

# ARCHITECTURAL REVIEW BOARD

## AMENDED STAFF REPORT

APPLICANT	Peter Simon, 4408 Park Green Court, Sacramento, CA				
OWNER	Jok Wong, 626 16th Street				
PLANS BY	Peter Simon, Architect				
FILING DATE	8-25-79	50 DAY ARB ACTION DATE	-----	REPORT BY:	WW:dd
NEGATIVE DEC.	N/A	EIR	N/A	ASSESSOR'S PCL. NO.	002-171-10,11

PROPOSAL: Office Building-Design Modification

LOCATION: 620 16th Street

### BACKGROUND INFORMATION:

On April 4, 1979 the ARB approved a 2-story structure which consisted of a market on the first floor and a dwelling unit on the second floor. The materials consisted of stucco and concrete block; and the colors were off-white and rust. Total square footage of structure consisted of 5,280 square feet.

### PROPOSED MODIFICATION:

The applicant proposes to eliminate the 2nd story dwelling unit and reduce the square footage of the market on the ground floor. The total square footage would therefore be 1940 square feet. The material and colors remain the same.

### STAFF COMMENT:

The major change in the subject design is the elimination of the second floor. This reduces the impact of the structure on the 16th Street corridor. Staff has no objection to the modification. The staff however, has the following observations:

1. To provide some relief in the 7 foot wide stucco bank element above the front window, it is suggested a 6" horizontal groove be provided on the east and north elevations.
2. The stucco should be a textured material and painted an earth tone color.

### STAFF RECOMMENDATION:

The staff recommends approval of the modification subject to conditions and based on findings of fact:

#### Conditions:

1. A detailed landscape plan shall be submitted to staff for review and approval.

APPLC. NO. 79-89

MEETING DATE September 5, 1979

CPC ITEM NO. 6

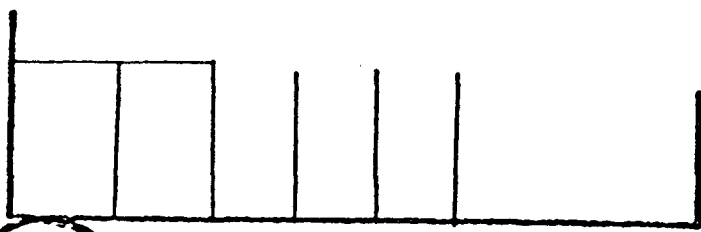
2. Signs shall relate in color and design with the structure. All signs shall be reviewed and approved by staff.
- \* 3. A 6 inch horizontal groove shall be designed in the upper stucco band on the east and north elevation.
4. The metal gate and 4-foot stucco fence shall be painted to match the color of the main building.

Findings of Fact:

1. The design treatment of the building complies with the Design Standards and Criteria of the Old City Design Guidelines in that:
  - a. The design of the structure is compatible in color and material with surrounding properties.
  - b. Adequate landscaping is provided between the paved area and structure.
  - c. The parking and maneuvering area conforms to the City Parking Regulations.
2. The subject project conforms to the Old City Design Review District Goal: "To encourage architecture which is integrated and compatible with the existing development in the neighborhood."

\* AMENDED CONDITION

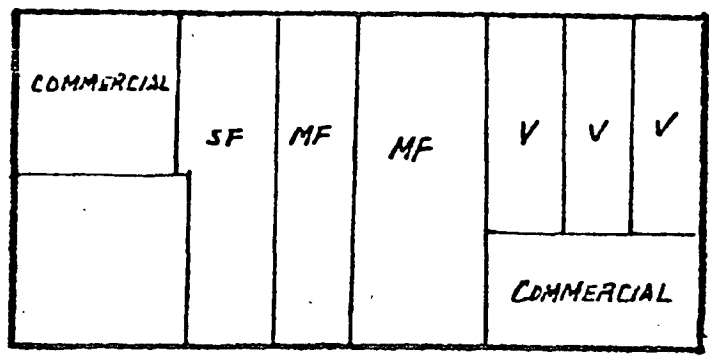
3. Delete the "6 inch" stipulation on the horizontal groove. This condition should read, A horizontal groove shall be designed in the upper stucco band on the east and north elevation.



