

Sacramento City Unified School District  
**Board of Education Meeting**

**December 16, 2021 Public Comments**

Name:	Allyson Bartz
Comment:	I think the Marshall School needs to be preserved as it is a piece of Sacramento early history. I do not know why we let it sit there and rot instead bringing it up to appropriate earthquake code. It is an eye sore in the neighborhood, and it deserves some love and attention. Inaction is the demise of growth and progress. Thank you.

Speaking as: Community Member

Date/time Stamp: 12/13/2021 8:55:09 PM

3.6

**From:** tjzlj  
**Sent:** Monday, December 13, 2021 2:05 PM  
**To:** Christina Pritchett; Lisa Murawski; Darrel Woo; Leticia Garcia; Jamee Villa; Chinua Rhodes; Lavinia Phillips; Jorge Aguilar; Rose F. Ramos; Ronald Hickey; SCUSD Public Comment

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Dear School Board President Pritchett and Members of the School Board:

I am a resident within the SCUSD boundaries and am greatly disappointed in the District's inaction regarding the preservation of Old Marshall School. A piece of Sacramento history is rotting under your stewardship. I urge the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team. Please act now before Old Marshall School is destroyed by neglect.

Lisa Jennings  
2820 F Street

---

Choose to be safer online.

Opt-in to Cyber Safety with NortonLifeLock.

Get Norton 360 with LifeLock starting at \$9.95/month.\* [https://urldefense.proofpoint.com/v2/url?u=https-3A\\_\\_store.netzero.net\\_account\\_showService.do-3FserviceId-3Dnz-2DnLifeLock-26utm-5Fsource-3Dmktg-26utm-5Fmedium-3Dtaglines-26utm-5Fcampaign-3Dnzlifelk-5Flaunch-26utm-5Fcontent-3Dtag995-26promoCode-3DA23457&d=DwIF-g&c=dZ07RdJTYc0Qlsm4-cMiSA&r=t2qHBPFAtqGOzAXfKgb019I6Xpdnf0eDVJLiOldUM0s&m=cNdzM6jwj0iaGrWaQ9bipMRJmUUfPlvIccGUzisy83JmnUGXZFMWpa03nTXnTyp&s=7u6ZJlvFtpYLPQAAK9VFacRbPFnD2za5z-nGDdh2XvQ&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A__store.netzero.net_account_showService.do-3FserviceId-3Dnz-2DnLifeLock-26utm-5Fsource-3Dmktg-26utm-5Fmedium-3Dtaglines-26utm-5Fcampaign-3Dnzlifelk-5Flaunch-26utm-5Fcontent-3Dtag995-26promoCode-3DA23457&d=DwIF-g&c=dZ07RdJTYc0Qlsm4-cMiSA&r=t2qHBPFAtqGOzAXfKgb019I6Xpdnf0eDVJLiOldUM0s&m=cNdzM6jwj0iaGrWaQ9bipMRJmUUfPlvIccGUzisy83JmnUGXZFMWpa03nTXnTyp&s=7u6ZJlvFtpYLPQAAK9VFacRbPFnD2za5z-nGDdh2XvQ&e=)

**From:** Amy Gardner  
**Sent:** Monday, December 13, 2021 3:54 PM  
**To:** Christina Pritchett; Leticia Garcia; Jamee Villa; Lavinia Phillips; Jorge Aguilar; Ronald Hickey; SCUSD Public Comment; Lisa Murawski; Darrel Woo; Chinua Rhodes; Rose F. Ramos  
**Subject:** SCUSD Supporting the Marshall School Redevelopment Plans

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Dear SCUSD School Board Members,

My daughter attends Sutter Middle School, and my other three sons all attended SCUSD schools including Theodore Judah Elementary, Phoebe Hearst Elementary and McClatchy High School. The preservation of historic school buildings in our vibrant city is of utmost importance to me and my family.

I am greatly disappointed in the District's inaction regarding the preservation of Old Marshall School. A piece of Sacramento history is rotting under your stewardship, right in front of my eyes. I walk and ride by the school often, and wish something would be done to make this a keystone in our neighborhood. How can we teach our children to learn the valuable lessons history teaches us when SCUSD does not value the preservation of Old Marshall School? I urge the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team. Stop the demolition by neglect of Old Marshall School!

