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DEPARTMENT OF
GENERAL SERVICES

OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

5750 - 24TH STREET
BUILDING FOUR
SACRAMENTO, CA
95822-3699

916-449-5548

DIVISIONS:

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

January 8, 1991

Joint Budget and Finance and
Transportation & Community Development Committee
Sacramento, California

Honorable Members In Session:

SUBJECT: SACRAMENTO COMMUNITY/CONVENTION CENTER EXPANSION (PA10)
MERRIUM APARTMENTS BUILDING HISTORICAL ARTIFACT SALVAGE
AND HISTORICAL ARTIFACT DISPOSITION

SUMMARY

This report requests Joint Committee recommendation to City Council to authorize salvage of historic artifacts utilizing City forces; authorize the disposition of salvaged Merrium Apartments building historic artifacts; and authorize the designation of funds from the disposition of the salvaged historic artifacts of the for the acquisition and conservation of the collections of the History and Science Division.

BACKGROUND INFORMATION

On August 14, 1990, during discussion on the proposal to relocate the Merrium Apartments building, City Council directed staff to perform a historical survey of the Merrium Apartments building, to salvage artifacts, and where feasible, to incorporate historic artifacts in the design of the Community/Convention Center Expansion project.

Historic survey and documentation studies have been completed. Other reports to the Joint Committee detail the results of the historic survey and documentation efforts, and building demolition requirements.

Artifact Salvage Procedures and Schedule:

Salvage of all Merrium Apartment building historical artifacts is anticipated to be accomplished through utilization of Department of General Services Facility Management Division forces. City forces will provide the most effective means of salvaging the historic artifacts by the inherent ability of in-house crews to immediately adjust techniques, schedules, and manpower allocations to respond to unforeseen on-site salvage requirements and physical site limitations, while minimizing the potential for artifact loss or damage.

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Removal of selected artifacts, except decorative exterior plaster elements, will be in accordance with the general recommendations of the "Historic Survey/Documentation, Merrium Apartments", and, if required, in accordance with the specific on-site recommendations of Bob McCabe, Architect and/or Jim Henley, History and Sciences Manager.

For assistance in the salvage and replication of exterior plaster elements, the City will retain the historical replication castings firm of Western Art Stone of Brisbane, California. Western Art Stone will act as an on-site consultant during building salvage/demolition, make recommendations related to removal methods for the cornice and the front entrance balcony/columns, and provide in-place castings and tracings for replication of elements which can not be feasibly removed in one-piece.

Technical assistance in the salvage of the passenger elevator cab and equipment will be provided by the Otis Elevator Company, the manufacturer of the building's elevators.

Artifacts salvaged by City forces will be transported by a professional moving company and stored in a secure warehouse under the direct control of the History and Science Division. Castings will be stored at Western Art Stone until final requirements of castings for the Expansion project are finalized.

On-site salvage and replication activities will be complete prior to award of any demolition contract.

Historic Artifact Disposition:

The Parks and Community Services Department, History and Science Division has selected specific artifacts for retention in their permanent collection. Items selected include exterior entrance light fixtures, the elevator cab with selected equipment, and the artifacts necessary to rebuild a complete typical apartment unit. A copy of the list of artifacts selected for permanent retention has been included in this report as Attachment "A".

Vitiello + Associates, Inc., with Loschky Marquardt & Nesholm have selected specific elements to be cast for replication as potential decorative architectural elements for the Community/Convention Center Expansion project. Items selected include cornice, front entry balcony and column capitol sections. A copy of the list of artifacts selected for replication has been included in this report as Attachment "B".

The Parks and Community Services Department, History and Science Division has selected several different types of artifacts which are not required for a permanent collection or for incorporation in the Expansion project, but which may be of interest to the public. These artifacts will be salvaged and sold at public auction, with the auction proceeds dedicated to the History and Science Division for the acquisition, restoration, preservation, and exhibition of the archives and collections. A copy of the list of the 1,172 artifacts selected for public auction has been included in this report as Attachment "C".

City Council Resolution No. 90-828 authorized the History and Science Division to deaccession history and science collection objects, and approved the allocation of revenue that may occur from deaccessioning, for the purpose of collection acquisition and preservation. Many of the objects have been deaccessioned to other nonprofit museums. The remaining objects to be auctioned could be included with the historic artifacts removed from the Merrium Apartments building that are designated to be auctioned.

