



Agency Rpt  
46

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

CITY MANAGER'S OFFICE  
**RECEIVED**

MAR 23 1983

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

MAR 29 1983

Redevelopment Agency of  
the City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Approval of Preliminary Plans, Enterprise Hotel,  
Old Sacramento Parcel Number 26

### SUMMARY

On August 11, 1982, the Agency adopted Resolution No. RA 82-059 approving an Owner Participation Agreement with Dr. Ernest E. Johnson and Dr. G. Obregon, the owners of the Enterprise Hotel (Hall, Luhrs & Co. Building), 912-916 Second Street, Old Sacramento Parcel No. 26, for the rehabilitation and restoration of the Enterprise Hotel. Per the Terms and Conditions and Schedule of Performance contained in the Agreement, Preliminary Plans have been submitted for approval by the Agency. It is recommended that the Preliminary Plans be approved subject to incorporation of the corrections per review by the Museum and History Division.

### BACKGROUND

On August 11, 1982, the Agency adopted Resolution No. RA 82-059 approving an Owner Participation Agreement with Dr. Ernest E. Johnson and Dr. G. Obregon, the owners of the Enterprise Hotel (Hall, Luhrs & Co. Building), 912-916 Second Street, Old Sacramento Parcel No. 26, for the rehabilitation and restoration of the Enterprise Hotel. As required by the Terms and Conditions of the Agreement and Exhibit F, the Schedule of Performance, conceptual (Preliminary) plans were due and received per the schedule for formal approval by the Agency. The Plans submitted satisfy the Agency's requirement for the Preliminary Plan submittal.

The proposed use is consistent with the Redevelopment Plan for Project Area Number Four. All floors are proposed as retail sales area including the existing basement. At this time, there are no plans for any food and/or beverage sales. However, no tenants have been secured. Per the Schedule of Performance Final Construction Plans

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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento

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are due to be submitted within six (6) months of the Agency's approval of the Preliminary Plans. Staff recommends approval of the Preliminary Plans subject to the incorporation of corrections as noted by the Museum and History Division.

## FINANCIAL DATA

The approval of the Preliminary Plans will have no financial impact upon the Agency.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of March 21, 1983, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Hall, Luevano, Miller, Ose, Teramoto,  
Vargas, Walton

NOES: None

ABSENT: Angelides

## POLICY IMPLICATION

The action(s) proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

## RECOMMENDATION

The staff recommends adoption of the attached resolution approving the Preliminary Plans for the redevelopment of the Enterprise Hotel.

