



REPORT TO COUNCIL AND REDEVELOPMENT AGENCY City of Sacramento

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915 I Street. Sacramento. CA 95814-2604

CONSENT
March 9, 2010

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

Title: Fred Mayes Jewelers' Street Clock Restoration Project

Location/Council District: 1006 J Street/District 1

Recommendation: Adopt 1) a **City Resolution:** a) modifying the Historic Places Grant Program to Provide Funding for Repair of the Fred Mayes Jewelers' Street Clock; b) accepting the Agency's Transfer of Merged Downtown Redevelopment Project Area Funds for Repair of the Fred Mayes Jewelers' Street Clock and approving an Individual Project Agreement with the Agency; c) establishing a Capital Improvement Program (CIP) for the project (T1510100); d) authorizing the City Manager, or designee, to establish the necessary revenue and expense budgets to implement the \$24,000 project (T15105100): \$12,000 – Historic Places Fund (2024); \$6,000 – Tax Increment Fund (3701); and \$6,000 – CDBG Fund (2700) (at such time as that is approved by the Redevelopment Agency) for the Fred Mayes Jewelers' Street Clock Restoration Project; e) accepting the gift of the Fred Mayes Jewelers' Street Clock from Faye Mayes and any residual ownership interests from the Yee Moo Kai Association; and f) recognizing the volunteer efforts and contributions of Greig Best, the National Association of Watch and Clock Collectors and the Downtown Sacramento Partnership for the Restoration of the Mayes Jewelers' Street Clock; and 2) a **Redevelopment Agency Resolution:** a) amending Agency Budget, approving allocation of Merged Downtown Redevelopment Project Area Funds for the Mayes Jewelers' Street Clock Restoration Project; and b) approving an Individual Project Agreement with the City.

Contact: Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259;
Leslie Fritzsche, Downtown Redevelopment Manager, (916) 808-5450;
Nicholas Theocharides, Engineering Manager (916) 808-5065

Presenters: Not applicable

Departments: Community Development, Economic Development, Transportation

Divisions: Planning, Downtown Development, Engineering

Organization No: 21002, 18000

Description/Analysis

Issue: Due to the efforts of Greig Best, an interested citizen who wanted the

historic street clock located at the corner of 10th and J Street restored and operating, the City's Historic Places Grant Program, Council Member Tretheway's office, and the Redevelopment Agency are prepared to fund the costs to restore this City designated Landmark, with its ownership to be formally transferred to the City, through the Department of Transportation since the street clock is located within the public right-of-way.

City Preservation staff will collaborate with Department of Transportation staff relative to the scope of the repair work so that the clock is restored to the period of its historical significance per the City's historic Landmark designation. The clock will be restored to the style as modified while at its' original K Street location by Tom Monk (the neon ring addition) before the clock was moved to its current location in front of the former Fred Mayes Jewelers store on J Street and subsequently designated as a City historic Landmark. A contract will be needed to forge the pieces that are missing on the clock and to restore and repaint the metal work. Mr. Best and the National Association of Watch and Clock Collectors have committed to assist in the project and to install the new timepiece (the "movement"). The Department of Transportation will contract for the clock removal and repair work, and will extend an electrical line so that the clock face and neon lights can be illuminated at night.

As explained in the Background (page 5), the Fred Mayes Jewelers' Street Clock, which is located in the City sidewalk in front of 1006 J Street (the site of the former Fred Mayes Jewelers store), was envisioned to become City property in 1993 but the formal transfer was not concluded. At that time, the Clock was no longer in operating condition and the Agency and Sacramento Heritage paid \$8,000 to repair it. After these repairs, neither the Agency nor the City assumed responsibility for repairing the timepiece, nor assumed its ownership. Instead, Mr. Mayes continued to maintain the Clock, although the timepiece was inoperable, until his retirement in 1998. The Clock has not been maintained since then and is in fragile, deteriorating condition. Because of its importance as part of our City's history, Staff recommends the Clock become City property and that funds be secured for its renovation.

