achievement Award, Historic Preservation:
Sacramento Museum and History Commission. 1977.
- Award of Merit, Historic Preservation:
Sacramento County Historical Society, 1977.
- Letter of Appreciation for service as Chair of the Sacramento Preservation Board
Philip Isenberg, Mayor, City of Sacramento,
- Certificates of Appreciation for service 1973-1976:
national American Association of University Women Board of Directors, and
American Association of University Women Educational Foundation Board of Directors,
1976.
- Listed, Achievement Award, Historic Preservation:
Women's Organizations and Leaders Directory. 1975.

Award from American Institute of Planners; *Sacramento's Old City: A Preservation Program*, 1975.

Member of Citizen's Advisory Committee to develop a Sacramento Preservation Program

Certificate of Appreciation for community service:
Sacramento Old City Association. 1974.

Certificate for literary achievement for Vanishing Victorians: Sacramento Regional Arts Council. 1974.

American Association for State and Local History Award of Merit, Vanishing Victorians: A Guide to Sacramento's Historic Homes, American Association of University Women, Sacramento Branch: Project chairman, co-author, 1974

Resolution of Commendation: Sacramento City Planning Commission, 1974.

Named "Woman with a View": Sacramento Union. 1972.

Recipient, Rosalie Stern Award, \$500: statewide award for community service;
University of California Alumni Association. 1972.

Historic Preservation Citation Award:
Sacramento County Historical Society. 1971.

Named Fellowship Grant: named contribution to American Association of University Women Educational Foundation, Sacramento Branch, AAUW. 1970.

Listed, Outstanding Young Women of America. 1968.

Jerry M. Schroeder
S2Architects

Architect

EDUCATION:

- Bachelor of Architectural Engineering, Washington State Univ. 1964
- Built-Up Roofing Systems Institute, 1973
- Carlyle Roofing Design Conference 1988

LICENSED ARCHITECT: 1966

California Washington Oregon
Nevada Montana Arizona
Colorado NCARB Reciprocity Certificate

YEARS EXPERIENCE: 43

COMMUNITY SERVICE:

- Sacramento County Project Planning Commission 1985-1988 Chairman, 1986-1988
- Fair Oaks Planning Advisory Council 1982 – 1985
- Towe Ford Museum, Long Range Planning Committee 1988
- Regional Transit Systems Planning Council 1990-1991
- Trustee, Fair Oaks Cemetery District 1993 – 1997
- Instructor, CSU-Sacramento "Facilities Project Management" 1995-2004

Schroeder's experience extends across a wide variety of Planning, Programming and Architectural Projects. His work has included industrial facilities, , and have involved extensive programming. His experience serving on public bodies has given him a rare in-depth understanding of how public agencies work, as well as the opportunity to develop personal relationships with many local officials.

HISTORICAL RESTORATION, RENOVATION, REMODELS AND ADDITION

work includes:

SCHROEDER has designed a number of projects dealing with historical projects, including those on the National historical Register. He understands the Secretary of the Interior's Guidelines for Historical Restoration and how to make them work for the building owner.

His work has included restorations with tight budgets, and he has found economical ways to work with the existing fabric to get the job done.

CREST THEATER, Sacramento, CA

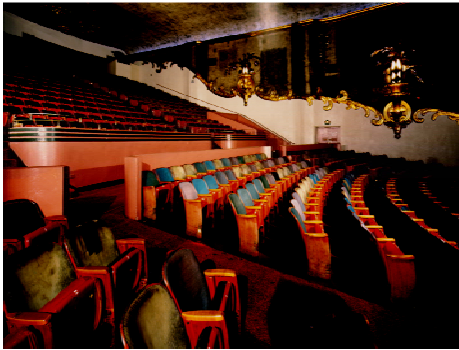


Remodeled in 1949 from a 1912's Hippodrome Playhouse into post war "Hollywood" movie theater, the Crest, on J street in downtown Sacramento, is the last golden gem of theaters in the area, featuring swirls of gold leafs and sculpted plaster ceilings. After 47 years, it had become a bit worn down at the heels. Operating as a venue for concerts, speakers, and various performing arts shows, the motion picture theatre was unable to schedule first run pictures because of time commitment conflicts between these two types of shows.