Respectfully submitted,

*William H. Edgar*  
WILLIAM H. EDGAR  
Executive Director

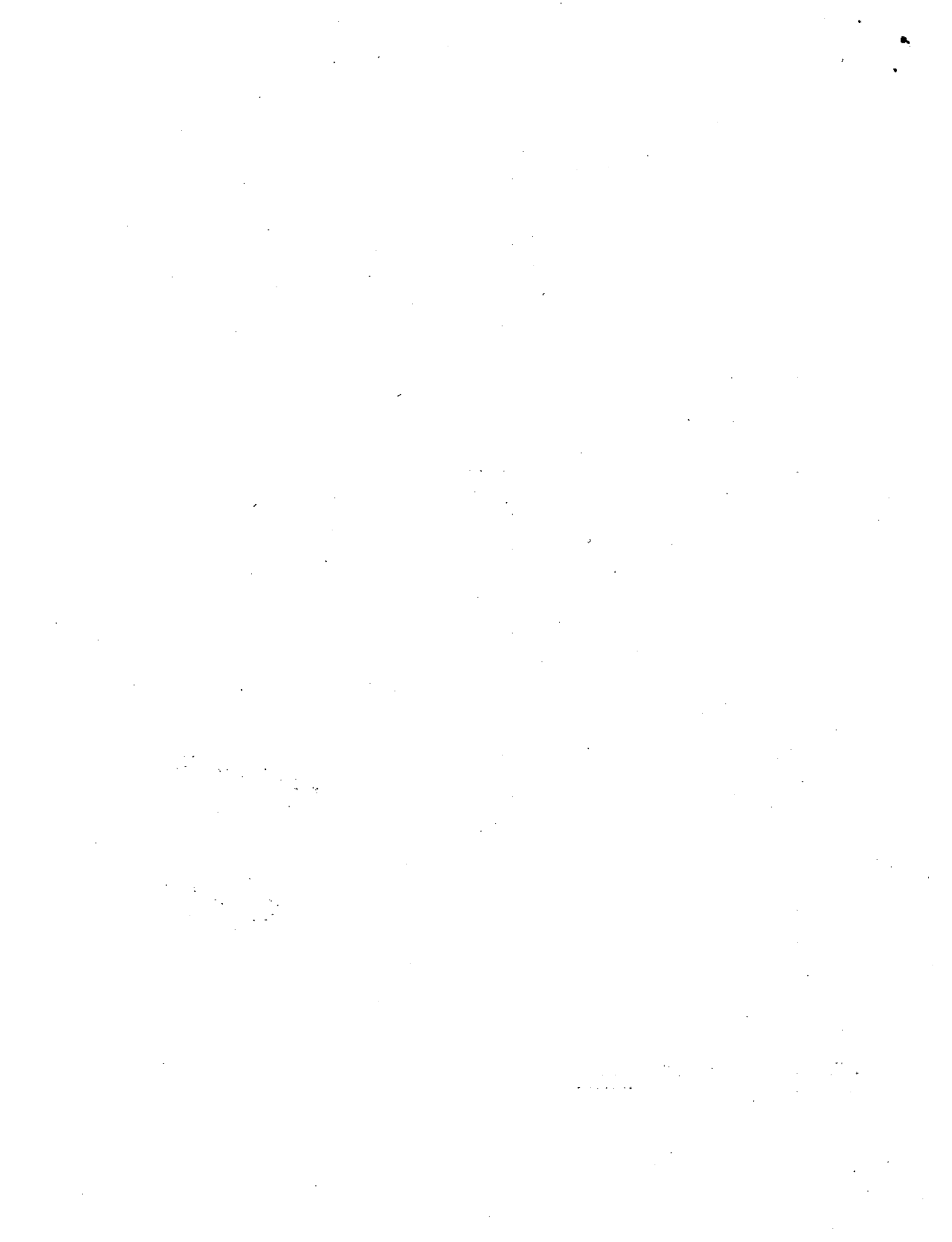
WHE/TRL:cmh

TRANSMITTAL TO COUNCIL:

*Walter J. Slupe*

WALTER J. SLUPE  
City Manager

Contact Person: Ted Leonard



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**RESOLUTION NO. 83-027**

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
ON DATE OF  
March 29, 1983

**RESOLUTION APPROVING PRELIMINARY PLANS  
FOR THE ENTERPRISE HOTEL  
OLD SACRAMENTO PARCEL NO. 26**

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY  
OF SACRAMENTO:

Section 1. The Preliminary Plans for the rehabilita-  
tion and restoration of the Enterprise Hotel (912-916 2nd Street),  
Old Sacramento Parcel No. 26, attached as Exhibit A, are hereby  
approved, subject to the incorporation of the comments and correc-  
tions as noted by the Museum and History Division.

ATTEST:

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
**APPROVED**  
CHAIRMAN  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