It is envisioned that the City would fund half of the costs to repair the Clock under the Historic Places Grant Program and Agency and Council Member Tretheway's office would fund the remaining repair costs. The Transportation Department would absorb the costs to extend electrical service to the Clock from the City street lamp. Since the original Clock movement pieces cannot be located, the Clock would operate electrically with its connection to the City's street lighting system. A CIP needs to be established to deposit the City and Agency funds and to pay the contractor for the repair costs. After the Clock is repaired and returned to its current location, the Downtown Sacramento Partnership has agreed to assume responsibility to adjust the time and remove graffiti as needed.

Policy Considerations: The recommended actions are consistent with the Historic & Cultural Resources Element of the City's 2030 General Plan, the City's historic preservation program and improvement of the City streetscape, as well as the

Agency's Merged Downtown Redevelopment Plan to improve blighted conditions in the Merged Downtown Project Area in a manner consistent with the Redevelopment Plan and the Implementation Plan.

Environmental Considerations:

California Environmental Quality Act (CEQA): Under the CEQA Guidelines Section 15331, restoration/rehabilitation of historic resources in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, is exempt from environmental review.

Sustainability Considerations: Restoring this historic street clock and reusing existing materials meets the City Sustainability Master Plan goal to renovate obsolete infrastructure.

Other: Restoration of the Fred Mayes Jewelers' Street Clock is consistent with the Historic Places Grant Program goals to preserve, rehabilitate, restore or reconstruct historic properties in the City.

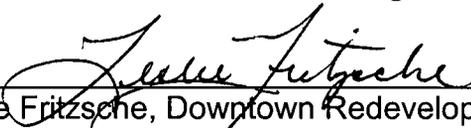
Commission/Committee Action: The Board of Sacramento Heritage, Inc. recommended approval of the allocation of \$12,000 from the Historic Places Grant Program estimated for half of the costs to repair the Mayes Jewelers' Street Clock. Although the original grant was to be provided to Mr. Best, it was subsequently determined that the Clock ownership should be held by the City rather than by the current owner of the property at 1006 J Street. The Board (by unanimous votes) subsequently agreed that the grant funding should be provided to the City to facilitate receipt of the Agency funding for the remaining cost of this project. This will require Council approval to modify the adopted Historic Places Grant Program guidelines for this project.

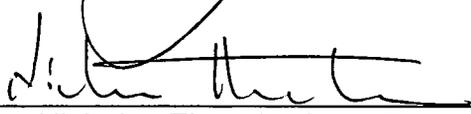
Rationale for Recommendation: The recommendations will facilitate the preservation and restoration of this historic City Landmark.

Financial Considerations: The recommended total allocation of \$24,000 for the Fred Mayes Jewelers' Street Clock restoration project would be funded with \$12,000 from the Historic Places Grant Program, \$6,000 Community Development Block Grant (CDBG) funds (per recommendation from Council Member Tretheway, District 1), and \$6,000 from Merged Downtown Redevelopment Project tax increment funds (from funds allocated for J, K, and L Street Enhancements). A CIP (T15105100) is needed in order to properly account for these grant funds and to process payment for the restoration work for this project. The proposed allocation of CDBG funds will be subject to Council approval as part of the Mid-Year Community Development Block Grant Action Plan report scheduled for March 9th, and the CDBG funds will be allocated to this project at that time. The \$24,000 allocation is based on a preliminary cost estimate for the project that does not include any contingencies. Should the actual costs exceed the allocation, the project team will seek additional funding or modify the project scope accordingly.

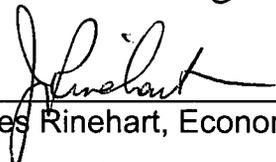
Emerging Small Business Development (ESBD): Contractor for the repairs to be determined through City's bid process.

