



Agency Report
29

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

September 2, 1982

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
SEP 22 1982

Redevelopment Agency of
the City of Sacramento
Sacramento, California

*as amended
allowing stairway
& ATM*
SEP 28 1982

Honorable Members in Session:

SUBJECT: Approval of Preliminary Plans
Morse Building, Old Sacramento Parcel No. 118

SUMMARY

By Contract dated June 25, 1982 the Agency agreed to the sale of the Morse Building. Per the Schedule of Performance of the Contract for Sale, preliminary and final plans for the completion of the improvements to the building are to be approved before escrow can close. It is recommended that the preliminary plans be approved per the staff recommendation.

BACKGROUND

The Contract for the sale of the Morse Building, Old Sacramento Parcel No. 118, 1027-1031 Second Street, requires that both preliminary and final plans for the completion of the proposed improvements be approved. Morse Building Investors, Ltd., the purchasers, have proposed a mixed use for the building which may possibly include a bank, offices and a restaurant facility. The preliminary plans show the proposed installation of an automatic teller machine (ATM) in the east wall of the building. This will require the removal of "historic fabric" from the rear wall of the building. The City's Museum and History Division staff is in opposition to this modification to the building and has recommended against it.

The preliminary plans also incorporate the addition of an exterior stairway on the west facade which will serve second floor tenants and the balcony area. This stairway appears in the early Candeb-Fleissig Associates study on Old Sacramento which depicted the historic appearance of the Morse Building. The

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drawing from this consultant study was used in the advertisement for the sale of the Morse Building. Subsequently, the Museum and History Division has informed staff that later research has determined that this depiction is incorrect and thus has recommended against this modification and addition to the Morse Building facade. In addition to the Museum and History Division's opposition to the stairway, the consistent position of the City Police Department is one of opposition to any access and use of a balcony area unless it has limited and controlled access which a direct stairway from the sidewalk to the balcony does not usually provide.

The Agency, by letter dated August 25, 1982 from the Project Architect, has been notified of the Building Department's position regarding the construction of the proposed stairway. Although the stairway is a non-required stair, the Building Department is requiring compliance with the Uniform Building Code. Such compliance will result in a substantial alteration of the existing historic facade in that modification to second floor exterior doorways would be required. As this would not be consistent with the Agency's depiction and advertisement of the building, it is recommended that the proposed stairway be disapproved.

With regard to the proposed installation of an automatic teller machine (ATM), it is recommended that the ATM installation be conditionally approved subject to the purchaser's demonstration that the ATM installation is required by a banking tenant and is integral to its on-site banking operation. An ATM installation independent from an on-site banking activity is not recommended.

FINANCIAL DATA

The approval of preliminary plans per the recommended conditions will have no financial impact upon the Agency.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of September 20, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the proposed stairway and deletion of the automatic teller machines. The votes were as follows:

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AYES: Angelides, Dickinson, Fisher, Knepprath, A. Miller,
Walton

NOES: None

ABSENT: Luevano, B. Miller, Teramoto

RECOMMENDATION

The staff recommends adoption of the attached resolution approving the preliminary plans for the completion of the improvements to the Morse Building, subject to the conditions stated.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTED TO COUNCIL

Walter J. Slupe

WALTER J. SLIPE
City Manager

Contact Person: Theodore R. Leonard

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

September 14, 1982

APPROVING PRELIMINARY PLANS
MORSE BUILDING
OLD SACRAMENTO PARCEL NO. 118

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO:

Section 1. The Preliminary Plans for the comple-
tion of the improvements to the Morse Building, Old Sacramento
Parcel No. 118, are approved subject to the deletion of the
exterior stairway on the front facade.

Section 2. The installation of an automatic teller
machine through the east wall of the building is approved sub-
ject to and as an integral part of an on-site banking operation.

