

Sacramento Heritage, Inc.

630 I Street, Sacramento, California 95814 (916) 444-9210

September 10, 1980

CITY MANAGER'S OFFICE
RECEIVED
SEP 11 1980

Redevelopment Agency of the
City of Sacramento
915 I Street
Sacramento, California 95814

Honorable Members in Session:

SUBJECT: Annual Report to Members of Sacramento Heritage, Inc.,
from the Board of Directors

SUMMARY

Sacramento Heritage, Inc., has acquired two buildings of substantial historic importance, the Mesick Residence and the Hubbard-Upson Residence. These buildings have been secured and preparations are underway to assure their preservation. Architects have prepared drawings for the exterior renovation of the Mesick Residence and the Hubbard-Upson Residence is presently for sale but no firm offers have been received. This report summarizes the activities of the corporation from January 1, 1979, to June 30, 1980.

BACKGROUND

Sacramento Heritage, Inc., was formed in July, 1975. Its members are the City Council and the Directors are representatives of the Sacramento Housing and Redevelopment Commission, the Preservation Board, the Housing Code Appeals Board and two community representatives. The members are as follows:

Peter Givas, Chairman
Lanny Tobe, Vice Chairman
Rick Stevenson
Charley Petersen
R. Burnett Miller

The Board of Directors meets the second Thursday of each month at 1:30 p.m. at 630 I Street, Sacramento, California.

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date 9/16/80

George Beattie is the staff person from the Sacramento Housing and Redevelopment Agency assigned to Sacramento Heritage, Inc. William G. Seline is the Executive Director and Joan Roberts is the Secretary. Beverly Czoberek is the Treasurer of the Corporation.

Sacramento Heritage, Inc., a non-profit corporation, was formed for the specific and primary purpose of acquisition, improvement, restoration, preservation, leasing and disposition of historically or architecturally significant real properties in the City of Sacramento; to provide housing for moderate and low-income persons on a non-profit basis; and to assist with the provision of related facilities and services designed to enhance the physical, social and psychological well-being of those members of the communities in which Sacramento Heritage functions.

The first project of Sacramento Heritage, Inc., the rehabilitation of the Van Voorhies Residence at 925 G Street was successfully accomplished and the structure was sold at private auction in 1977. The present capital of Sacramento Heritage, Inc. (see Financial Information) is derived primarily from this project. One matter concerning the final disposition of the Van Voorhies property is still pending. \$3,000 is in escrow pending a determination for the need for an access for handicapped persons.

During the period of this report, Sacramento Heritage has acquired two historic properties, the Mesick Residence at 517 8th Street and the Hubbard-Upson Residence at 1010 F Street.

The Mesick Residence was built before 1894 and is identified as an Essential structure on the City of Sacramento's Official Register. It is one of four existing mansard-roofed high empire style Victorian structures in Sacramento and the only one still unrestored. Sacramento Heritage, Inc. acquired the property at a Trustee's Sale in May, 1977, for a high bid of \$34,700. The actual cost was \$21,200 because of an earlier purchase of a First Trust Deed in default at a 50% discount. Legal challenges from the former owner complicated the clearing of title. The architectural firm of Madsen and Flathmann was engaged to prepare specifications and supervise stabilization of the building. The Board had considered moving the structure to an adjacent property for better siting but acquisition was not possible. The Board now plans to offer the property for sale at public auction by early October.

At the request of the Preservation Board and with a \$60,000 loan from the City of Sacramento, Sacramento Heritage, Inc. purchased the historic Hubbard-Upson building at 1010 F Street in September, 1979, for \$47,000. It was advertised for public sale in March, 1980, but no proposals

were received. Soaring interest rates during the first part of the year discouraged interested parties. Market conditions have recently changed regarding interest rates and the property will be offered for sale once again in early October.