(C-2)

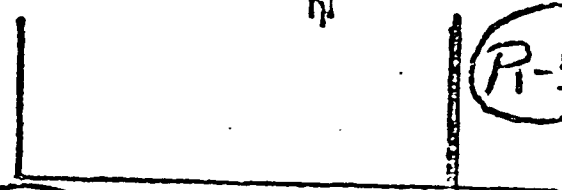
F ST

15 ST

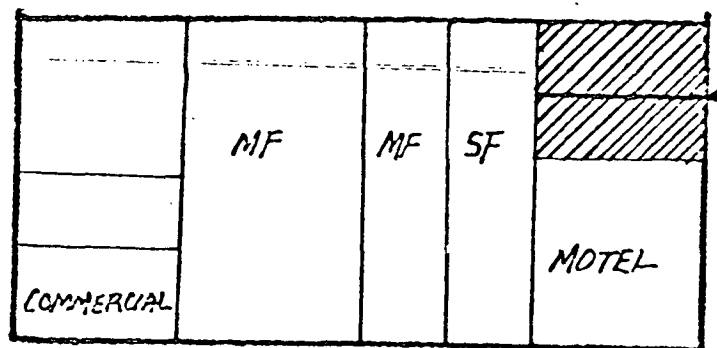
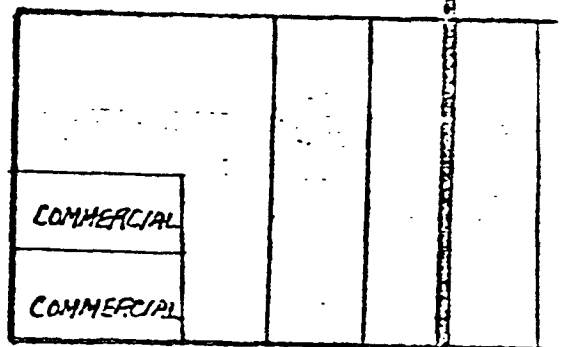


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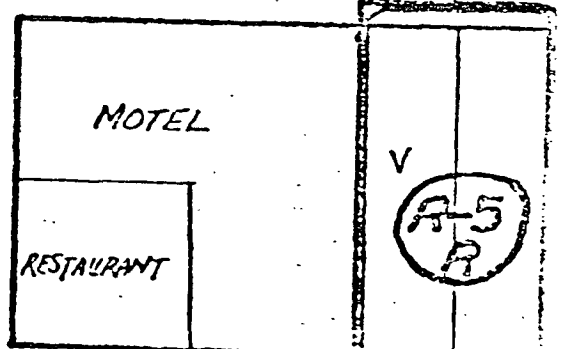
16 ST



(R-1)



SUBJECT SITE

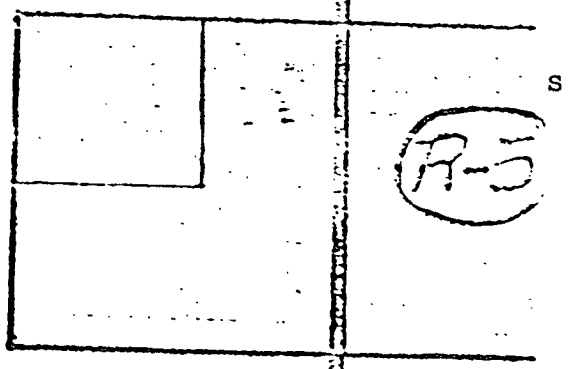
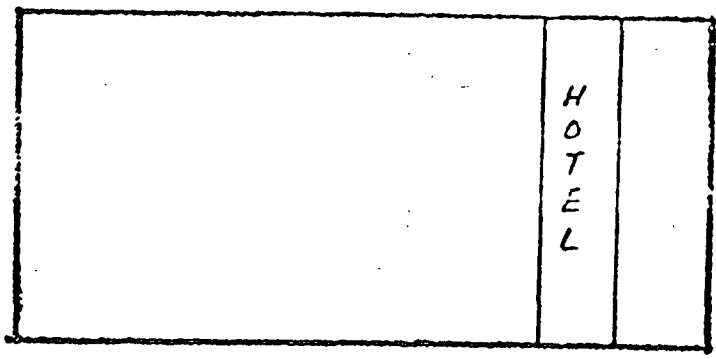


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(C-2)