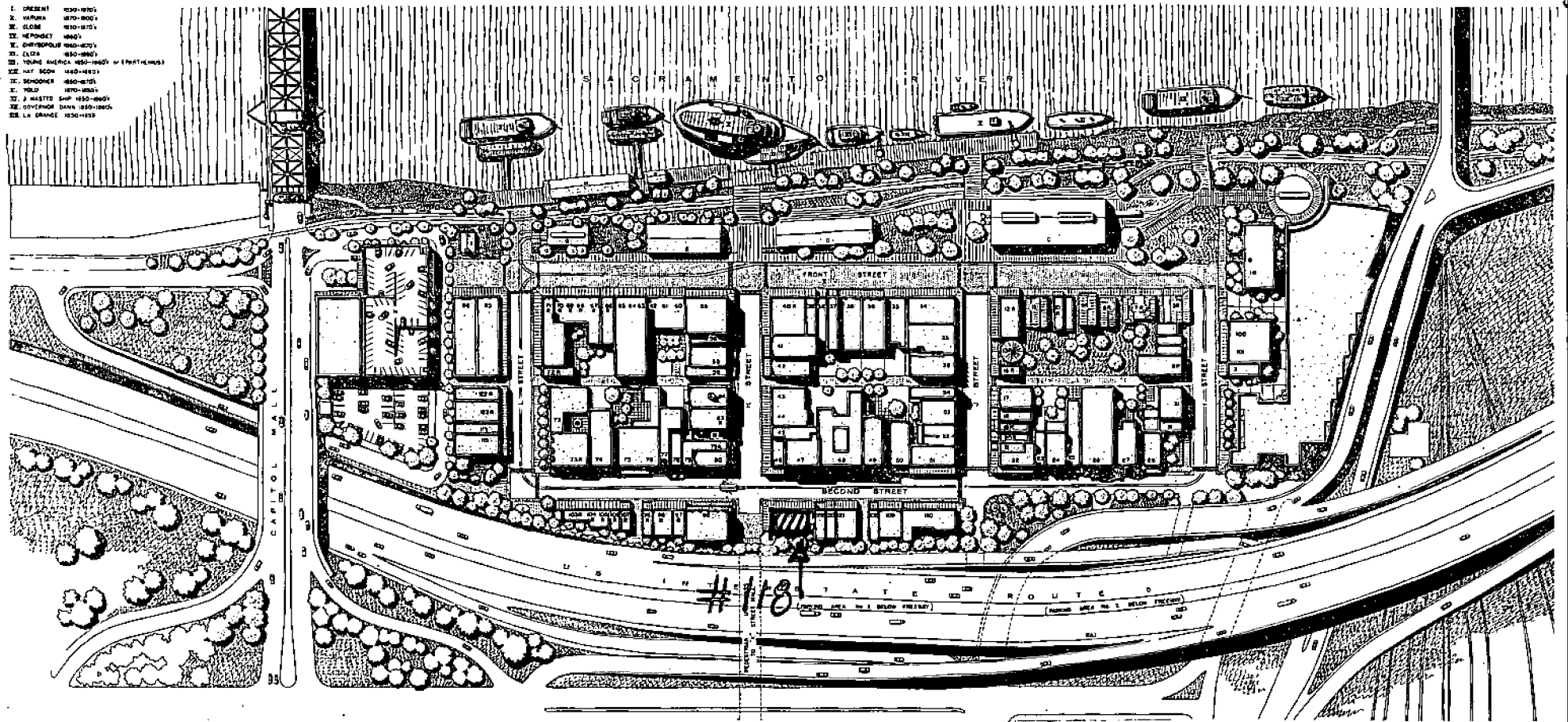
CHAIRMAN

ATTEST:

SECRETARY

SHIPS

- I. CREWENT 1830-1870
- II. VIKING 1870-1900
- III. GLOBE 1830-1870
- IV. WINDSOR 1840
- V. CHRYSOPELIS 1840-1870
- VI. ALBA 1830-1880
- VII. YOUNG AMERICA 1850-1880 w/ (FRYBACH)
- VIII. MAY BOON 1840-1880
- IX. SCHOONER 1850-1870
- X. GOLD 1870-1880
- XI. J. HASTO SHIP 1850-1880
- XII. GOVERNOR DANA 1850-1880
- XIII. LA GRANDE 1850-1880



Key to Building Numbers

SHIPS ON PLAN INDICATE RECONSTRUCTION. ALL OTHER BUILDINGS ARE RESTORATION. * IN KEY INDICATES BUILDINGS TO BE DEVELOPED BY STATE DEPT. OF PARKS AND RECREATION