FINANCIAL DATA

Total assets of the Sacramento Heritage, Inc., as provided in the last Annual Report were \$51,891.65. Expenses of the corporation, during the period of this report for direct and indirect salaries and overhead, were \$6,296.88. Expenses for 517 8th Street to June 30, 1980, were \$22,897.01. Expenses for 1010 F Street to June 30, 1980, were \$49,977.23. Available cash and investments on hand on June 30, 1980, were \$44,815.65. (See attached Balance Sheet.) The total assets are \$117,709.88.

Sacramento Heritage, Inc., has the status of an organization exempt from paying Federal Income Tax with the Internal Revenue Service. As a publicly supported organization, Sacramento Heritage, Inc., may accept bequests, legacies, devisees, transfers or gifts. Such donations are tax deductible for the donors. In order to maintain this tax status, the corporation must continue to meet an applicable support test of 30% of the corporation's income from public sources. Support may be in the form of in kind services from public agencies or private individuals. For example, the services of Housing and Redevelopment staff that is not directly charged on a project could be "contributed", which would assist the corporation in maintaining its publicly supported status. The State of California accepts Federal tax status for purposes of the State Income Tax.

VOTE AND RECOMMENDATION OF THE BOARD OF DIRECTORS

At its meeting on July 11, 1980, the Board of Directors recommended approval of this report by a unanimous vote:

Those members present were:

Peter Givas
Lanny Tobe
Burnett Miller

Those members absent were:

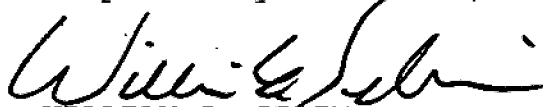
Rick Stevenson
Charley Petersen

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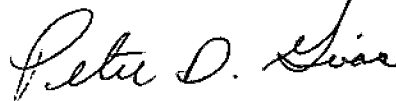
RECOMMENDATION

It is recommended that you approve the Annual Report of Sacramento Heritage, Inc.

Respectfully submitted,



WILLIAM G. SELINE
Executive Director



PETER GIVAS
Chairman - Sacramento Heritage, Inc.

TRANSMITTAL TO COUNCIL:



WALTER J. SLUPE
City Manager

Contact Person: George B. Beattie

SACRAMENTO HERITAGE, INC.

Balance Sheet
as of June 30, 1980

ASSETS

Cash in Bank	\$ 91.07	
Investments	41,406.77	
Trust Deposit for Ramps for the Handicapped at 925 G Street	<u>3,317.80</u>	\$ 44,815.64
Accounts Receivable:		
517 - 8th Street (see attached statement)	22,897.01	
1010 F Street	<u>49,997.23</u>	<u>72,894.24</u>
TOTAL ASSETS		<u>\$117,709.88</u>

LIABILITIES, RESERVES AND NET INCOME

Land and Building Sales		\$140,000.00
Contribution from City C.D.B.G. for Historic Preservation		60,000.00
Interest Income		13,092.53
Less Expense		
Construction Costs, 925 G Street	\$83,226.82	
Sundry Expense, Sacramento Heritage	<u>12,155.83</u>	<u>(95,382.65)</u>
TOTAL LIABILITIES, RESERVES AND NET INCOME		<u>\$117,709.88</u>

SACRAMENTO HERITAGE, INC.

As of June 30, 1980

517 - 8TH STREET

Purchase & Trust Deed	\$14,982.93
McCurry Company	55.97
Newberts Hardware	21.92
SMJD	69.67
County of Sacramento:	
Public Works Department	6.49
City of Sacramento	.71
William E. Levering	1,360.00
County of Sacramento:	
Property Taxes	1,019.26
Administration:	
Direct Salary	2,702.43
Indirect Salary	858.03
Overhead	<u>1,819.60</u>
	<u>\$22,897.01</u>

1010 F STREET

Purchase Trust Deed	\$46,943.84
County of Sacramento:	
Property Taxes	304.72
All Counties Fence	1,339.00
Lumberjack	147.34
Sacramento Bee	350.00
Administration:	
Direct Salary	388.85
Indirect Salary	129.84
Overhead	<u>393.64</u>
	<u>\$49,997.23</u>

Proud and elegant, the High Victorian home at 517 8th Street is one of four houses of its kind left in Sacramento. Probably built in 1894, its tall and intricate mansard roof with arched and deeply hooded windows stands silhouetted like a piece of wedding cake sculpture against the sky.