He was initially asked to study how to update the facility to better meet the current agenda, to make those modifications necessary to comply with ADA regulations, and to look for ways to upgrade the facility after these 47 years. A fire that demolished adjacent storefronts and caused smoke damage throughout also helped by providing insurance monies to replace the carpet, and clean and repaint much of the interior.

SCVHROEDER began by developing program studies, determining estimated costs to restore the facility to its original grandeur. Working with local painters and contractors experienced in historical reconstruction, we were able to arrive at detailed estimates for a number of items, allowing the owners to pick and choose what was most important within the resources available.

He was selected to begin design of the Theatre Restoration, and shortly thereafter began to design the new Retail Center destroyed by the fire. The City Redevelopment Agency was looking for performing arts venues, the state was looking for local conference facilities, the Community center nearby was looking for additional conference facilities, and the theatre operator was looking for ways to increase their business. We suggested two-200 seat theatres in the basement of the new retail facility with a stage that could be used for conferences.



The CREST THEATRE RESTORATION project completely renovated the existing theatre, restoring details, refurbishing seat fabrics and backs, providing new stage curtains, this time with additional swag curtains that were intended to have been installed originally but were omitted for some reason. The concessions stand was completely renovated to increase capacity. Toilet rooms were renovated and handicapped accommodations made throughout.

Schroeder conducted research into historical documents ensure the new work complied with the original design within the guidelines of the Secretary of the Interior.

- Acoustical asbestos was encapsulated instead of removed, using K-13 cellulose insulation that was of similar texture but identifiable as a new product.
- Seats were returned to the original factory for refinishing and re-upholstery.
- Carpets were designed and woven to match the original pattern.
- Gold leaf and faux gold was cleaned, patched and restored.
- The concession stand was redesigned using modern dispensing systems, but used authentic period materials.
- Linoleum was obtained that matched materials originally used.
- Ceramic tile in the toilet rooms was matched where fixtures needed to be removed to provide accessibility.



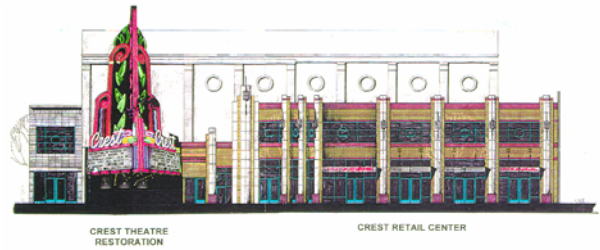
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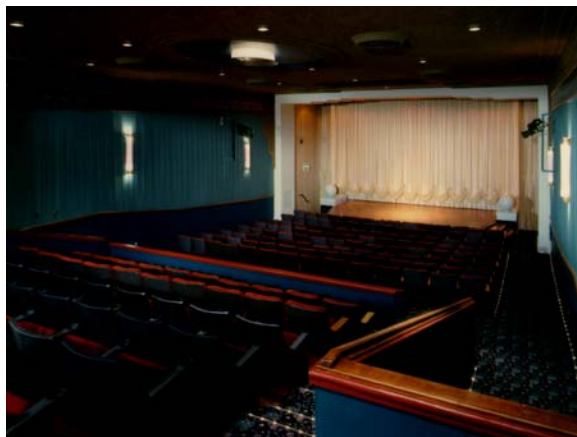
two

The NEW BASEMENT CREST THEATRES provide theatres of 182 seats each, serving both as motion picture and conference facilities. With these theatres, the operators are able to schedule first run movies in the main Crest auditorium, moving a picture into a smaller theatre when a road show or concert fills the larger house. This is making a significant improvement in the operations of the theatre.