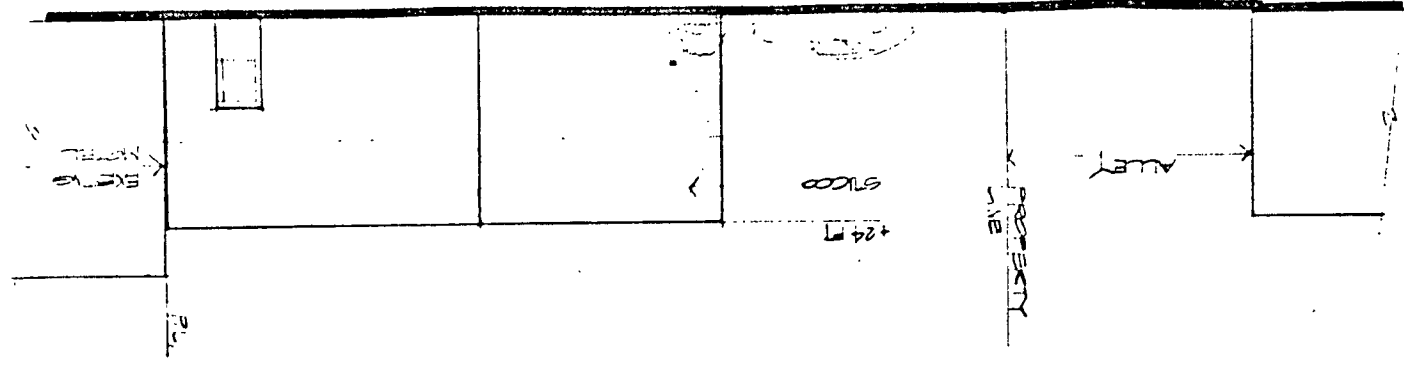
G ST

(C-2)

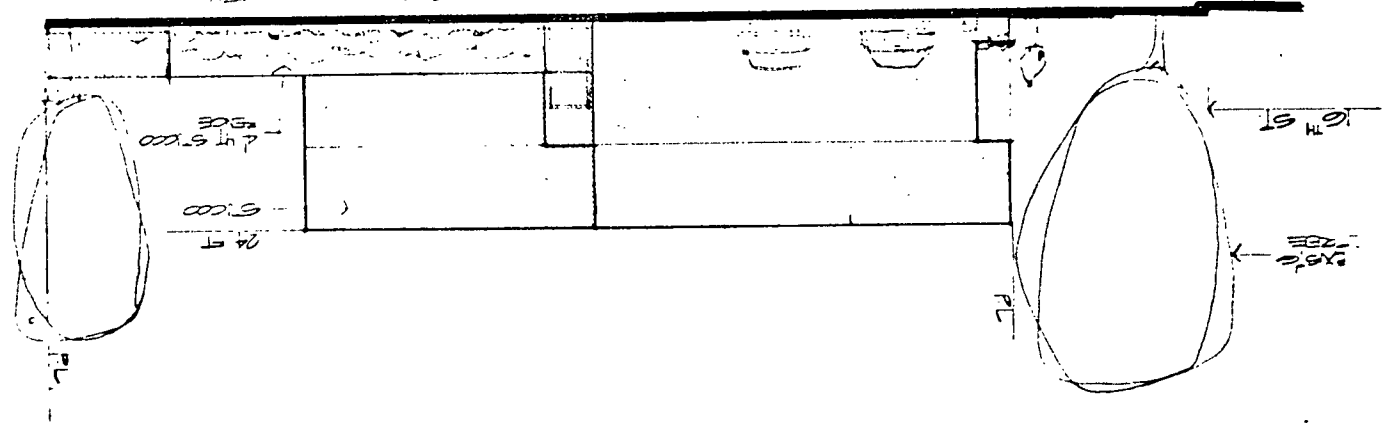


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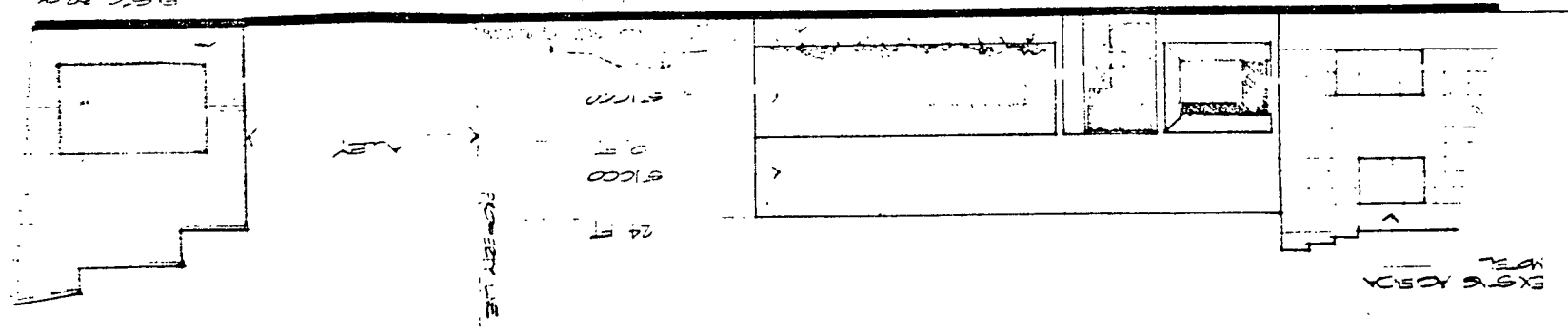
WEST PROJECT LINE ELEVATION