**MAR 29 1983**

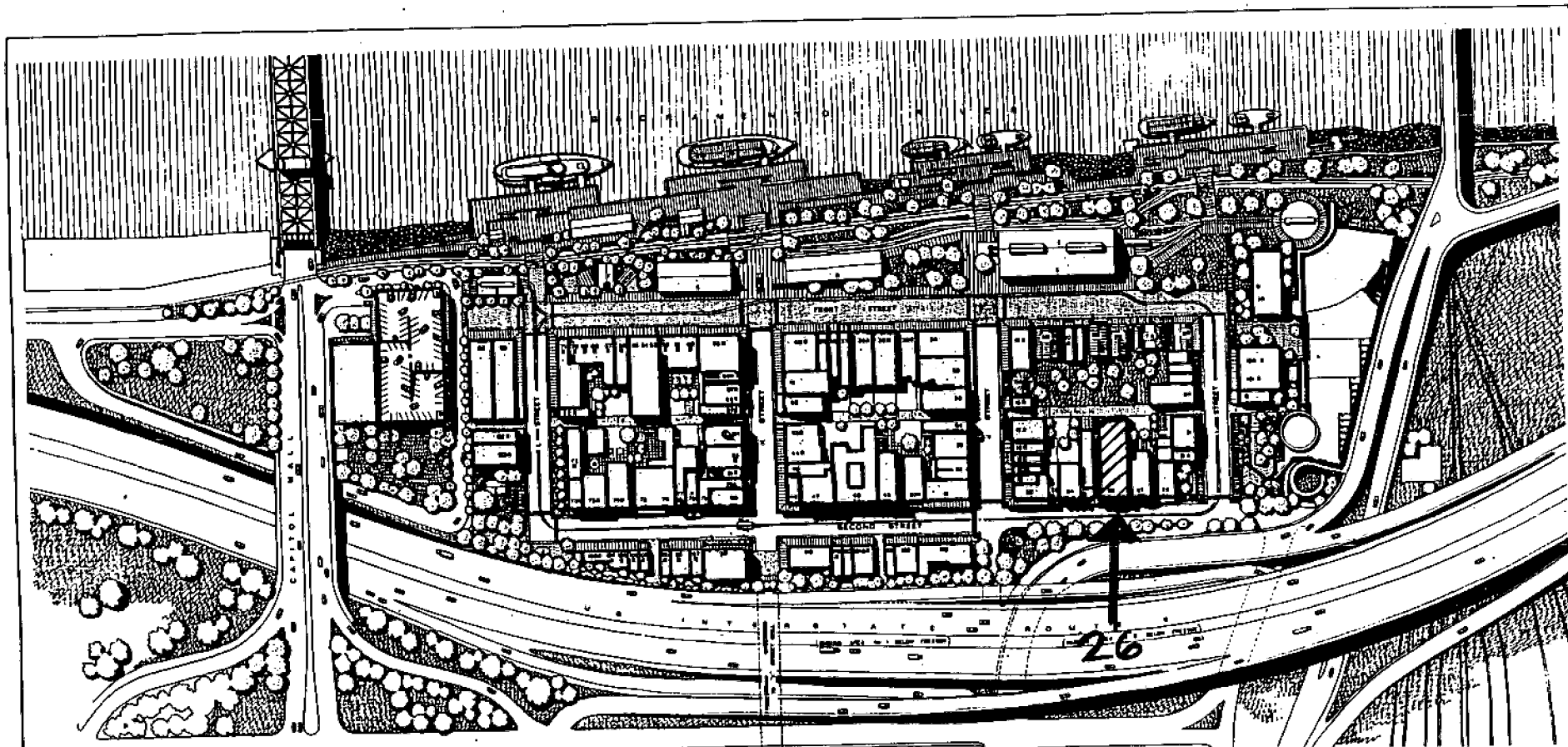
1911 3 5 100

ENTERPRISE 46  
HOTEL No. 26

EXHIBIT "F"

SCHEDULE OF PERFORMANCES

- |                                                                              |                                                                               |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 1. Owner will submit Preliminary Plans to the Agency.                        | Within six (6) months after the effective date of the Agreement.              |
| 2. Agency staff will approve or disapprove Owner's Preliminary Plans.        | Within thirty (30) days after submission of such Preliminary Plans.           |
| 3. Owner will submit Final Construction Plans to the Agency.                 | Within six (6) months after the approval of Owner's Preliminary Plans.        |
| 4. Agency staff will approve or disapprove Owner's Final Construction Plans. | Within two (2) weeks after submission of such Final Construction Plans.       |
| 5. Owner shall commence the Improvements on the Property.                    | Within six (6) months after the approval of Owner's Final Construction Plans. |
| 6. Owner shall complete the Improvements on the Property.                    | Within eighteen (18) months after the commencement of construction.           |