The CREST RETAIL CENTER has a Plaza next to the Crest Lobby that is used for private evening functions as well as normal day-to-day dining activities. Featuring a fountain reflecting the distinctive Crest Marquee design, the Plaza will be used for outdoor dining by the primary restaurant tenant in the Retail Center. A second floor of offices provides additional economic return.



COLFAX THEATER, Colfax, CA



This small theater in the town historic district has been refurbished to the 30's Art Deco style theater within the guidelines and approval of the City Planning Commission, including development of both interior and exterior.

Unused space under the balcony was developed into a projection equipment museum display, featuring antique projectors of the early motion picture industry. The screen area was also developed with a stage so the theater could be used for community activities.

While this was not restored to historical standards, the original historical fabric was respected and used.

VARSITY THEATER, Davis, CA

Winner of the **American Society of Interior Design (ASID) HONOR AWARD FOR HISTORIC RESTORATION PROJECTS, 1993**. In announcing its decision, the jury praised the "creative use of color and imaginative design on a low budget."

This old theater in the city's central district converted into a community performing arts facility from a 1950's style movie theater.

The city wanted a facility for live performances of plays and music, public meetings, and a community lecture hall, with scheduling to work in conjunction with the adjacent UC-Davis campus.



Initial studies included a code analysis of what was needed to bring the building up to current standards, identification of work items to improve the building for theater such as refinishing and rehabilitation of seating, installation of stage, lighting grids, and expansion of toilets (providing additional capacity for women). The desired improvements were defined, cost estimated and a master budget prepared to enable the city council to make the funding decisions.



Historical murals on asbestos acoustical plaster were uncovered, and unfortunately were not salvageable. The design restored the auditorium to its former grand ambiance. Yellows and lavenders found in the original art deco murals were used as the basis for a more modern, bolder color scheme that impersonates the sophisticated tastes of the local academic community.

GLENN DAIRY OFFICE BUILDING, Sacramento, CA

Conversion of this historic Spanish Revival industrial building into 22,000 square feet modern office building included the addition of a 2nd story in the warehouse portion of the building and development of the Spanish theme throughout.

Constructed as a dairy on the outskirts of Sacramento in the 1920's, the building soon became the home of the Buffalo Brewery. In the later years it became a body shop, with much of the main building unused and vacant. Many attempts had been made to find a way to restore the building, but it just would not "pencil." We changed this by suggesting that the warehouse portion roof be removed as it was deteriorated, the exterior walls raised, and a new second floor and roof structure be built within the walls. The front two story portion was restored to its historical design. This added enough area that the economics quickly worked.



Honor Award for Outstanding Large Remodel, 1986, Sacramento Old City Association. Award for Rehabilitation, Sacramento-On-The-Go, 1985.

**ESPARTO HISTORICAL ANALYSIS, Esparto, CA
ESPERANZA STATION, CHANDLER LUMBER YARD, WYATT BUILDING, LUNDBURG BUILDING, AND
MORE:**

Esparto was given a HUD CDBG Grant to study a number of old buildings, determining if they deserved historical status, were they sound structurally, and what could be done to vitalize the community. The town, some 20 miles west of Woodland, at the head of the Capay Valley, is a time warp community, and much of the core hasn't changed in decades. Now facing dramatic growth, the County wanted to know how to develop the town.

Schroeder participated in this study with Applied Development Economics as lead consultant, reviewing and analyzing five critical buildings and developing street improvement criteria.

Subsequent projects included specific studies to develop the **Chandler Lumber Yard** as a community retail center, the **Wyatt Building** as a retail site with 6 residential units on the upper floors, and the **Esperanza Station** and a retail and custom meat cutting facility.

