



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
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Staff Report
November 16, 2010

**Honorable Mayor and
Members of the City Council**

Title: Landmark Assistance Program Grant

Location/Council District: 914 2nd Street, Assessor's Parcel Number 006-0012-022-0000, Council District 1

Recommendation: Approve Resolution awarding proposed grant for the Hall, Luhrs & Co. Building structural rehabilitation project.

Contact: Susanne Cook, Associate Planner, (916) 808-5375

Presenters: Roberta Deering, Senior Planner for Historic Preservation (916) 808-8259

Department: Community Development

Division: Planning

Organization No: 21000

Description/Analysis

Issue: On June 21, 2007, the City Council adopted a Resolution establishing the Historic Places Fund (Fund 2024) and Grant Programs which appropriated \$350,000 (R2007-942) toward a Historic Landmark Assistance Program (I21004700) to provide financial assistance to historic preservation projects involving City-designated landmarks. The project grants were to be approved by the City Council, with the grant agreements negotiated by the City Manager. The first \$300,000 of this program was approved for award by the City Council on December 18, 2007, for rehabilitation work on the Elks Building, 921 11th Street. The remaining \$50,000 was awarded to Masonic Temple Association (1123 & 1131 J Street), but the property owners ultimately determined not to use the public funding for their project.

The City Manager's office and Community Development Department have been approached by the owner of the Hall, Luhrs & Co. building with a request for the remaining \$50,000 in this account to assist in the cost of structural and stabilization work on the interior of the building. The need for the work is compelling, from both the building's stabilization and preservation standpoints as

well as from a heritage tourism standpoint. City assistance now can help to assure the future of this exemplary structure and provide for an expanded historic tour program. With the structural rehabilitation, this building will be a key addition to the Historic Old Sacramento's Underground – Hollow Sidewalks – tour program in Old Sacramento.

Since the Landmark Assistance Program grant requires eligible structures to be listed as landmarks in the Sacramento Register of Historic and Cultural Resources, the property owners have requested nomination of the Hall, Luhrs & Co. building to the Sacramento Register as a landmark. On September 22, 2010, the Preservation Director made the preliminary determination that the structure is eligible for listing and has forwarded the nomination to the Preservation Commission, which held a public hearing on the nomination at its October 6th meeting. At that meeting the Preservation Commission unanimously recommended that the City Council adopt an ordinance adding the building to the Sacramento Register as a landmark. The City Council action on that ordinance is scheduled to take place earlier on the same night as this item.

Policy Considerations: These very limited Landmark Assistance Grant Program funds are proposed to be used to provide needed assistance in the preservation of an important historic structure, one of the largest in Old Sacramento, and a key potential addition to a major new heritage tourism program in Old Sacramento, in compliance with the City's Preservation Element of the General Plan, and the Historic Preservation Chapter, 17.134, of the City Code.

Committee/Commission Action: On October 6, 2010, the Preservation Commission recommended that the City Council adopt an ordinance listing the Hall, Luhrs & Co. building as a landmark in the Sacramento Register of Historic & Cultural Resources. The City Council's Law & Legislation Committee is scheduled to review the proposed landmark ordinance at its November 4, 2010, meeting, and should their recommendation be affirmative, and should the City Council adopt the ordinance, the Landmark Assistance Grant award recommendation can be acted upon by the City Council.

Environmental Considerations: The project funded with the grant monies will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore would be exempt per CEQA regulations 15331, Historic Restoration and Rehabilitation.

Rationale for Recommendation: The Historic Old Sacramento Foundation conducts underground tours to view historic hollow sidewalks and other below ground archaeological sites in Old Sacramento. The Hall, Luhrs & Co. building is an important historic structure that will be included as part of the tour, as it provides an excellent example of Sacramento's historic hollow sidewalks and important historic archaeological sites in its basement that tell the story of the rich and diverse history of the property before the Hall Luhrs & Co. building was even built. Upgrades to the basement structural timbers are needed to preserve the building and to accommodate the Historic Old Sacramento Foundation tours at the Hall, Luhrs & Co. building. Costs for the basement structural upgrades will be over to \$50,000. The Landmarks Assistance Grant Funds will provide

significant help in accomplishing these upgrades.

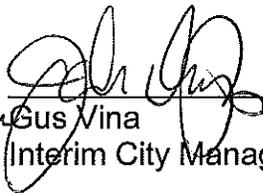
Financial Considerations: The \$50,000 awarded to Masonic Temple Association is available in the Historic Landmarks Assistance program (I21004700) to cover the cost of this grant request.

Emerging Small Business Development (ESBD): The grants will be made to the property owners; they will provide their own contractors for the work.

Respectfully Submitted by: 
David Kwong
Planning Manager

Approved by:  for:
Max Fernandez
Development Services Director

Recommendation Approved:


Gus Vina
Interim City Manager

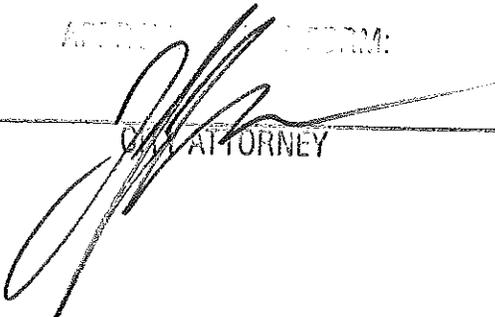

CITY ATTORNEY

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RESOLUTION NO.

Adopted by the Sacramento City Council

2007 LANDMARK ASSISTANCE PROGRAM GRANTS

BACKGROUND

- A. On June 21, 2007, the City Council adopted Resolution 2007-429 which included establishing the Historic Places Fund and its Historic Landmarks Assistance Grant Program to provide financial assistance to projects involving City-designated landmarks. The Landmarks Assistance Grant Program (I21004700) projects are to be approved by City Council, with grant agreements to be negotiated by the City Manager.
- B. The Hall, Luhrs & Co. building at 914 2nd Street is a designated City Landmark, pursuant to the Historic Preservation Chapter of the City Code, Chapter 17.134.
- C. The City Manager Office and staff, Community Development Department staff and Convention, Culture and Leisure Department staff, as well as Historic Old Sacramento Foundation members, have met with representatives of the Hall, Luhrs & Co. ownership and have identified the basement structural rehabilitation work as a high priority project in this significant historic building that will assist in the future economic viability of both the landmark and heritage tourism in Old Sacramento.
- D. The Masonic Temple Association was awarded \$50,000 from the Historic Landmark Assistance program in R2007-942. As the Masonic Temple Association withdrew from the program, there is \$50,000 in I21004700 that is available to be awarded.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. That a \$50,000 Historic Landmark Assistance Program grant (I21004700) shall be awarded to the Hall Luhrs Building LLC, the property owner, for the structural rehabilitation work on the interior of the building's basement, in compliance with the California Historical Building Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the Historic Preservation Chapter, 17.134, of the Sacramento Municipal Code.
- Section 2. The City Manager shall finalize the terms of the grant agreement with the property owners.