* 1 CITY HALL & WATER WORKS	16 NAGOLKA SALOON	31A BOOTH BUILDING	36 GREGORY BUILDING	46 STRAUSS & CO.	64 EDWARDS HOTEL	83 SMITH BUILDING
2 DWALEY FREE HALL	20 LORD'S - RESTAURANT	37 LESBETH ALC HOUSE	35 PIONEER HALL AND BAKERY	45 EARLE MILLS	85 BEMOND BROTHERS WAREHOUSE	110 HETWOOD BUILDING
3	21 HANES BUILDING	38 UNITED STATES HOTEL	34 CITY MARKET	70 ADAMS MCNEAL & CO.	86 CONERT BUILDING	311
4	22 SAZERAC BLEND & BLUE WINE SALOON	39 NEW YORK DRUG STORE	35 WHISL CHEER HOUSE	71 ADAMS MCNEAL & CO.	87 LAFORCE BUILDING	412
5 HENSLEY-READING & CO	23 OUR HOUSE SALOON	40 BOND & SHIFF	36 KING, SLEWELL & CO	72 W. J. BROWN HOTEL	88 CORNHILL BUILDING	113 E.P. FINE
6 F. DODGE	24 BAKER - HAMILTON BUILDING	41 HOBSON HOUSE	37	73 CLAREMONT HOTEL	87 FREE BUILDING	312
7 PEOPLES MARKET	25 BRANNAN HOTEL	42 HOBSON HOUSE	38 NATIONAL HOTEL	74 PACIFIC STORES	88 FREE BUILDING	114 WALTO BUILDING
8 HOTEL DE FRANCE	26 HALL, LAMPS AND CO.	43 LADY ADAMS BUILDING	39 WISSELL BUILDING	75 BRADEN BUILDING	* 89 BAY "A" BUILDING	115 WOODS BUILDING
9 CITY HOTEL	27 BUCKWORTH BUILDING	44 WHALE BUILDING	40 STEVENSON, CHASELEY & CO.	76 BRADEN BUILDING	* 91 BAY "B" BUILDING	116 ST. CHARLES STORE
10 T. MC DONELL & CO	28 FOSTER SALOON	45 UNION HOTEL	41 WEL, CLARK & CO.	77 SACRAMENTO ENGINE CO NO 2	92 CARPENTER BUILDING	117
11 EAGLE THEATRE	29 MICHANICKS EXCHANGE	46 BANK EXCHANGE BUILDING	42 LANGRISH FLOUR MILLS	78 SODELLE'S CARPENTER SHOP	93 SADDLE ROCK RESTAURANT	118 HISTORIC STREET CAR LAMP
12 S. TAYLOR BUILDING	30 VINCEN - BRANNAN HOUSE	47 UNION HOTEL	43 SACRAMENTO CRACKER CO.	79 RIVETT - FULLER BUILDING	94	119 SOUTH PARKING GARAGE
13 ROAD TENT	31 BRANNAN BUILDING	48 OREGON HOTEL	44 SACRAMENTO CRACKER CO.	80 DEMOCRATIC STATE JOURNAL	105 RODRIGUEZ BUILDING	120 HISTORIC SCHOOL BUILDING
14 HARVEY'S BEER STORE	32 BRANNAN BUILDING	49 ADAMS EXPRESS BUILDING	45 SACRAMENTO CRACKER CO.	81 PERKINSBART STORE	106 CHAMPAGNE BUILDING	121 DANNA SALOON
15 HENNETT'S BARONIC HALL	33 SOUTH BUILDING	50 JARVIS HOTEL	46 BRONKHIM HOTEL	82	107 STEEL, EDWARDS & CO.	122 FARMER BUILDING
16 SACRAMENTO UNION	34 SOUTH BUILDING	41 HARTSHORN BUILDING	47 CLINE & CO.	83	108 PIONEER TELEGRAPH BUILDING	123



OLD SACRAMENTO

A REGISTERED NATIONAL HISTORIC LANDMARK

- * 4 CALIFORNIA STATE RAILROAD MUSEUM HISTORY BUILDING
- 5 CITY, COUNTY HISTORICAL MUSEUM
- * 6 CARRIAGE HOUSE HISTORICAL SYSTEM MUSEUM
- 7 CENTRAL PACIFIC FREIGHT DEPOT
- 8 STEAM NAVIGATION BUILDING
- 9
- 10 HISTORIC STREET CAR LAMP
- 11 SOUTH PARKING GARAGE
- 12 HISTORIC SCHOOL BUILDING
- 13 THEODORE JACOB MONUMENT AND PLAZA
- 14 PEDESTRIAN UNDERPASS TO DOWNTOWN PLAZA AND "H" ST. HALL
- 15 BOWEN DOMESTIC HOIST EXPRESS BARNARD AND PLAZA
- 16 CS&G/SPR WORKSHOP - WAREHOUSE
- 17 CS&G/SPR STEAMBOAT OFFICE



PICTORIAL PLAN
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

DATE: MAY 16, 1972
DRAWN BY: J. W. WILSON