

# City of Sacramento PRESERVATION E-NEWSLETTER

Volume 4, Number 5  
February 3, 2006

Weekly E-Newsletter from the City of Sacramento Preservation Staff  
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## FROM THE PRESERVATION DIRECTOR

This week the [Design Review & Preservation Board](#) held its annual workshop, electing [John Febbo](#) as its new Chair, and [Jon Marshack](#) as its new Vice-Chair. The Board also discussed the status of the creation of the new Preservation Commission and Design Commission with Director of Development [Bill Thomas](#), Planning Manager [David Kwong](#), and Senior Deputy City Attorney [Sabina Gilbert](#). With all that needs to happen to create the new Commissions out of the current Board, including public review and outreach, it is estimated that the [City Council](#) would be presented with the ordinances needed to amend the City Code by July.

Also discussed at the Board workshop were the Preservation Office and Design Review Office 2005 year-in-review and 2006 work plans. The Preservation Office's 2005/2006 summary, amended somewhat from the version presented to the Board, can be found on page 4, below.

## UPCOMING DATES

### DESIGN REVIEW & PRESERVATION BOARD

**Next meeting:**

*Wednesday, February 15, 2006  
5:30 P.M.*

*915 "I" Street, 2<sup>nd</sup> Floor Hearing Room  
HISTORIC City Hall*

### PRESERVATION DIRECTOR HEARING

**Next meeting:**

*Tuesday, February 28, 2006  
5:30 P.M.*

*915 "I" Street, Rm. 1217  
NEW City Hall*

### 31st ANNUAL CALIFORNIA PRESERVATION CONFERENCE

*Sacramento*

*Thursday, April 20, through  
Saturday, April 22, 2006*

Contact [cpf@californiapreservation.org](mailto:cpf@californiapreservation.org)  
for information

### DRPB Meeting Agendas

and **Synopsis** may be viewed at:  
[http://www.cityofsacramento.org/dsd/boards\\_and\\_commissions/drpb/meetings/](http://www.cityofsacramento.org/dsd/boards_and_commissions/drpb/meetings/)

*Current Preservation Project Application listings on pages 2 & 3, below.*

## City of Trees



Photos from Planning Files

Heather Fargo, Mayor

**Raymond L. Tretheway, III**  
City Councilmember, District One

**Sandy Sheedy**  
City Councilmember, District Two

**Steve Cohn**  
City Councilmember, District Three

**Robert King Fong**  
City Councilmember, District Four

**Lauren Hammond**  
City Councilmember, District Five

**Kevin McCarty**  
City Councilmember, District Six

**Robbie Waters**  
City Councilmember, District Seven

**Bonnie Pannell**  
City Councilmember, District Eight

Ray Kerridge, Interim City Manager



# City of Sacramento Preservation E-Newsletter

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## CURRENT PRESERVATION PROJECTS LISTINGS