**CAPITAL FEDERAL SAVINGS AND LOAN ASSOCIATION, Sacramento, CA
SENATOR HOTEL**

In this project a contemporary institution was installed in a badly damaged but historically significant space. The new improvements are distinctly different from the restored historic space but is designed to work in concert with it and meet the Secretary of the Interior's standards for historic rehabilitation. New handicap access was provided and the only remaining historic elements, the plaster coffer ceiling and "L" street windows, were restored.

GOLDEN 1 CREDIT UNION, Sacramento, SENATOR HOTEL

This project was reviewed and approved by the National Park Service for compliance with the Secretary of the Interior's standards for historic rehabilitation. The proposed facade replaces an undistinguished concrete block addition built in 1954. It repeats the design motif portions of the original Hotel Senator in order to unify and compliment the complex. Two large arches, window treatment, and surface texture repeat the scale and feeling of the original hotel without duplicating details. The interior of this non-historic space is contemporary, reflecting the current image and operations of the owner.



**WOODLAND LIBRARY
COMPETITION, Woodland, CA**

Award Winner - This competition featured a 14,000 square foot addition to existing Historical Carnegie Library of Mission Revival design. The addition was held back and designed to blend into the existing architecture. A classic garden was designed in the front, utilizing existing trees and the addition of a fountain.

SECURITY PACIFIC BANK, SACRAMENTO MAIN, Sacramento, CA

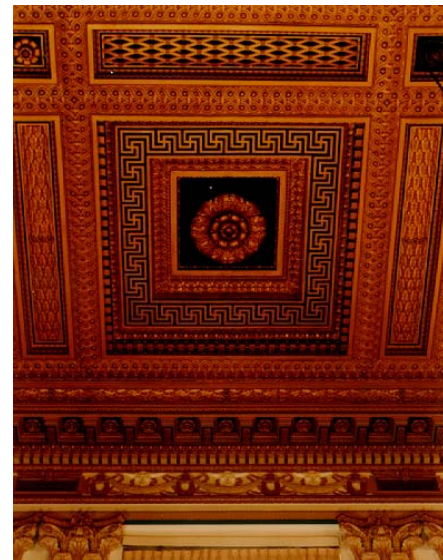
A historical restoration project including preservation of gold leaf ceiling, installation of new period lighting fixtures, repainting, and restoration of brass teller cages in new location.

The cast plaster ceiling was a dull brown in color. Before painting a lighter color, we were able get up on scaffold and take a closer look. We found the brown was just dirt and cigarette smoke on gold leaf. Painting plans quickly changed to cleaning and restoration.

The bank wanted to change the Lobby configuration and directed us to take out the historical teller cages running lengthwise through the space. They were black with age, and the frosted glass was dirty and marked, reducing visibility. We instead showed the bank how the cages could be restored to their original brass brilliance, and the frosted glass could be replaced with clear glass with beveled edges.

The bank lighting had been replaced a number of years ago with “moderne” globe fixtures of a 1950’s vintage that did not reflect any of the historic ambiance. These fixtures also did not provide sufficient light and glared on modern video display screens. We found an opening-day brochure and was able to contact the original lighting manufacturer in San Francisco. They were able to find the drawings for the original fixtures, and then suggest adaptations to incorporate modern fixtures and lamping.

The walls, painted “government green” in the 1950’s, were bland. The windows had black-out drapes to match. We removed the drapes and let in the light of day, and repainted the walls in light colors, with highlights and accents on some of the plaster details and dental details.



FAIRCHILD BUILDING, Placerville, CA

Exterior restoration, remodel of interiors of historical gold rush era building in downtown Placerville. Work was done to the Secretary’s guidelines.

CHANNEL STREET OFFICES, Stockton

This study reviewed the historic Channel Street Offices of PG&E in Stockton to determine the feasibility of remodeling into a Service Center with up-to-date customer services. We conducted a structural as well as a code and ADA analysis, developed initial concept plans to determine if the building would house the desired services, and then prepared a cost estimate to determine how much various elements of the remodeling would cost. The facility was characterized by high arched windows, fluted corinthian and cast plaster molding that needed to be restored.