**Key to Building Numbers**

1 CITY HALL & WATER TOWER	41 BARBOLA SALARNO	61 GILBERT BUILDING	81 STAVROS D. CO.	101 EIGHTH HOTEL	121 HOTEL BUILDING
2 BARLEY CRACK HILL	42 LAMB'S RESTAURANT	62 FORTNEY BELL AND BERRY	82 EARLE HALL	102 STEVENSON BROTHERS UNDERSHOP AND MEZANINE BUILDING	122 LAYTON BUILDING
3	43 HANNEY'S RESTAURANT	63 UNITED STATES HOTEL	83 ADAMS BROS. BLDG. & CO.	103 LAYTON BUILDING	123
4	44 WALKING IRON & BIRD BONE SALARNO	64 NEW YORK GRAP STONE	84 JOHN GIBBS BROS.	104 LAYTON BUILDING	124
5	45 THE GREAT BUILDING	65 ST. S. BAYNE	85 W. J. GORMAN HOTEL	105 CENTINELLO'S RESTAURANT	125
6	46 DAVID-FRANKLIN BUILDING	66 HARRIS HOUSE	86 KLANZON HOTEL	106 FOLEY BUILDING	126
7	47 WHEAT HOTEL	67 NEW WELLS BLDG. CO.	87 BRAND BUILDING	107 FOLEY BUILDING	127
8	48 RICHARDSON HOTEL	68 LAFAYETTE BUILDING	88 BRAND BUILDING	108 280 "T" BUILDING	128
9	49 HALL LAMAR BLDG. CO.	69 HANCOCK BUILDING	89 GIBSON HOTEL & CO.	109 320 "H" BUILDING	129
10	50 CITY HOTEL	70 HANCOCK HOTEL	90 GIBSON HOTEL	110	130
11	51 T. O. BRIDGE & CO.	71 HENRY FRENKEL	91 BRAND BUILDING	111	131
12	52 EARLE TRADING	72 BRAND BUILDING	92 BRAND BUILDING	112	132
13	53 HANCOCK BUILDING	73 BRAND BUILDING	93 BRAND BUILDING	113	133
14	54 BARRAN'S REST. STONE	74 BRAND BUILDING	94 BRAND BUILDING	114	134
15	55 KENNY'S RESTAURANT HALL	75 BRAND BUILDING	95 BRAND BUILDING	115	135
16	56 BARRAN'S REST. STONE	76 BRAND BUILDING	96 BRAND BUILDING	116	136
17	57 HANCOCK HOTEL	77 BRAND BUILDING	97 BRAND BUILDING	117	137
18	58 HANCOCK HOTEL	78 BRAND BUILDING	98 BRAND BUILDING	118	138
19	59 HANCOCK HOTEL	79 BRAND BUILDING	99 BRAND BUILDING	119	139
20	60 HANCOCK HOTEL	80 BRAND BUILDING	100 BRAND BUILDING	120	140
21	61 HANCOCK HOTEL	81 BRAND BUILDING	101 BRAND BUILDING	121	141
22	62 HANCOCK HOTEL	82 BRAND BUILDING	102 BRAND BUILDING	122	142
23	63 HANCOCK HOTEL	83 BRAND BUILDING	103 BRAND BUILDING	123	143
24	64 HANCOCK HOTEL	84 BRAND BUILDING	104 BRAND BUILDING	124	144
25	65 HANCOCK HOTEL	85 BRAND BUILDING	105 BRAND BUILDING	125	145
26	66 HANCOCK HOTEL	86 BRAND BUILDING	106 BRAND BUILDING	126	146
27	67 HANCOCK HOTEL	87 BRAND BUILDING	107 BRAND BUILDING	127	147
28	68 HANCOCK HOTEL	88 BRAND BUILDING	108 BRAND BUILDING	128	148
29	69 HANCOCK HOTEL	89 BRAND BUILDING	109 BRAND BUILDING	129	149
30	70 HANCOCK HOTEL	90 BRAND BUILDING	110 BRAND BUILDING	130	150
31	71 HANCOCK HOTEL	91 BRAND BUILDING	111 BRAND BUILDING	131	151
32	72 HANCOCK HOTEL	92 BRAND BUILDING	112 BRAND BUILDING	132	152
33	73 HANCOCK HOTEL	93 BRAND BUILDING	113 BRAND BUILDING	133	153
34	74 HANCOCK HOTEL	94 BRAND BUILDING	114 BRAND BUILDING	134	154
35	75 HANCOCK HOTEL	95 BRAND BUILDING	115 BRAND BUILDING	135	155
36	76 HANCOCK HOTEL	96 BRAND BUILDING	116 BRAND BUILDING	136	156
37	77 HANCOCK HOTEL	97 BRAND BUILDING	117 BRAND BUILDING	137	157
38	78 HANCOCK HOTEL	98 BRAND BUILDING	118 BRAND BUILDING	138	158
39	79 HANCOCK HOTEL	99 BRAND BUILDING	119 BRAND BUILDING	139	159
40	80 HANCOCK HOTEL	100 BRAND BUILDING	120 BRAND BUILDING	140	160