Sincerely,  
Amy Gardner  
Sutter Middle School mom  
and  
Sac Walk Safe Organizer

---

**From:** Lorraine  
**Sent:** Monday, December 13, 2021 4:44 PM  
**To:** SCUSD Public Comment  
**Subject:** SCUSD Save Old Marshall School

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Hello,

I am a parent with children at Sutter Middle School and C.K. McClatchy High School. We are the third generation in my husband's family living in Midtown Sacramento. My mother-in-law attended Old Marshall School and tells me how beautiful it is inside. I am greatly disappointed in the District's inaction regarding the preservation of Old Marshall School. I pass by the school every day with my kids and it's just so sad to see it waste away. A piece of Sacramento history is rotting under your stewardship. How can we teach our children to learn the valuable lessons history teaches us when SCUSD does not value the preservation of Old Marshall School? We love our neighborhood, it's history and schools. Please, I urge the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team. Stop the demolition by neglect of Old Marshall School!

Thank you.

Kindly,

Lorraine Garrison

Sacramento, CA

lorgarr

---

**From:** Angela Hughes  
**Sent:** Tuesday, December 14, 2021 11:24 AM  
**To:** Christina Pritchett; Lisa Murawski; Darrel Woo; Leticia Garcia; Jamee Villa; Chinua Rhodes; Lavinia Phillips; Jorge Aguilar; Rose F. Ramos; Ronald Hickey; SCUSD Public Comment  
**Subject:** Old Marshall School Exclusive Negotiation Agreement

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Dear School Board President Pritchett and Members of the School Board:

I am a resident within the SCUSD boundaries and am greatly disappointed in the District's inaction regarding the preservation of Old Marshall School. A piece of Sacramento history is rotting under your stewardship. I urge the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team. The message is simple - act now before Old Marshall School is destroyed by neglect.

Sincerely,  
Angela Hughes

Sacramento, CA

3.6

---

**From:** Preservation Sacramento <preservation.sacramento@gmail.com>  
**Sent:** Tuesday, December 14, 2021 12:26 PM  
**To:** Jon Marshack  
**Cc:** Christina Pritchett; Lisa Murawski; Darrel Woo; Leticia Garcia; Jamee Villa; Chinua Rhodes; Lavinia Phillips; Jorge Aguilar; Rose F. Ramos; Ronald Hickey; SCUSD Public Comment; Katie Valenzuela; Julie Murphy  
**Subject:** Re: SCUSD Board Meeting Item 3.6, Old Marshall School  
**Attachments:** PS Marshall School Letter 2.pdf

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

School Board Members,

Attached please find a comment letter from Preservation Sacramento regarding Item 3.6 on the December 16 SCUSD Board agenda..

William Burg  
President, Preservation Sacramento Board of Directors



PRESERVATION  
**SACRAMENTO**

PO Box 162140, Sacramento CA 95816 – [preservation.sacramento@gmail.com](mailto:preservation.sacramento@gmail.com) - [PreservationSacramento.org](http://PreservationSacramento.org)

---

December 14, 2021

Superintendent Jorge A. Aguilar  
Area 2 Trustee Leticia Garcia  
And Members of the Board of Education  
Sacramento City Unified School District  
5735 47<sup>th</sup> Avenue  
Sacramento, CA 95824

RE: December 16, 2021 SCUSD Board Meeting—Marshall School, Item 3.6

To reiterate our letter of September 14 on the same topic, the Marshall School, a City of Sacramento landmark, can't wait any longer. The Board of Directors of Preservation Sacramento urges the SCUSD Board to extend their agreement to rehabilitate the Marshall School with Mogavero/Bardis Homes. There are no longer any excuses for delay, and there is no need for further study or analysis. It is time to take decisive action that will protect this historic building and facilitate its conversion to housing, and at the same time reduce the ongoing expenses SCUSD has incurred to minimally stabilize and secure the building.

We urge the members of the SCUSD Board to approve extension of this agreement so all parties can move forward with this project. In addition, we request that the SCUSD Board follow up their approval with a public meeting or announcement so that the community can be updated on the progress of the transaction. The fate of the historic Marshall School depends on your immediate action.