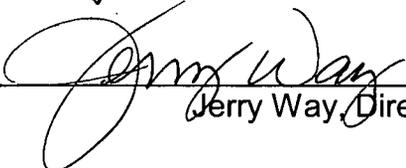
Respectfully Submitted by: 
David Kwong, Planning Director

Respectfully Submitted by: 
Leslie Fritzsche, Downtown Redevelopment Manager

Respectfully Submitted by: 
Nicholas Theocharides, Engineering Manager

Approved by: 
David Kwong, Acting Director of Community Development

Approved by: 
James Rinehart, Economic Development Director

Approved by: 
Jerry Way, Director of Transportation

Recommendation Approved:


Gus Vina
Acting City Manager

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Attachment 1

Background

The Fred Mayes Jewelers' Street Clock (Clock) is located in the Right-Of-Way in front of the building at 1006 J Street and currently is in disrepair. The Clock was originally manufactured in Seattle, likely in the early 1900s and was once owned by a former Mayor of Sacramento, Tom Monk, and was located in front of 1009 K Street near the current site of the Crest Theater. While the Clock was originally manufactured with globe lights protruding around the clock face, Mr. Monk modified the Clock to remove the lights and placed a neon diamond ring around the top of the clock face to advertise his jewelry store. This was reported to be one of the early uses of neon lights in the city. Mr. Monk moved the Clock to its current location at 1006 J Street in 1946. When Fred Mayes purchased the jewelry store in 1963, he also acquired this Clock and oversaw its maintenance. The Clock as a timepiece stopped working in the latter part of the 1960s and Mr. Mayes removed the original timepiece for safekeeping. In 1982, the City designated the Clock as a historic Landmark in its condition as altered by Mr. Monk.

Fred Mayes intended to give the Clock to the City of Sacramento in 1993, and the Mayor at that time, Joe Serna, issued a Proclamation thanking Mr. Mayes for the gift to the Redevelopment Agency. At that time, the Clock was no longer in operating condition and the Agency and Sacramento Heritage paid \$8,000 to repair it. The neon light was again operable. After these repairs, neither the Agency nor the City assumed responsibility for repairing the timepiece, nor assumed its ownership. Instead, Mr. Mayes continued to maintain the Clock, although the timepiece was inoperable, until his retirement in 1998.

The property at 1006 J Street is currently owned by the Yee Moo Kai Association (Yees) those owners are not interested in owning or maintaining the Clock. Fred Mayes widow, Faye Marie Mayes, would like to see the Clock restored. Both Mrs. Mayes and the Yees are willing to execute documents as needed to relinquish whatever residual rights they may have in the Clock as a gift to the City. As a City owned piece of street furniture, the Agency can then allocate tax increment funds for the costs to repair the Clock to the extent the City has a shortfall in funding for this project.

Mr. Best, on behalf of the Yees, had applied for a Historic Places Grant to restore the Clock and was awarded half of the costs by the Sacramento Heritage, Inc. Board and Community Development Department, with the requirement that he secure the remaining funds from another source in accordance with the grant program's match requirements. The current Historic Places Grant Program provides funding for restoration of historic fixtures such as this Landmark, but the funds are to be provided for privately-owned historic properties. Therefore, the Council would have to agree to modify this program requirement for this one grant funded project because it would be publicly owned. The Sacramento Heritage Board supports this modification of the program requirements in order for the City to assume ownership of the Clock and for the Agency funding to be made available to pay for the remaining repair costs.

The City's Preservation Staff will collaborate with Department of Transportation staff to develop a scope of work to ensure that the restoration work complies with the City's adopted historic preservation standards commensurate with the Clock's designated

historic Landmark status. It is estimated that the removal, repair and reinstallation of the Clock could be completed in the amount of \$24,000. The Department of Transportation would develop the scope of work, solicit proposals and contract with the responsive low bidder per required procedures.