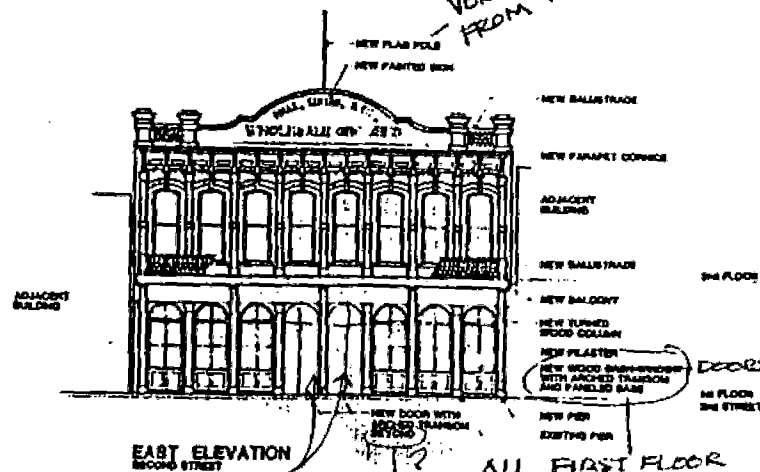
- OLD SACRAMENTO
- A REGISTERED NATIONAL HISTORIC LANDMARK
- 1 CALIFORNIA STATE BUILDING UNDER RESTORATION
  - 2 CITY HALL RESTORED TO NEW
  - 3 EARL EARLE RESTORED TO OLD DESIGN
  - 4 CENTRAL MARKET RESTORED
  - 5 GREAT SACRAMENTO HOTEL
  - 6 GREAT SACRAMENTO HOTEL
  - 7 HISTORIC MARKET
  - 8 HISTORIC MARKET AND GARDEN
  - 9 GREAT SACRAMENTO HOTEL
  - 10 HISTORIC MARKET AND GARDEN
  - 11 THOMAS JONAS RESTORED AND PLAZA
  - 12 RECEIVING BUILDING TO RESTORED PLAZA AND 'Y' OF RAIL
  - 13 EARL EARLE RESTORED TO ORIGINAL DESIGN AND PLAZA



*Handwritten signature or initials in the bottom right corner.*



VERIFY HEIGHT OF FLAGPOLE FROM HISTORIC PHOTOS



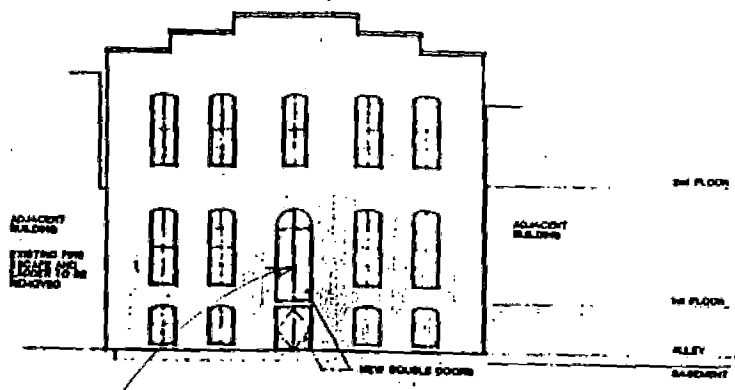
EAST ELEVATION  
SECOND STREET

ALL FIRST FLOOR OPENINGS HAVE FLARED DOORS

THERE MUST BE A SET OF HISTORIC DOORS; THEY MAY BE LEFT OPEN DURING OPERATING HOURS

AREA SUMMARY

FLOOR	LINE AREA	GRID AREA	NET AREA
Basement	1,000 S.F.	1,100 S.F.	1,000 S.F.
First Floor	5,000 S.F.	5,700 S.F.	5,000 S.F.
Second Floor	5,000 S.F.	5,700 S.F.	5,000 S.F.
Total	11,000 S.F.	12,500 S.F.	11,000 S.F.