William Burg  
President, Preservation Sacramento Board of Directors

3.6

**From:** Jon Marshack  
**Sent:** Monday, December 13, 2021 7:26 PM  
**To:** Christina Pritchett; Lisa Murawski; Darrel Woo; Leticia Garcia; Jamee Villa; Chinua Rhodes; Lavinia Phillips; Jorge Aguilar; Rose F. Ramos; Ronald Hickey; SCUSD Public Comment  
**Cc:** Katie Valenzuela; marshall.newera@gmail.com; preservation.sacramento@gmail.com  
**Subject:** Re: SCUSD Board Meeting Item 3.6, Old Marshall School  
**Attachments:** Old Marshall School SCUSD Meeting 12-16-21.pdf

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

School Board Members,

Attached please find a comment letter from the Boulevard Park Neighborhood Association.

Thank you.

Dr. Jon B. Marshack  
BPNA Preservation Chair





December 13, 2021

sent via email

Superintendent Jorge A. Aguilar  
Area 2 Trustee Leticia Garcia  
and Members of the Board of Education  
Sacramento City Unified School District  
5735 47th Avenue  
Sacramento, CA 95824

*Jaguilar@scusd.edu*  
*Leticia-Garcia@scusd.edu*  
*publiccomment@scusd.edu*

DECEMBER 16, 2021 SCUSD BOARD MEETING, ITEM 3.6:  
THE FATE OF HISTORIC MARSHALL SCHOOL

We understand that on December 16, members of the SCUSD Board will meet with the developers Mogavaro/Bardis Homes to negotiate the "Price and Terms" that could allow the rehabilitation and reuse of Old Marshall School to proceed. ***The Board of Directors of the Boulevard Park Neighborhood Association urges the SCUSD Board members to complete these negotiations with the development team without further delay, so that this project can proceed and the loss of this significant historic resource can be prevented.***

Old Marshall School, a beloved historic Landmark structure, has been neglected for far too long. It is only a matter of time before this historic treasure is destroyed by neglect, decay, and vandalism. Recent break-ins threaten its very survival. Five years ago, Sacramento City Unified School District trustees directed staff to begin negotiations with Mogavero/Bardis Homes to rehabilitate the 118-year-old Marshall School into senior housing and to build 35 to 50 for-sale condominiums on school grounds. The community and surrounding neighborhoods were delighted that this beautiful building would be saved and reused. But since then, nothing has been done to move ahead with rehabilitation and reuse and to protect the building from further damage and decay. Action is needed now!

Sincerely,

  
Dr. Jon B. Marshack  
Preservation Chair

cc: Sacramento City Councilmember Katie Valenzuela  
Marshall New Era Neighborhood Association  
Preservation Sacramento

*kvalenzuela@cityofsacramento.org*  
*marshall.newera@gmail.com*  
*preservation.sacramento@gmail.com*

3.6

---

**From:** Marshall-New Era <info@marshallnewera.org>  
**Sent:** Wednesday, December 15, 2021 10:43 AM  
**To:** Jorge Aguilar; Leticia Garcia; SCUSD Public Comment;  
kvalenzuela@cityofsacramento.org  
**Subject:** Comments for Closed Session Agenda Item No. 3.6 - Old Marshall School Negotiations  
**Attachments:** SCUSD Letter 12-14-21.pdf

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Dear Members of the Sacramento City Unified School District Board,  
Attached is a letter from the Marshall-New Era Neighborhood Association regarding the Old Marshall School Negotiations. We appreciate you taking the time to read it and discuss this very important matter during the closed session tomorrow, December 16, 2021.

Sincerely,  
Chris Smith  
Secretary, MNENA



# MARSHALL-NEW ERA NEIGHBORHOOD ASSOCIATION

[marshallnewera.org](http://marshallnewera.org)

December 14, 2021

Superintendent Jorge A. Aguilar

Area 2 Trustee Leticia Garcia

and Members of the Board of Education

Sent via email: [JAguilar@scusd.edu](mailto:JAguilar@scusd.edu); [Leticia-Garcia@scusd.edu](mailto:Leticia-Garcia@scusd.edu); [publiccomment@scusd.edu](mailto:publiccomment@scusd.edu);

Re: Comments for Closed Session Agenda Item No. 3.6 - Old Marshall School Negotiations

Dear Members of the Sacramento City Unified School District Board,

We are writing to you today as members of the Board of the Marshall-New Era Neighborhood Association (MNENA) and also as concerned residents. MNENA has been actively involved with the upkeep and plans for Old Marshall School. We have held numerous meetings with members of the SCUSD, sat in on SCUSD meetings and worked closely with Mogavero/Bardis on the plans for the school over the past years. MNENA has also held many cleanup events to help maintain the building and grounds. We constantly watch out for problems and report any issues we can't resolve on our own.