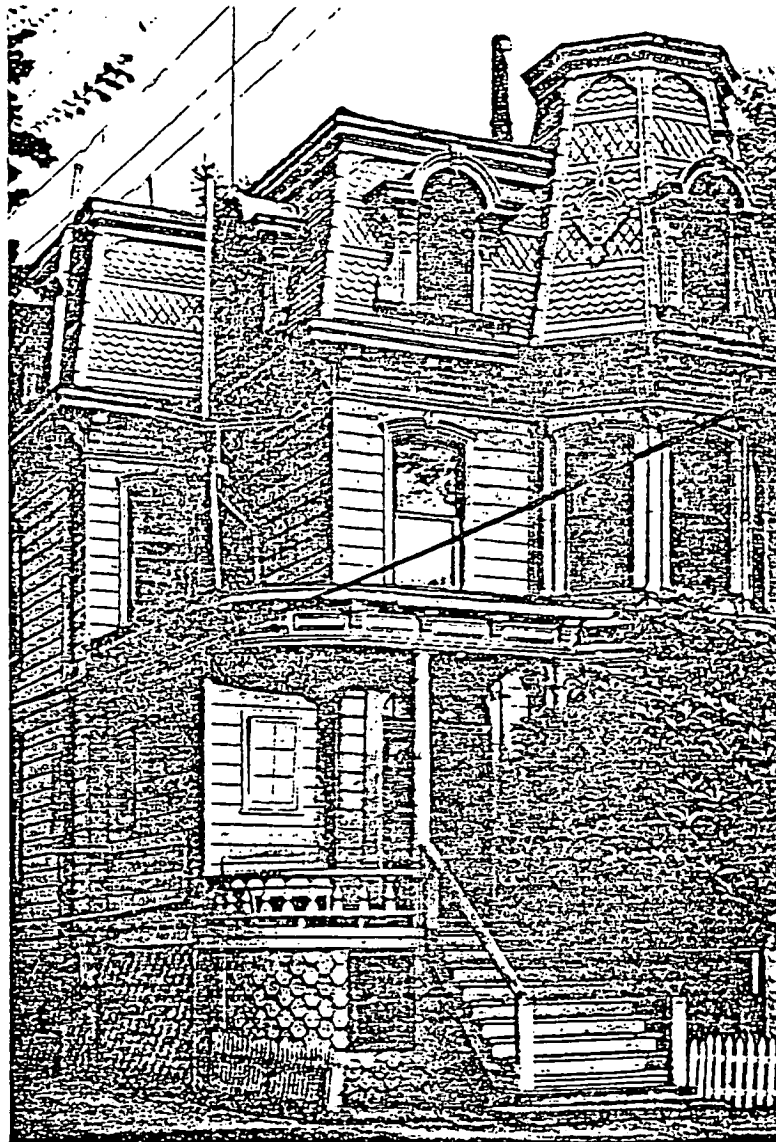
The architectural style and design "trademarks" suggest its creator was architect Nathaniel Goodell, who designed the Heilbron home and the Governor's Mansion. These two homes, the Stanford Mansion, and 517 8th are the only remaining houses in Sacramento with mansard roofs.

French mansard roof design is said to have originated as a means to reduce property taxes. Nineteenth century French houses were assessed by their number of floors. Since any area under the roof line was not counted as a floor, the mansard roof developed.

Mary Mesick, the home's first owner, also owned a larger, simpler mansion around the corner at 9th and F Streets. William S. Mesick, Mary's husband and an attorney who defended Sutter's land claims in early day courts, lived in this first mansion, now gone, until 1869. At that time, due to "disputes and differences," the Mesicks decided to live separately.