WEST ELEVATION

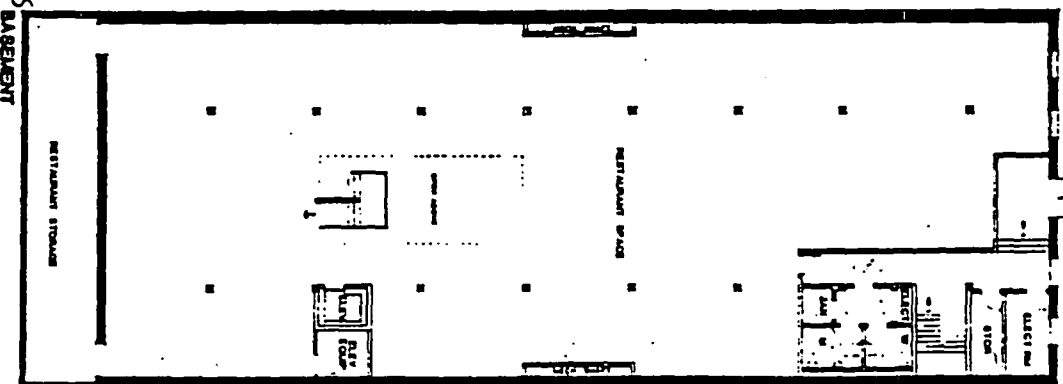
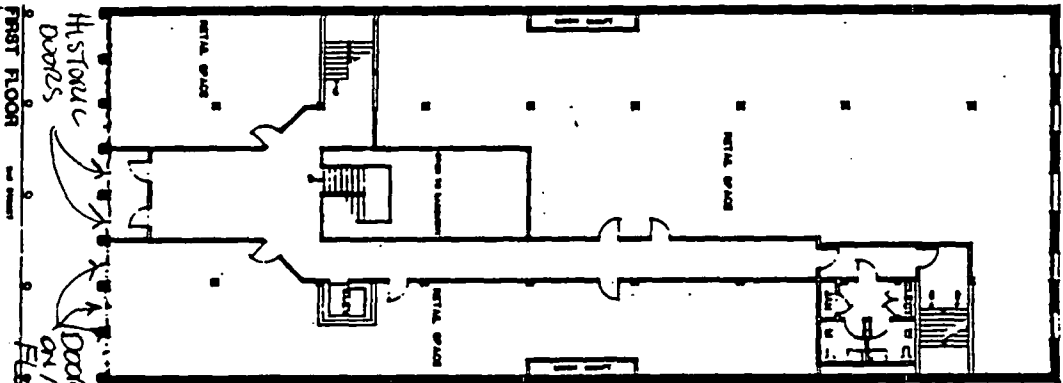
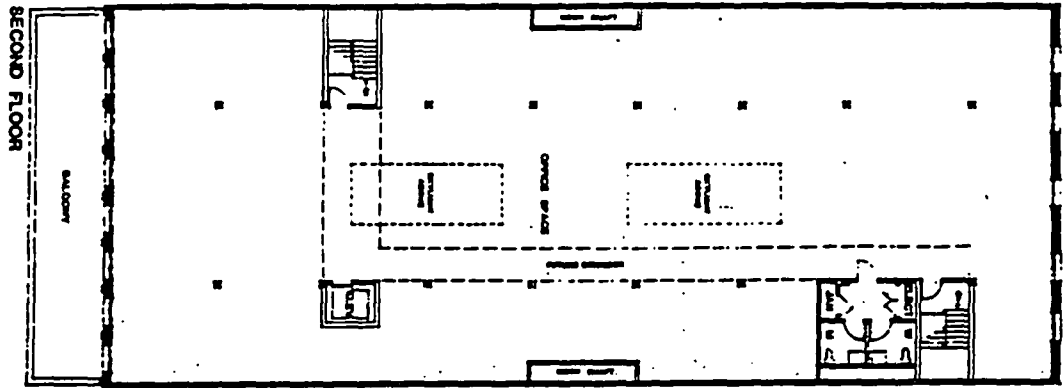
NEED MORE INFORMATION ON DOOR FINISHES BEFORE FINAL APPROVAL OF DOOR CONFIGURATION.