What we have seen is a slow demolition of the building due to neglect by the SCUSD. It's time for you to move forward with this project and put the building and grounds into the hands of someone who will improve it, not allow it to decay.

We strongly urge the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team. We feel their plan will improve our neighborhood while maintaining the historic building as much as possible.

If any of you would like to speak with us directly, feel free to reach out. You are always welcome to attend one of our monthly Board meetings.

Sincerely,

Chris Smith

Secretary, MNENA

[info@marshallnewera.org](mailto:info@marshallnewera.org)

**From:** Debbie Hurst  
**Sent:** Tuesday, December 14, 2021 9:09 AM  
**To:** SCUSD Public Comment  
**Subject:** Re: Comments for Closed Session Agenda Item No. 3.6 regarding Old Marshall School Negotiations

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Dear School Board President Pritchett and Members of the School Board, I am a resident within the SCUSD boundaries and am greatly disappointed in the District's inaction regarding the preservation of Old Marshall School. A piece of Sacramento history is rotting under your stewardship. I urge the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team. The message is simple—act now before Old Marshall School is destroyed by neglect.

Thank you for your consideration.

Sincerely,  
Debbie Hurst

3.6

---

**From:** Emily Shea <  
**Sent:** Wednesday, December 15, 2021 1:36 PM  
**To:** Christina Pritchett; Lisa Murawski; Darrel Woo; Leticia Garcia; Jamee Villa; Chinua Rhodes; Lavinia Phillips; Jorge Aguilar; Rose F. Ramos; Ronald Hickey; SCUSD Public Comment  
**Subject:** Comments for Closed Session Agenda Item No. 3.6 regarding Old Marshall School Negotiations

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Dear School Board President Pritchett and Members of the School Board,

I am a resident within the SCUSD boundaries, and over the years I have observed the historic Marshall School undergoing destruction by neglect. I am calling on the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team.

Please help preserve this piece of Sacramento history and improve our community,

Emily

--

Emily Shea, PhD  
Postdoctoral Scholar  
Food Science & Technology  
UC Davis

**From:** Julie Murphy  
**Sent:** Wednesday, December 15, 2021 7:42 PM  
**To:** Christina Pritchett; Jorge Aguilar  
**Cc:** Lisa Murawski; Darrel Woo; Leticia Garcia; Jamee Villa; Chinua Rhodes; Lavinia Phillips; Rose F. Ramos; Ronald Hickey; SCUSD Public Comment  
**Subject:** Re: Comments for Closed Session Agenda Item No. 3.6 regarding Old Marshall School Negotiations

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Dear School Board President Pritchett, Superintendent Aguilar, and Members of the School Board:

My family lives across the street from Old Marshall School and are greatly disappointed in the District's inaction regarding the preservation and redevelopment of Old Marshall School. I urge the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team. I urge the Board to do the following:

- Direct its staff to proceed with fair and timely negotiations with the Mogavero/Bardis Development Team.
- Direct its staff to be responsive to the Mogavero/Bardis Development Team phone calls and emails.
- Put Old Marshall School on the agenda for January so the members of this community can receive an explanation as to why SCUSD has utterly failed in its promise for a new life for Old Marshall School.

The community has been "at this" since 2012. We are coming up on 10 years of advocacy regarding Old Marshall School. What conclusions should the community draw from SCUSD's inaction?

Julie Murphy

Board Member, Marshall-New Era Neighborhood Association

++++++

**SCUSD to host community meeting on future of Old Marshall School**

Press release April 4, 2016

**April 4, 2016 (Sacramento):** Sacramento City Unified School District is hosting a community meeting on Tuesday (April 5) to discuss the future of Old Marshall School, which has been vacant since 2009.

Marshall School was built in 1903 and designed by Rudolph Harold, a locally prominent architect who designed City Hall. Located at 2718 G St., it was used as an elementary school until 1976, when it was closed due to concerns about its ability to withstand an earthquake.

After a major infrastructure overhaul, it reopened in 1983 and at various times housed a preschool, adult school, employment center and small high school. The district vacated Old Marshall in 2009. Recent interest in possible new uses has prompted the district to hold Tuesday's meeting.

At the April 5 meeting, community members can discuss ideas for a new use for Old Marshall.

