



REPORT TO COUNCIL

City of Sacramento

32

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

Staff Report
December 18, 2007

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

Title: Landmark Assistance Program Grants

Location/Council District: 921 – 11th Street (Elks Building) and 1123-1131 “J” Street (Masonic Temple) / Council District 1

Recommendation: Adopt a **Resolution** awarding proposed grants to the Elks Building and Masonic Temple.

Contact: Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259;
William Crouch, Urban Design Manager, (916) 808-8013

Presenters: William Crouch, Urban Design Manager

Department: Development Services

Division: Planning

Organization No: 4885

Description/Analysis

Issue: On June 21, 2007, the City Council adopted a Resolution establishing the Historic Places Fund (2007-429) and Grant Programs which appropriated \$350,000 toward a Historic Landmark Assistance Program to provide financial assistance to historic preservation projects in City-designated Landmarks. The projects were to be negotiated by the City Manager and presented to the City Council for its approval. The City Manager’s Office and Development Services Department have been approached by the owner of the Elks Building with requests that these funds assist in the cost of installing fire sprinklers and related work in the interior of the City Landmark high-rise building. Also, representatives of the Masonic Temple have contacted the Development Services Department with a request that these funds assist in the cost of repairs and weather-stripping of the City Landmark building’s massive stained glass windows. In both cases, the funds available are extremely limited relative to the total project costs, and therefore will more than meet the program’s 1:1 match requirements. The need for the work, in both instances, is compelling and City assistance now can help leverage significant private investment to assure the future of these exemplary structures.

Policy Considerations: These Historic Landmark Assistance Program funds

are proposed to be used to assist in the preservation and future of two of Sacramento's most significant City Landmarks, 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: None

Environmental Considerations: Both projects 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 California Environmental Quality Act (CEQA) regulations 15331, Historic Restoration and Rehabilitation.

Rationale for Recommendation: The properties – the Elks Building and the Masonic Temple – represent two of Sacramento's most important historic structures, both designated as City Landmarks in 1982. Both buildings have significant needs to ensure economically viable futures. Total costs of both projects will far exceed the 1:1 grant match amounts. City support provides significant help to both projects and will leverage significant private investments in these properties. The Elks Building sprinklering system and related work is estimated to cost over \$1.5 million, and the Masonic Temple window repairs are estimated at over \$500,000. Both projects are critical to the futures of these two Landmarks. Sprinklering the Elks Building will allow a wider range of uses, and therefore tenants, for the now-largely-vacant upper-floors of the historic high-rise. The major weather-stripping and leaded glass repairs needed for the many, enormous, wooden and stained glass windows in the Masonic Temple will afford the building much-needed energy cost savings as well as preserve some of the largest and most unique stained glass windows in Sacramento, second only to the Cathedral of the Blessed Sacrament's.

Financial Considerations: \$350,000 is available in the Historic Landmarks Assistance Fund to cover the cost of both grants.

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: 
William Thomas
Director of Development Services

Recommendation Approved:


Ray Kerridge
City Manager

Table of Contents:

Report	Pg	1
Attachments		
1 Resolution	Pg	4

RESOLUTION NO.

Adopted by the Sacramento City Council

2007 LANDMARK ASSISTANCE PROGRAM GRANTS

BACKGROUND

- A. On June 21, 2007, the City Council adopted a Resolution (2007-429) which included establishing the Historic Places Fund and its Historic Landmarks Assistance Program to provide financial assistance to projects involving City designated Landmarks. The Landmarks Assistance Program projects are to be negotiated by the City Manager and approved by City Council.
- B. The Elks Building, at 921 – 11th Street, and the Masonic Temple, at 1123 & 1131 “J” Street, are both designated City Landmarks, pursuant to Ordinance Number 82-046, enacted June 15, 1982.
- C. The City Manager and Development Services Department Staff have met with representatives of the Elks Building’s and Masonic Temple’s ownership and have identified high priority projects in these two significant historic buildings that will assist in the future economic viability of these important Landmarks

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 shall be awarded to the Masonic Temple Association, the property owner, for the repair and weather-stripping of the Masonic Temple’s windows on the J Street and 12th Street elevations of the building, in compliance with the California Historical Building Code, the Secretary of the Interior’s Standards for the Historic Properties, and the Historic Preservation Chapter, 17.134, of the Sacramento Municipal Code.
- Section 2. That a \$300,000 Historic Landmark Assistance Program grant shall be awarded to Utah Partners LLC, the property owner, for installation of an interior sprinkler system and related work in the Elks Building, 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 3. That the City Manager shall finalize the terms of the grant agreement with the two property owners.
- Section 4. That the City Manager is authorized to make the necessary budgetary adjustments to implement the grant agreements.