LOCATION	DESCRIPTION	STAFF *	REVIEW LEVEL – <i>Hearing/Completion Date</i>	PROJECT NUMBER **
1901 "F" Street	New stairs <i>Washington School Historic District</i>	EAS	Staff <i>...scope of work questions</i>	PB04-105
1217 "F" Street	New stairs <i>Washington Historic District</i>	EAS	Staff	PB05-049
712-4 "K" St; 716 K St; 718-20 K St.; 722-724 K St; 1108,10,14 - 8th St.	Development of a 32-story, 320-ft tall mixed-use high rise; new construction and alterations to existing structures <i>Landmark in project area.</i>	EAS Lindsey Alagozian	Design Review & Preservation Board <i>-- placed on hold --</i>	PB05-055 P05-103
2109 "E" Street	New front stairs <i>Boulevard Park Historic District</i>	EAS	Staff	PB05-057
1801-11 <sup>th</sup> St & 1108 "R" Street	Rehab 11 <sup>th</sup> St façade, new openings side facades <i>R Street Historic District &amp; Landmark</i>	EAS	Preservation Director Recommendations	PB05-062
2021 "N" Street	Replace original windows <i>Landmark</i>	EAS	Preservation Director Hearing	PB05-087
221 – 22 <sup>nd</sup> Street	New sf home on vacant lot <i>Boulevard Park Historic District</i>	EAS	Design Review & Preservation Board	PB05-096
714, 718, 722, 728 "E" Street & 516 8 <sup>th</sup> Street	New buildings on separate parcels with shared underground parking, one with 36 residential condos and the other mixed use retail and office <i>Alkali Flat West Historic District</i>	EAS	Design Review & Preservation Board	PB05-101 & PB05-102 P05-175 & P05- 176
324 "U" Street	Rehab existing building including new stairs, windows and siding and repairs <i>South Side Historic District</i>	EAS	<i>-- review level to be determined</i>	PB05-108
2102 "C" street	New garage at rear of property <i>Boulevard Park Historic District</i>	MEM	Staff	PB05-110
1616 "J" Street	Exterior remodeling, sidewalk café, signs, non-contributing structure <i>Memorial Auditorium Historic District</i>	MEM	Staff	PB05-118
1925 "J" Street	Exterior alterations <i>Non-contributing structure on parcel with a Landmark</i>	EAS	<i>-- Preservation Director Hearing</i>	PB06-002
2031 "S" Street	Tenant improvements in non- contributing structure under construction <i>Poverty Ridge Historic District</i>	EAS	Staff	PB06-004
2016 – 10 <sup>th</sup> Street	Foundation replacement and other work to be determined <i>Landmark, South Side Historic District</i>	EAS	<i>--to be determined</i>	PB06-010
309 "U" Street	New triplex at rear of property <i>Southside Historic District</i>	MEM	<i>--to be determined</i>	PB06-011 P060010 PRJ060011
<i>...continued, below</i>				

216 "O" Street Crocker Art Museum	Demolition of the Herold Wing and new replacement structure <i>Non-contributing structure on National Register site</i>	EAS	Design Review & Preservation Board <i>--Wednesday, February 15, 2006</i>	PB06-013
925 – 11 <sup>th</sup> Street Elks Building	New restaurant ground-floor exterior restoration, rehabilitation and alterations <i>Landmark</i>	MEM	Design Review & Preservation Board <i>-- Wednesday, February 15, 2006</i>	PB06-014
238± acres UP Railyards north of "I" St, east of Sacra- mento River	Downtown Railyards <i>Landmarks &amp; Protected Structures in project area</i>	Carol Shearly EAS	Design Review & Preservation Board <i>--to be determined</i>	P05-097 <b>NEW GROWTH Project</b>
4225 V St	Demolition Investigation – Residence		Preservation Director	IR05-616
317 – 23 <sup>rd</sup> St	Demolition Investigation – Garage		Preservation Director	IR06-024
2517 – 6 <sup>th</sup> Ave.	Demolition Investigation – Garage		Preservation Director	IR06-029
5218 "F" St.	Demolition Investigation – Accessory structure		Preservation Director	IR06-030
1616 "J" St.	Demolition Investigation – surface features		Preservation Director	IR06-038
3017 – 25 <sup>th</sup> St.	Demolition Investigation – Garage		Preservation Director	IR06-039
552 Santiago Ave	Demolition Investigation – Garage		Preservation Director	IR06-042
3019SanCarlosWy	Demolition Investigation – Garage		Preservation Director	IR06-044
2743 Oakmont St	Demolition Investigation – Residence		Preservation Director	IR06-046
2116 – 21 <sup>st</sup> St	Demolition Investigation – Garage		Preservation Director	IR06-049

\* EAS, Ellen A. Schmidt \*MEM, Melissa Mourkas \* RD, Roberta Deering,

\*\* Project Number reference (PB) preservation project file number; (EN) references projects utilizing voluntary Early Notification Pilot Program process.

File references include related Planning (P), Zoning Administrator (ZA) and Design Review (DR) file numbers, if any.

Note, some dates for completion/hearings not set pending receipt of additional information, research, plans or drawings, fees, or other reviews.