\_+++

### Here is what SCUSD promised on 2016

#### **SCUSD to begin negotiations over Old Marshall site**

Press release November 17, 2016

Sacramento City Unified School District's Board of Education has directed staff to begin negotiations with a potential developer for the Old Marshall School site in Midtown.

Mogavero Architects and Bardis Homes submitted a proposal to renovate the 113-year-old school into senior housing and to build on the site 35 to 50 for-sale condominiums targeted to empty-nesters and retirees. Bardis Homes is currently developing The Mill at Broadway in North Land Park. Any potential development plan for Old Marshall would require review and approval by various governmental agencies, including the city's Planning Commission. The proposed development will then be submitted for review and final approval at a future Board meeting and will be subject to public comment.

SCUSD has been at work since last spring to find a new use for Old Marshall, which has been vacant since 2009. Old Marshall was designed by Rudolph Harold, a locally prominent architect who designed City Hall. Located at 2718 G St., it was used as an elementary school until 1976, when it was closed due to concerns about its ability to withstand an earthquake.

After a major infrastructure overhaul, it reopened in 1983 and at various times housed a preschool, adult school, employment center and small high school.

Established in 1854, Sacramento City Unified is one of the oldest school districts in the western United States. The district serves 43,000 students at 77 schools and is the 13th largest in California.

<https://www.scusd.edu/press-release/scusd-begin-negotiations-over-old-marshall-site>

++++++

#### **Negotiations to begin with potential developer for old Marshall School in midtown**

By Bill Lindelof [blindelof@sacbee.com](mailto:blindelof@sacbee.com)

**UPDATED NOVEMBER 18, 2016 8:52 AM**

Negotiations are to begin soon to turn a century-old school in midtown Sacramento into senior housing and land on the school grounds into condominiums.

Sacramento City Unified School District trustees have directed staff to begin negotiations with Mogavero Architects and Bardis Homes to renovate the 113-year-old Marshall School into senior housing and also build 35 to 50 for-sale condominiums on school grounds.

Marshall School, a multistory structure at 2718 G St., was the site of an elementary school until 1976 when it was closed for earthquake concerns. After an infrastructure fix, the building reopened in 1983 and in recent times has housed a preschool, adult school, employment center and a small high school.

The building was designed by Rudolph Harold, a Sacramento architect who also designed old Sacramento City Hall. Bardis Homes is currently building The Mill at Broadway housing development. The old school has been vacant since 2009. The school district has been working since spring to find a new use for the Marshall School, which features high ceilings, tall windows and stairwells.

Read more at: <https://www.sacbee.com/news/local/education/article115429268.html#storylink=cpy>

++++++

## Here is what SCUSD promised in 2018

Sacramento News & Review Archives

Leveraging history

The Marshall School, one of Sacramento's last abandoned masterpieces, could get a makeover

By Eric Johnson

**This article was published on 07.19.18**

Lou Demas walked into a public hearing at the Clunie Center in McKinley Park, casually hobbling with the help of a black cane, white hair flowing from under a black beret. The meeting had already started, but Demas seemed as comfortable as if he owned the place—or the place under discussion. And that's pretty close to the truth.

Six-plus decades ago, Demas was a student at the Marshall School, an abandoned and slowly deteriorating 1903 architectural gem that spans G Street between 27th and 28th streets, just blocks from the auditorium he had just entered with calm authority. He still lives around the corner, in a house his family built in 1939. This, clearly, is his neighborhood.

Over the next 40 minutes or so, Demas listened with about 40 of his neighbors as the three principals of two partnering companies described their ambitious plan to turn the Marshall School and the crumbling parking lot surrounding it into a notably ambitious housing project. Builder Katherine Bardis, her partner and cousin Rachel Bardis, and architect David Mogavero were familiar to most present at the meeting after more than a year of outreach.

The project, which would revitalize one of the most historically significant undeveloped structures in the region, and replace a neighborhood blight with a community resource, is still in its early stages, but the concepts are pretty much in place. The Mogavero-Bardis team, which will take possession of the property through a 99-year lease from the Sacramento City Unified School District, is preparing final plans to submit to the district in coming weeks.

The inside of the old school will be gutted; its top three floors will feature units of various configurations. The ground floor, which is referred to as the basement, where the school's big, bright kindergarten was housed, will likely include a publicly accessible facility—Mogavero referenced the Hacker Lab on I Street. A gazebo would be built in the front yard.

“We imagine it will be a gathering space for the entire community,” Mogavero said.