Auction of excess artifacts by the History and Science Division is anticipated to occur within less than six months of salvage completion. The auction will be conducted by a professional auctioneer, and there will be extensive public notice and advertising.

Historical Artifacts Maintenance Requirements:

The History and Science Division provides protection, storage, and display for over 300,000 artifacts, 10,000 lineal feet of archival records, 6,000 maps and drawings, and 1,200,000 photographs and negatives relating the the history of the Sacramento region.

The City and County recently provided a new storage facility to house the collections and new acquisitions. Artifacts and documents need special care to preserve them for future generations. Often, to make objects presentable for display, significant sums must be expended. In 1984-85, over \$100,000 was expended on conservation for the History Museum's opening exhibits. Funding for this type of work is very difficult to secure from grants and gifts. The funds from the sale of the surplus historic artifacts from the Merrium Apartments would help preserve other aspects of the region's history housed in the Division's historic collections.

FINANCIAL DATA

Approval of this report will allow an auction of the excess historic artifacts of the Merrium Apartments building that could raise as much as \$50,000, which will be earmarked for acquisition or preservation of the archives and collections.

POLICY CONSIDERATIONS

Salvage of Merrium Apartment building historical artifacts is consistent with the August 14, 1990 Council direction to perform a historical survey and to salvage artifacts as part of the Community/Convention Center Expansion project.

Authorization to utilize Department of General Services Facility Management Division forces to perform salvage activities is consistent with requirements of Chapter 58 of the City Administrative Code.

Earmarking revenue from the auction for the purpose of preservation of the collections and archives is consistent with generally accepted museum practices.

MBE/WBE EFFORTS

This report does not effect MBE/WBE provisions.

RECOMMENDATIONS

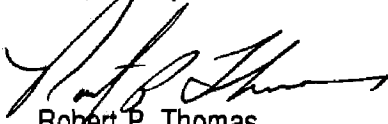
It is recommended that the Joint Committee recommend that City Council, by resolution:

1. Authorize the salvage of historical artifacts by General Services Department, Facility Management Division forces; and deposit of historical artifacts (Attachment A) with the Parks and Community Services Department, History and Science Division.;

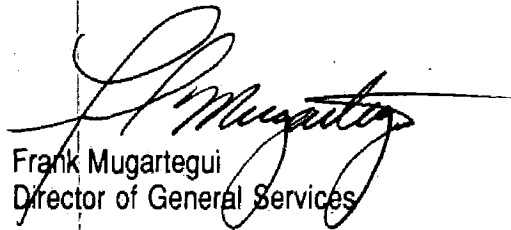
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2. Authorize the salvage of selected architectural features (Attachment B) for purpose of replication in the Community/Convention Center Expansion project. After replication, the original features are to be placed with the Parks and Community Services Department, History and Science Division for determination of whether the objects shall be auctioned or retained in collections; and
3. Authorize the City Manager to direct the Parks and Community Services Department, History and Science Division to include in the public auction of the objects approved for deaccessioning the excess Merrium Apartments building historic artifacts (Attachment C), and to retain the collected funds for the acquisition, restoration, preservation, and exhibit of the archives and collections.

Respectfully submitted,



Robert P. Thomas
Director of Parks & Community Services



Frank Mugartegui
Director of General Services

RECOMMENDATION APPROVED:



JACK R. CRIST
DEPUTY CITY MANAGER

January 22, 1991
District #1

Contact Persons:
Duane Wray, Facility Manager, 449-5445;
Jim Henley, Museum Manager, 449-2072; or
Jim Faber, Project Manager, 449-6745

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AUTHORIZING THE SALVAGE AND DISPOSITION OF MERRIUM APARTMENTS
BUILDING HISTORICAL ARTIFACTS
FOR THE SACRAMENTO COMMUNITY/CONVENTION CENTER EXPANSION
(PA10)**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City Manager is hereby authorized to:

1. Salvage historical artifacts by General Services Department, Facility Management Division forces; and deposit of historical artifacts (Attachment A) with the Parks and Community Services Department, History and Science Division;
2. Salvage selected architectural features (Attachment B) for purpose of replication in the Community/Convention Center Expansion project. After replication, the original features will be placed with the Parks and Community Services Department, History and Science Division for determination of whether the objects shall be sold or retained in collections; and
3. Direct the Parks and Community Services Department, History and Science Division to include in the public auction of the objects approved for deaccessioning the excess Merrium Apartments building historic artifacts (Attachment C), and to retain the collected funds for the acquisition, restoration, preservation, and exhibit of archives and collections.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Merrium Apartments Building
Historical Artifact Schedule A

(For permanent retention in collections; preserved by History and Science Division.)

List is from Apartment 42. Other items may be selected from other apartments if an item is missing or damaged in salvage.

1. kitchen cabinets
2. kitchen sink
3. range and hood
4. all light fixtures
5. Murphy bed with door
6. hutch
7. closet and storage cabinets
8. all doors with lockset and butts
9. all window sashes
10. all switch plates and outlet plates
11. door bell and button
12. pass-through doors
13. claw foot bathtub
14. toilet bowl and tank
15. bathroom sink
16. medicine cabinet
17. bathroom glass shelf and brackets
18. any bathroom hardware
19. cut and identify short sections of all molding throughout apartment

In addition to Apartment 42:

20. exterior entrance fixtures (already transferred)
21. "Merrium Apartments" sign with the embellishments on building exterior above front door. (if not salvaged - replicate one copy.)
22. sample sections of cast replicas from exterior cornice

Vitiello + Associates, Inc.
Architects

ATTACHMENT B

1931 H Street
Sacramento, California 95814
(916) 446-0206 • Fax (916) 446-0894

December 21, 1990

Mr. James L. Faber
City of Sacramento
1030 15th Street
Sacramento, CA 95814

RECEIVED

DEC 27 1990

DEPARTMENT OF GENERAL SERVICES
FACILITY MANAGEMENT/PROJECT OFFICE

Re: SCCCE
Merrium Apartments Artifacts

Dear Jim,


As we discussed, we have reviewed the possibility of using artifacts from the Merrium Apartment building. At this time, and based on the configuration of the design elements and spaces within the expansion, it appears that the only element we could find an appropriate use for would be the entry element. This would include the columns, medallion, and upper balcony.

Due to the weight of the actual entry element, we are concerned about trying to incorporate it. We would anticipate that a lightweight cast of it could be incorporated into the upper level ballroom or the exhibit hall entry.

We do not anticipate using any of the cornice due to the proportions and heaviness in appearance. However, it may be wise to obtain a cast of a section of it.

Hopefully this provides adequate information for your use.

Sincerely,


Susan Wurdeman
Senior Project Manager

cc: Bob Zimmer
File 89051-2.3

Merrium Apartments Building
Historical Artifact Schedule C

(For public auction by the History and Science Division.)

Quality noted on the lists is per the inventory list of the "Historic Survey/Documentation, Merrium Apartments", dated November 1990. Items which are included as part of Attachment A are not to be included for auction.

1. Doors with lockset/latchset, butts, and other hardware (excellent, good and fair - 269 items)
2. Transom hardware (excellent and good - 33 items)
3. Marble thresholds (excellent and good - 32 items)
4. Millwork (excellent and good - 223 items)
5. Kitchen sinks with trim pieces (excellent and good - 29 items)
6. Kitchen ranges (excellent and good - 27 items)
7. Kitchen antique refrigerator (good - 1 item)
8. Bathtubs with antique trim and shower (excellent and good - 38 items)
9. Water closets with trim (excellent and good - 31 items)
10. Lavatories with trim and soap holder (excellent and good - 23 items)
11. Medicine cabinets (excellent and good - 36 items)
12. Bathroom lavatory shelf (excellent and good - 26 items)
13. Toilet paper holders (excellent and good - 8 items)
14. Bathroom towel racks (excellent and good - 57 items)
15. Light fixtures, except exit lights (excellent, good and fair - 233 items)
16. Door bells/buttons (excellent and good - 30 items)
17. Hot water registers (excellent and good - 58 items)
18. Murphy beds (good - 18 items)