**PRESERVATION OFFICE'S SUMMARY OF  
2005 YEAR-IN-REVIEW & 2006 WORK PLAN  
page 4, below**

PROGRAM	2005 YEAR-IN-REVIEW	2006 WORKPLAN
<b>HISTORIC RESOURCES IDENTIFICATION AND DESIGNATION</b>	<p><b>Landmark Designations:</b></p> <ul style="list-style-type: none"> <li>* Fire House #4</li> <li>* J.C. Carly House</li> <li>* Sierra 2 Community Center</li> </ul> <p><b>Landmark Lost:</b> 1109 – 8<sup>th</sup> Street</p> <p><b>J-K-L Downtown Corridor Development Nodes:</b></p> <ul style="list-style-type: none"> <li>* Preservation priorities listing</li> </ul> <p><b>County Recordation:</b></p> <ul style="list-style-type: none"> <li>* Designations after 1999 (all Landmarks and Historic District Parcels)</li> </ul> <p><b>Survey Final Drafts Received from Consultants:</b></p> <ul style="list-style-type: none"> <li>* West Curtis Oaks</li> <li>* Oak Park</li> <li>* New Era</li> </ul> <p><b>Cultural Resources Database Website:</b></p> <ul style="list-style-type: none"> <li>* Completed programming work with consultants, CA Office of Historic Preservation and City of Ontario</li> </ul> <p><b>Landmark Survey Forms:</b></p> <ul style="list-style-type: none"> <li>* Scanning complete; text database entry begun</li> </ul> <p><b>Preliminary Determinations of Eligibility:</b></p> <ul style="list-style-type: none"> <li>* 50-Year-Old Structure Demolition Proposals – 248 (majority garages); preliminary determination of eligibility on one house built 1870 or 1880; ultimately, DRPB determined to not pursue its nomination as a Landmark, due to loss of integrity; demolished</li> <li>* CEQA preliminary determination of eligibility: estimate 20 properties determined eligible</li> </ul>	<p><b>Preliminary Determination of Eligibility and Nominations of Landmarks &amp; Historic Districts within:</b></p> <ul style="list-style-type: none"> <li>* Downtown Expanded Survey Area</li> <li>* Oak Park Survey Area</li> <li>* Curtis Park Survey Area</li> <li>* New Era Survey Area</li> </ul> <p><b>Boulevard Park National Register Nomination:</b></p> <ul style="list-style-type: none"> <li>* Consultant project completion and submit nomination</li> </ul> <p><b>Assist Neighborhood Associations' Survey Committees:</b></p> <ul style="list-style-type: none"> <li>* Newton Booth</li> <li>* Washington &amp; Washington School</li> </ul> <p><b>Landmark Survey Forms:</b></p> <ul style="list-style-type: none"> <li>* Complete text database entry; then begin on Historic Districts entries</li> </ul> <p><b>Cultural Resources Database Web Site:</b></p> <ul style="list-style-type: none"> <li>* Complete work with City Webmaster, Department IT staff, CA Office of Historic Preservation and City of Ontario</li> </ul> <p><b>Preliminary Determinations of Eligibility:</b></p> <ul style="list-style-type: none"> <li>* 50-Year-Old Structures Demolition Proposals</li> <li>* CEQA preliminary determination of eligibility – formalize protocols for discretionary project assessment; develop improved tracking system</li> </ul>
<b>HISTORIC RESOURCES PROTECTION</b>	<p><b>Preservation Development Projects:</b></p> <ul style="list-style-type: none"> <li>* Record number applications, 124, in 2005 (over 2004's then-record 114 applications): No appeals; 11 Board level projects/17 hearings; 34 Preservation Director Hearing projects/15 hearings</li> </ul> <p><b>Other discretionary project assistance:</b></p> <ul style="list-style-type: none"> <li>* DR, ZA &amp; P files and public projects' compliance with Secretary of the Interior's Standards</li> </ul> <p><b>Environmental document review:</b></p> <ul style="list-style-type: none"> <li>* DRPB comments on West Side Projects/Sutter environmental documents</li> <li>* Staff comments on cultural resources section, administrative drafts environmental documents</li> </ul> <p><b>Department SWAT Team Participation:</b></p> <ul style="list-style-type: none"> <li>* Project application process improvements</li> </ul> <p><b>Historic District