On either side of the old school building, two new four-story structures would be built. In each of these wings, above ground-floor parking, plans call for two floors of six units each, and a set-back fourth floor of four units each. More than 50 units total, in a place that now houses only occasional squatters.

Mogavero explained that the project is aimed at upscale residents, and opined that if built, the Marshall School project would be “some of the nicest housing built in the city since the Sawyer”—the luxury downtown hotel and condominium complex.

In this era when NIMBY naysayers might dominate any local-government effort to substantially alter a neighborhood, this public hearing was stunningly civil. William Burg, the local historian and president of Preservation Sacramento, was in attendance, and he credits the overwhelming support to the developers.

“David came to a Preservation meeting to show us early plans more than a year ago,” Burg says. “They got the neighbors involved right away. When you do that, it isn't 'your' project anymore; it becomes 'our' project.”



It helps that the development team has the kind of track record that inspires trust in neighborhood watchdogs. Mogavero was the president of the Old City Association, which later became Preservation Sacramento. Burg recalls that the architect was on the barricades of the fight to save the historic structures in the R Street corridor, which were slated to be torn down and replaced with office towers. Similarly, Bardis Builders has been involved in the kind of infill-development favored by fans of progressive city planning.

“The [Bardis] family was once more well known for the destruction of historic homes than their preservation,” Burg quipped—referring to Chris Bardis, Katherine’s father, who battled preservationists back in the 1980s before becoming a hero by relocating and thereby saving the beloved Dunn Mansion.

“Katherine and Rachel don’t have a long history of building with an eye toward historic preservation,” he said, “but they are definitely moving in a new direction.”

**During a Q&A session** following the presentation, the first question came from a woman who said she was a long-time resident of the neighborhood, and had recently experienced several months of homelessness. She said she was quite concerned that there wasn’t an affordable housing component in the project and asked a pointed question: “Do you have any sense of civic duty?”

Mogavero responded that the majority of his business involves designing and building affordable housing. In fact, he worked with Mercy Housing on the city’s last true affordable housing project, a 150-unit development at Seventh and H streets—one of many projects he’s developed with that mission-oriented nonprofit. With this property, he said, something like that was not possible. Katherine Bardis said the team had dug around to see if any kind of funding was available to subsidize the project, to no avail.

“If the redevelopment agency was still around, we might have been able to do something,” she concluded.

Afterward, the formerly-homeless woman, who asked not to be named, said, “I suppose I can see their point.”

Burg looks back longingly to the time before Gov. Jerry Brown dismantled the state’s redevelopment agencies, when local municipalities could raise money for projects like the Marshall School. But he says Sacramento is still very good at doing development that fosters sustainability, conservation and preservation—three values that he says are “deeply intertwined.”

“We are now on our third generation of people moving back to the city,” he says, “so we have a wealth of experience as to how this works.”

He explains: The first generation of urban resettlers arrived in the late ’60s.

“The baby boomers went off and got college degrees and decided they wanted to come back to Sacramento, and when they got here, they had no interest in living in the suburbs,” he says. “They wanted to live within walking distance of downtown. Some of them had jobs in the Capitol and they wanted to walk or bike to work.”

Burg himself witnessed the second generation of resettlers when he himself was part of the punk-rock and DIY-art scene that boomed in Midtown in the 1980s. (Burg documents both of those historic events in detail in his book, *Midtown Sacramento: The Creative Soul of the City*.)

“What we’re seeing now is a bunch of returning millennials, who famously don’t feel that they need a car to get around. They want to live within walking distance of a place that’s active, like Midtown.”

He argues that there’s no reason to tear down the old to make room for the new. “The greenest building,” he says, “is one that’s already been built.”

He points to the Warehouse Artists Lofts on R Street, as well as the new condominiums down the street, in former industrial lofts above the Shady Lady Saloon and the Fox & Goose Public House. The old Globe Mills flour plant, a blight in Alkali Flats 10 years ago, was converted to senior affordable housing. The Ransohoff Building was recently developed as a mixed-use project including 22 residential units and a ground-floor restaurant. In several cases, preservation-oriented developments are aimed to confront one of the area's pressing problems: limited housing stock driving rents skyward.

Burg points out that many of these projects are possible thanks to government programs. Local preservationists, housing advocates, public officials and developers worked together to secure federal tax incentives earmarked for affordable housing and historic preservation.

Twenty percent of the cost of rehabilitating the Marshall School will come from federal preservation programs.