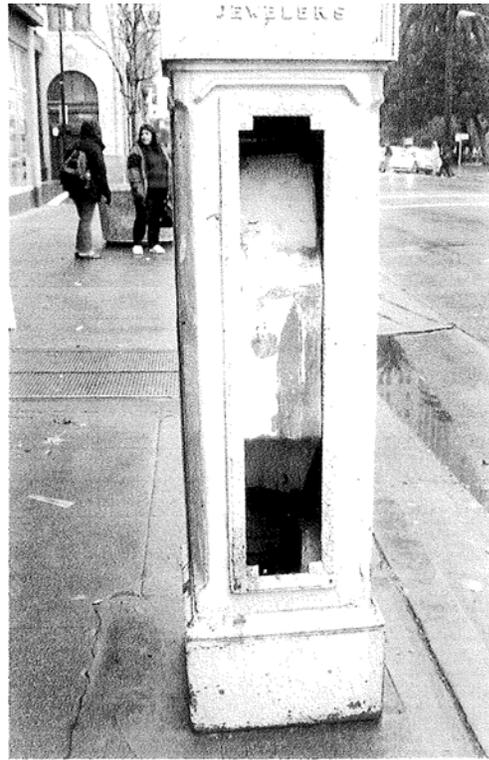
The Department of Transportation (DOT) would contract for and oversee the Clock's removal and reinstallation. DOT will also assume responsibility to extend the electrical connection to provide power to the Clock for the neon sign lighting and timepiece operations.

Mr. Best also has obtained the agreement of the local members of the National Association of Watch and Clock Collectors, Sacramento Valley Chapter #71 and the Sierra Nevada Chapter #65 represented by City resident Vince Angell, to assist in overseeing the Clock restoration work while in process. In particular, the Watch and Clock Collectors have offered to participate in repairing and installing the new timepiece. Because the original mechanical timepiece cannot be located, an electric movement will be installed. Mr. Best will provide Mrs. Mayes with updates regarding the restoration of her husband's beloved clock and notify the Yeas when the Clock will be removed and reinstalled.

The Downtown Sacramento Partnership has agreed to maintain the Clock in terms of graffiti removal and ensuring that the time displayed is correct. The Partnership will also notify DOT in the event the Clock becomes damaged or the timepiece malfunctions.

Staff expects to arrange for a reinstallation ceremony when the restored Clock is ready to be reinstalled at 1006 J Street to thank Mrs. Mayes for the Mayes family's donation to the City of this historic street clock, and to recognize all of the volunteer efforts of Mr. Best, the Watch and Clock Collectors, as well as the funders.

Mayes Street Clock Picture





Proclamation

Issued by the Mayor

FRED MAYES JEWELERS CLOCK

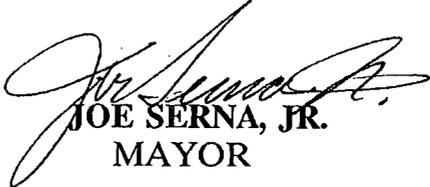
WHEREAS, the Fred Mayes Jewelers Clock located at 1006 J Street, City of Sacramento, was built in nineteen hundred and is a landmark of the city; and

WHEREAS, Mr. Fred Mayes has maintained the clock for forty-six years; and

WHEREAS, Mr. Fred Mayes desires to donate the clock to the people of the City of Sacramento; and

NOW, THEREFORE, I, Joe Serna, Jr., Mayor of the City of Sacramento, do hereby thank Mr. Fred Mayes for his generous gift of the Fred Mayes Jewelers Clock located at 1006 J Street to the Redevelopment Agency of the City of Sacramento.

ISSUED: This 2nd Day of June, 1993.