Standards:</b></p> <ul style="list-style-type: none"> <li>* Two public workshops held, draft 1 reviewed and comments to Consultant</li> </ul> <p><b>Historic Structure Report:</b></p> <ul style="list-style-type: none"> <li>* Memorial Auditorium Stakeholders Committee</li> </ul> <p><b>File Close Outs:</b></p> <ul style="list-style-type: none"> <li>* 23 of 31 open, improperly closed application files from 2003 and before, have been investigated and closed</li> </ul> <p><b>Building Division Plan Checks:</b></p> <ul style="list-style-type: none"> <li>* Preservation projects' plan check</li> </ul> <p><b>Building Division &amp; Housing Dangerous Buildings:</b></p> <ul style="list-style-type: none"> <li>* Improve coordination &amp; training</li> </ul> <p><b>Accela (application tracking):</b> program development</p>	<p><b>Preservation Development Projects:</b></p> <ul style="list-style-type: none"> <li>* Department's Accela system (application tracking) testing, training and going live in July</li> <li>* Before and after site visits, debriefing on approvals</li> <li>* Institute new Commission/Staff development project review level thresholds</li> <li>* MATRIX expansion city-wide in July</li> </ul> <p><b>Other Discretionary Project Assistance:</b></p> <ul style="list-style-type: none"> <li>* DR, ZA &amp; P files and public projects' compliance with Secretary of Interior's Standards</li> </ul> <p><b>Environmental Documents Review:</b></p> <ul style="list-style-type: none"> <li>* Comments on cultural resources section, administrative drafts environmental documents</li> </ul> <p><b>Historic District Standards:</b></p> <ul style="list-style-type: none"> <li>* Complete Draft 2 and finalize through public workshops; final draft session before DRPB (or Preservation Commission) and forward recommended standards to City Council for adoption</li> </ul> <p><b>File Close Outs:</b></p> <ul style="list-style-type: none"> <li>* Complete investigations/close remaining 2003 and older improperly closed files prior to Accela going live</li> </ul> <p><b>Building Division Plan Checks:</b></p> <ul style="list-style-type: none"> <li>* Preservation projects' plan check</li> </ul> <p><b>Building Division &amp; Housing Dangerous Buildings:</b></p> <ul style="list-style-type: none"> <li>* Coordination with Hsg &amp; Dang Buildings – continue monthly staff meetings and work with DRPB Dangerous Buildings Committee</li> <li>* Plan check, Sacramento Register, &amp; State Historical Building Code Training</li> </ul>
<b>HISTORIC RESOURCES REHABILITATION ASSISTANCE</b>	<p><b>Historic Places Revolving Fund:</b></p> <ul style="list-style-type: none"> <li>* \$1 million approved by City Council; City Manager, City Treasurer &amp; Development Services staff, and Sacramento Heritage Board, begin work on program development</li> </ul> <p><b>Mills Act</b></p> <ul style="list-style-type: none"> <li>* Consultant hired to assist in developing program</li> </ul> <p><b>State Historical Building Code:</b> use on projects</p>	<p><b>Historic Places Revolving Fund:</b></p> <ul style="list-style-type: none"> <li>* Program recommendations estimate to City Council in March/ April</li> </ul> <p><b>Mills Act:</b></p> <ul style="list-style-type: none"> <li>* Launch program in July</li> </ul> <p><b>State Historical Building Code:</b> use on projects</p>
<b>OTHER</b>	<p><b>Creation of Preservation Commission:</b> planning</p> <p><b>General Plan Technical Advisory Committee 30<sup>th</sup> Anniversary Preservation Fair</b></p> <p><b>2006 CA Preservation Conference:</b> planning</p> <p><b>Department Training</b></p> <p><b>Weekly Preservation E-Newsletter</b></p> <p><b>Move to New City Hall</b></p>	<p><b>Creation of Preservation Commission – est. July</b></p> <p><b>General Plan Technical Advisory Committee</b></p> <p><b>2006 CA Preservation Conference - April 20-22</b></p> <p><b>Department Training</b></p> <p><b>Weekly Preservation E-Newsletter</b></p>