ALLEY ELEVATION



6TH STREET ELEVATION



exterior elevation

acienda market  
J.n.wong  
ARCHITECT PETER SPON, AIA  
0 978  
448 PARK GREEN COURT  
BOSTON, MA 02118

GRAPHIC SCALE

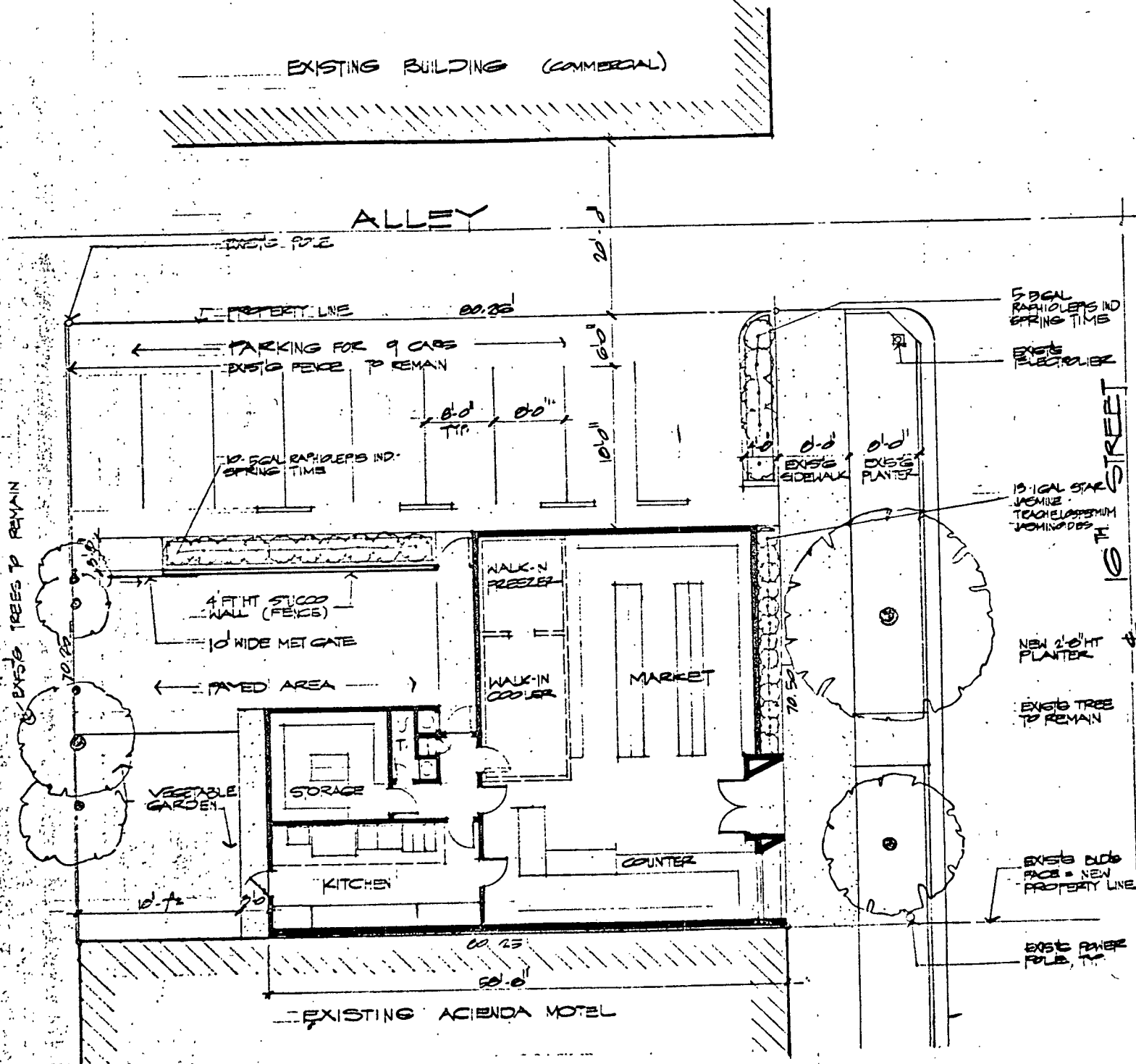
EXISTING BUILDING (COMMERCIAL)

# acienda market

## j.h. wong

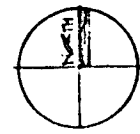
ARCHITECT PETER SIMON, AIA  
 6076  
 2410 BARK GREEN COURT  
 SACRAMENTO CA 95821