JOE SERNA, JR.
MAYOR

RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

**FRED MAYES JEWELERS' STREET CLOCK RESTORATION PROJECT;
ESTABLISHING A CAPITAL IMPROVEMENT PROGRAM AND REVENUE AND
EXPENDITURE BUDGET, APPROPRIATING FUNDING, APPROVING AN
INDIVIDUAL PROJECT AGREEMENT, AND RECOGNIZING THE CLOCK GIFT AND
VOLUNTEER EFFORTS**

BACKGROUND

- A. In 1946 the street clock located at 1006 J Street was installed by Tom Monk, a former Mayor of Sacramento, when he relocated his jewelry store. Mr. Monk modified the original clock design to remove the globe lights, add neon and place a ring at the top. The clock was subsequently owned by Fred Mayes when he purchased the jewelry store from Mr. Monk in 1963, and it became known as the Fred Mayes Jewelers' Clock (the "Clock"). In 1982, the City Council designated the Clock as a historic Landmark in its condition as altered by Mr. Monk.
- B. In 1993, the Clock was restored, with funding from the Redevelopment Agency of the City of Sacramento ("Agency") and Sacramento Heritage, Inc, but the timepiece remained inoperable. Thereafter, the Clock had been vandalized and since 2006, after Mr. Mayes retired and his jewelry store was sold, the Clock has become unsightly.
- C. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Merged Downtown Project Area ("Project Area"). One of the streetscape blighting influences in the Project Area is the existing condition of the Clock.
- D. Grieg Best, as part of his master's thesis, undertook research to determine the history of the Clock and worked with Mr. Mayes widow, Faye Marie Mayes, and the current owner of the property at 1006 J Street, Yee Moo Kai Association (Yees), to obtain their support for the restoration of the Clock. In order to clear up the ownership of the Clock, both Ms. Mayes and the Yees will sign documents to relinquish any interest they may have in the Clock so it becomes City property.
- E. Mr. Best submitted an application to the City's Community Development Department and Sacramento Heritage Inc. Board for a Historic Places Grant to fund half of the costs to repair the Clock, which has been approved, and he has sought out other funding for the grant match. Mr. Best also worked with City

Preservation Staff to determine the rehabilitation scope and estimated costs for repair of the Clock.

- F. Mr. Best also contacted the National Association of Watch and Clock Collectors to assist in this timepiece restoration project and obtained approval of the Downtown Sacramento Partnership to assist on monitoring the Clock's condition and assisting with graffiti removal after the Clock is restored.
- G. Establishing a Capital Improvement Project (CIP) is needed in order to accurately record and account for the receipt and disbursement of funds for this Project.

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

- Section 1. The restriction on funding public improvements under the Historic Places Grant Program is hereby waived for the Mayes Jewelers' Street Clock Restoration Project. The allocation of a \$12,000 grant from the Historic Places Grant Program, as recommended by the Board of Sacramento Heritage, Inc., for the Mayes Jewelers' Street Clock Restoration Project is hereby approved.
- Section 2. Pursuant to Section 33445 of the Health and Safety Code, the City Council finds that: (a) the proposed Mayes Jewelers' Street Clock Restoration Project at 10th and J Streets will benefit the immediate neighborhood and the Project Area by repairing a deteriorated and unsightly element of the existing street furniture and will increase pedestrian lighting; (b) the City has allocated funds for a portion of the costs of this Project, but there are no other reasonable means of financing the remaining costs of this Project available to the community; and (c) the payment of Agency funds for the costs of this Project is consistent with the Amended Merged Downtown Redevelopment Plan and the 2010-15 Merged Downtown Redevelopment Implementation Plan and will assist in eliminating the existing blighting condition of the dilapidated and damaged Mayes Jewelers' Street Clock located along J Street.
- Section 3. The City Manager, or his designee, is authorized to establish the Mayes Jewelers' Street Clock Restoration Project (T15105100) CIP.
- Section 4. The City Manager, or designee, is authorized to establish the necessary revenue and expense budgets to implement the \$24,000 project (T15105100): \$12,000 – Historic Places Fund (2024); \$6,000 – Tax Increment Fund (3701); and \$6,000 – CDBG Fund (2700) (at such time as that is approved by the Redevelopment Agency) for the Fred Mayes Jewelers' Street Clock Restoration Project.
- Section 5. City staff is hereby authorized to take all other actions as may be needed

to implement the Mayes Jewelers' Street Clock Restoration Project, contingent on receipt of \$6,000 in Community Development Block Grant funds for this project.