**Katherine Bardis says her passion for historic buildings came from birth.**

“My dad built a lot of new buildings, but he does have a very large appreciation for historic buildings and materials, and likes to play homage to that. And so I think that's carried forward with us. And when you have a beautiful asset like the Marshall School, although it's sometimes easier to tear a building like that down, it kind of does a disservice to the community,” she said. “Sacramento's such a cool, funky, historic town. You go to big cities like Boston, Chicago, even certain areas of San Francisco, you see a lot of these historic buildings preserved, and it really helps complete the community.”

Developments like this can require extra effort—a fact that was apparent at the Clunie Center public meeting. Three days earlier, Mogavero and the Bardis cousins learned that federal guidelines making historic preservation monies available for projects like this do not allow the units to be sold as condominiums.

The team pivoted, and now the homes that will be built inside the old school will be rental units—for at least five years. None of the development team is in the business of renting apartments, but they are going to roll with it for now.

“We believe ownership is good for neighborhoods,” Bardis said, “but some of the best neighborhoods I've ever lived in were mixed-use, with some owner-occupied and some rentals.”

Asked whether that means she and her team have hatched a plan to make these units available for renters indefinitely, Bardis couldn't say.

“It's been three days,” she explained.

+++++

### **Here's 2019 Promises**

**Midtown Sacramento property hits 116 years, waits for new uses**

By [Ben van der Meer](#) - Staff Writer,  
Sacramento Business Journal

Nov 7, 2019 Updated Nov 7, 2019, 8:39am PST

The Marshall-New Era Neighborhood Association will host a weekend event to celebrate one of the older buildings in that Sacramento neighborhood — and one, in many eyes, long overdue for new uses.

But while the association hosts remembrances and a cake cutting to mark Marshall School's 116th birthday on Saturday, when those new uses might come is still unknown.

Sacramento City Unified School District, which owns the school property at 2718 G St., is reviewing a negotiating agreement with Mogavero Architects and Bardis Homes to activate the property. In an email, district spokeswoman Catalina Martinez said a land swap is the district's hope for making that happen.

"The District plan is to find a site more suitable for the needs of the District, such as potentially swapping for a future school site at the Railyards development, or another site to address the District's operational needs in the foreseeable future," she said. "We are exploring options in order to see what type of a land swap is possible. However, the District has to follow strict and extensive legal processes in order to acquire property."

Martinez said the district hopes to find an expedited solution that works for the developers and the school's neighbors, but she didn't give a specific timeline. Representatives for Mogavero and Bardis didn't return messages for comment.

Three years ago, the district's board of trustees approved the Mogavero/Bardis reuse concept: converting the existing building, and adding new structures, to create 45 condominiums for seniors. Built in 1903, the school property occupies a full city block. But apart from occasional dog training, it hasn't been used in a decade.

Saturday's event at 4 p.m. will include a building status update from a neighborhood association, and story sharing at 5 p.m. from neighbors and former students.

Emily Baime Michaels, the Midtown Association's executive director, said she's always optimistic about new uses for the building becoming reality. The Midtown Association is helping with Saturday's event.

"It's an incredibly well-positioned, very large piece of land that's pretty close to being adjacent to the commercial corridor," she said. "If the district and the developers can arrive at good terms, a deal is going to happen."

**From:** Andrew Wilkens  
**Sent:** Wednesday, December 15, 2021 9:47 PM  
**To:** Christina Pritchett; Lisa Murawski; Darrel Woo; Leticia Garcia; Jamee Villa; Chinua Rhodes; Lavinia Phillips; Jorge Aguilar; Rose F. Ramos; Ronald Hickey; SCUSD Public Comment  
**Subject:** Re: Comments for Closed Session Agenda Item No. 3.6 regarding Old Marshall School Negotiations

Warning! This message originates from OUTSIDE the District's email system. Please verify the sender and contents before opening attachments or clicking any links. Contact the Technology Services Help Desk at 916-643-9445 with any questions.

Dear School Board President Pritchett and Members of the School Board:

I am a resident within the SCUSD boundaries and am greatly disappointed in the District's inaction regarding the preservation of Old Marshall School. A piece of Sacramento history is rotting under your stewardship. I urge the Board to extend the Exclusive Negotiating Agreement with the Mogavero/Bardis Development Team. The message is simple: act now before Old Marshall School is destroyed by neglect.

--  
Andrew Wilkens