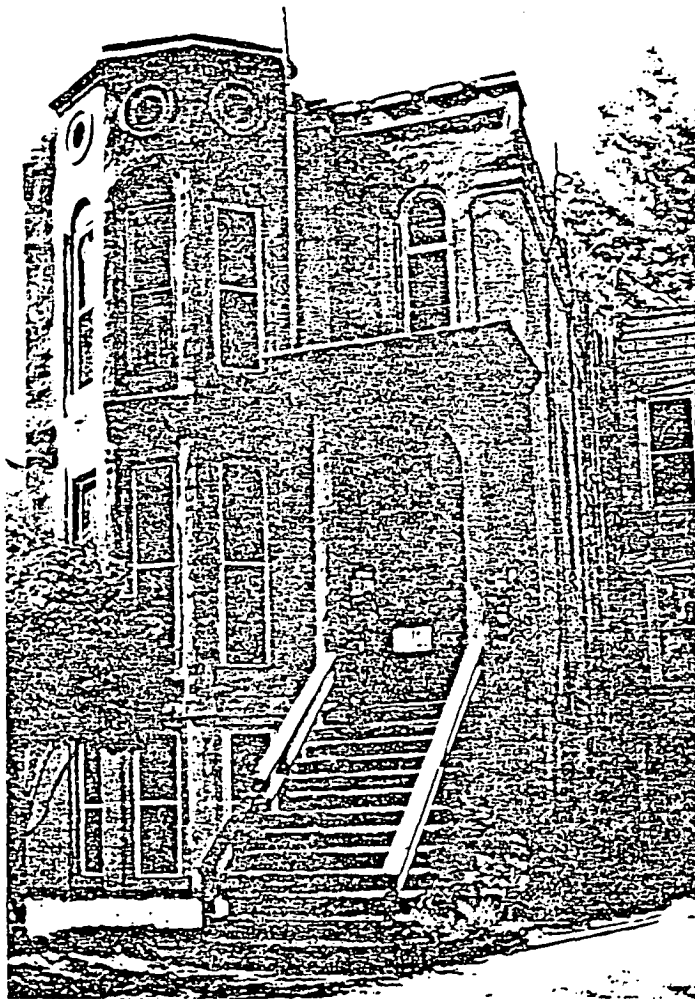
The first resident of 517 8th appears to have been Southern Pacific foreman, Owen Pendergast, a widower, who moved in and lived there with various family members for a number of years. He bought the house himself shortly after paying Mrs. Mesick's delinquent tax bill in 1898.

This home has become a favorite of local history buffs who hope its beauty will compel its preservation.



Wozniak-Lacerda

517 Eighth Street



Wozniak-Lacerda

1010 F Street

A Sacramento Bee article dated March 14, 1891, declares that the Upson home located at 1010 F Street "reminds one of some old castle." Why I.M. Hubbard chose to ignore any popular style when he started his home in 1856 is lost to memory. It is definitely a unique dwelling, and Mr. Hubbard was no ordinary man.

This adventurous son of a sea captain sailed to California in 1850. Not only did he help build the first transcontinental telegraph, he and his father contracted to build the first railroad bridge across the American River.

The fire department depended upon him as a chief engineer, and during flood times he took charge of the work of pumping out the city. Since Sacramento all too often looked like the Venice of the West, this was quite an impressive undertaking.

His daughter, Adelaide, and her husband, Lauren Upson lived in the home for many years. Mr. Upson's father edited the Sacramento Union in the 1850's. Lauren's twin brother, who also lived at 1010 F, was a famous Pony Express rider.

L.S. (Stew) Upson, representing the next generation, made California history by being one of the fastest cyclists on the Pacific Coast. His records were never broken because they were made on the high front wheel cycle.

An unusual feature of this property is the entry walk. Its big square bricks were manufactured in China and brought to Sacramento as ballast in the holds of sailing ships.