Section 6. The City of Sacramento hereby recognizes and thanks Grieg Best, Faye Marie Mayes, Yee Moo Kai Association, the National Association of Watch and Clock Collectors, Sacramento Valley Chapter #71 and the Sierra Nevada Chapter #65, and the Downtown Sacramento Partnership for their support and contributions for the restoration and preservation of the Fred Mayes Jewelers' Street Clock.

RESOLUTION NO. 2010-_____

Adopted by the Redevelopment Agency of the City of Sacramento

**FRED MAYES JEWELERS' STREET CLOCK RESTORATION PROJECT;
AMENDING AGENCY BUDGET, APPROVING ALLOCATION OF MERGED
DOWNTOWN REDEVELOPMENT PROJECT AREA FUNDS FOR THE CLOCK
RESTORATION PROJECT, AND APPROVING AN INDIVIDUAL PROJECT
AGREEMENT**

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Merged Downtown Project Area ("Project Area").
- B. Some of the parcels surrounding the corner of 10th and J Streets, which is in the Merged Downtown Redevelopment Area, have undergone some significant redevelopment and private investment, but the streetscape and some of the adjacent properties remain blighted.
- C. One of the streetscape blighting influences in the Project Area is the existing condition of the Mayes Jewelers' Street Clock located at 1006 J Street (the "Clock") in front of the prior Fred Mayes Jewelers' Store. The Clock had been repaired with some Agency funding in 1993, but thereafter the Clock became damaged and currently is in disrepair. Although there was proclamation that ownership of the Clock was to be transferred to the Agency at that time, the Agency never formally accepted ownership, in part because the Agency is not authorized to hold such property on a long-term basis.
- D. The City of Sacramento has pledged \$12,000 towards the cost of repair of the Clock, but has insufficient funds to pay additional costs of \$6,000. Restoration of the Mayes Jewelers' Street Clock (the "Project") will eliminate the existing blighting influence and will activate and improve the appearance of this section of J Street. Also, the Clock will be lighted at night, which will help to improve pedestrian safety.
- E. This Project is consistent with the Amended Merged Downtown Redevelopment Plan and the 2010 Merged Downtown Redevelopment Implementation Plan.
- F. The proposed project is exempt from environmental review pursuant to CEQA Guidelines Section 15331, restoration of historic resources in a manner consistent with the Secretary of the Interior Standards.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including but not limited to the environmental findings regarding this action, as stated in the background above, are approved.
- Section 2. Pursuant to Section 33445 of the Health and Safety Code, the Agency further finds that: (a) the proposed Mayes Jewelers' Street Clock Restoration Project at 10th and J Streets will benefit the immediate neighborhood and the Project Area by repairing a deteriorated and unsightly element of the existing street furniture and will increase pedestrian lighting; (b) the City has allocated funds for a portion of the costs of this Project, but there are no other reasonable means of financing the remaining costs of this Project available to the community; and (c) the payment of Agency funds for the costs of this Project is consistent with the Amended Merged Downtown Redevelopment Plan and the 2010 Merged Downtown Redevelopment Implementation Plan and will assist in eliminating the existing blighting condition of the dilapidated and damaged Mayes Jewelers' Street Clock located along J Street.
- Section 3. The Agency budget is hereby amended to allocate \$6,000 for the Mayes Jewelers' Street Clock Restoration Project from Merged Downtown Tax Increment funds (J,K, and L Street Enhancements).
- Section 4. The Executive Director, or her designee, is authorized to enter into an Individual Project Agreement regarding the provision funding for the Mayes Jewelers' Street Clock Restoration Project with the City of Sacramento in the amount not to exceed \$6,000.