HALL, LUHR & CO.  
PARCEL 28  
912-918 2nd Street  
Sacramento, CA

DATE: 12/1/88  
BY: [Signature]

1

EXTERIOR ELEVATIONS



FLOOR PLANS



A

B

B

A

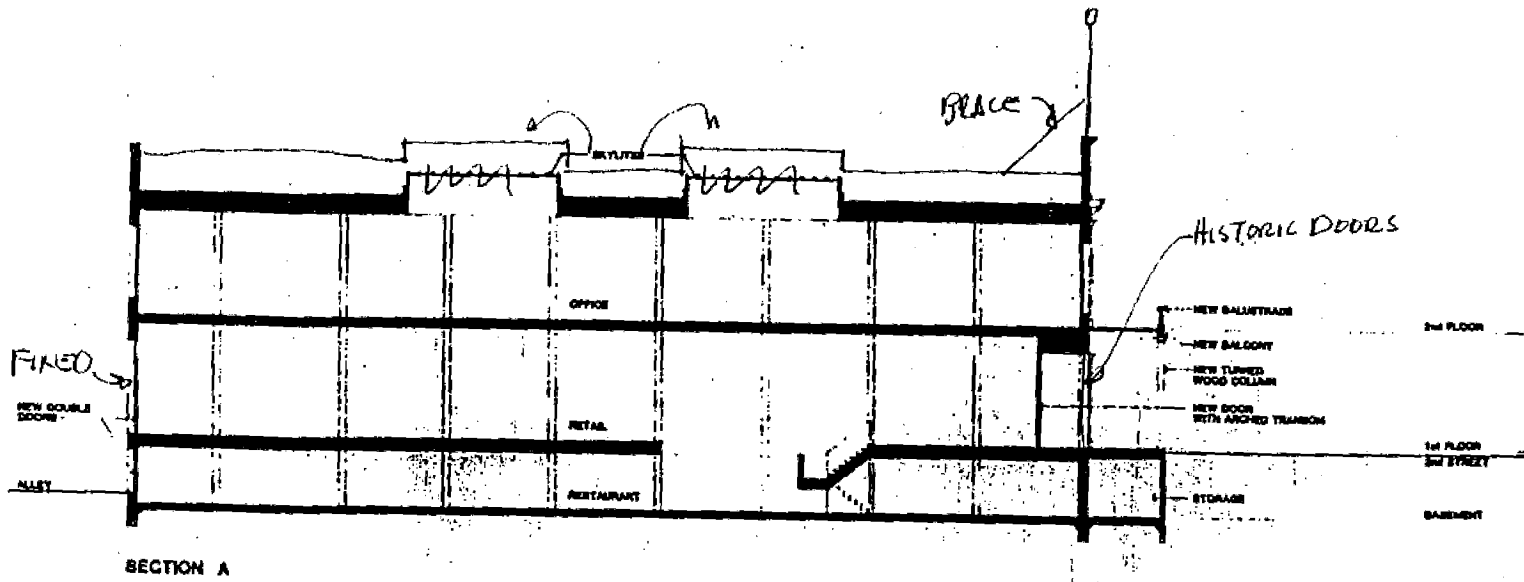
A

2

DATE	
BY	
REVISED	
DATE	


**HALL, LUHRS & CO.**  
 PARCEL 26  
 912-916 2nd Street  
 Sacramento, CA

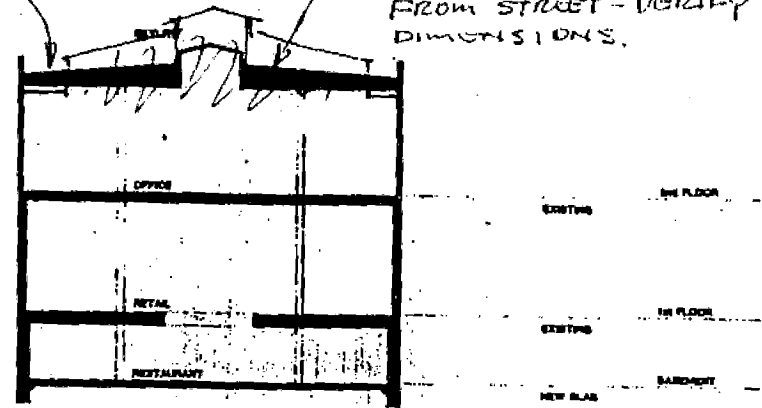




SECTION A

LOCATE MECHANICAL EQUIPMENT BELOW PARAPET - (ONE SOLUTION IS TO LOCATE EQUIP. IN A TROUGH - SEE MECHANICS EXCHANGE BLDG # 31)

SHEET METAL EXISTING ROOF IS HIGHER THAN SHOWN (EXISTING ROOF IS VISIBLE FROM STREET - VERIFY DIMENSIONS.)



SECTION B



HALL, LUHR & CO.  
 PARCEL #4  
 912-916 2nd Street  
 Sacramento, CA

DATE 2/11/38