66-5-79



# site and 1st floor plan

GRAPHIC SCALE  
 1/8" = 1'-0"



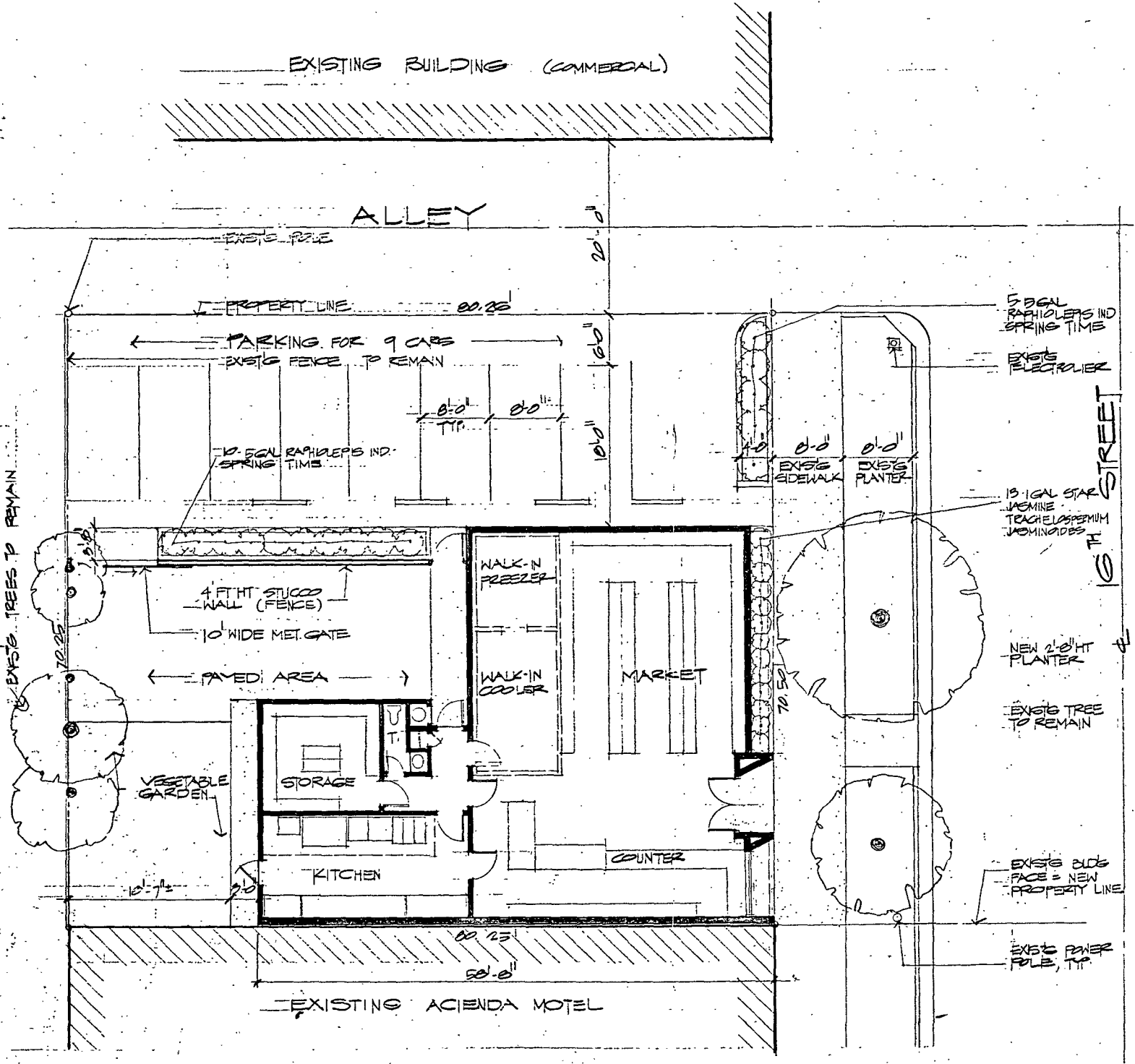
EXISTING BUILDING (COMMERCIAL)

# acienda market

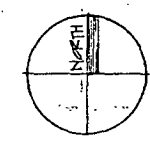
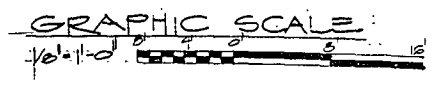
## j.h. wong

ARCHITECT PETER SIMON, AIA  
C 8761  
2418 PARK GREEN COURT  
SACRAMENTO, CA 95824

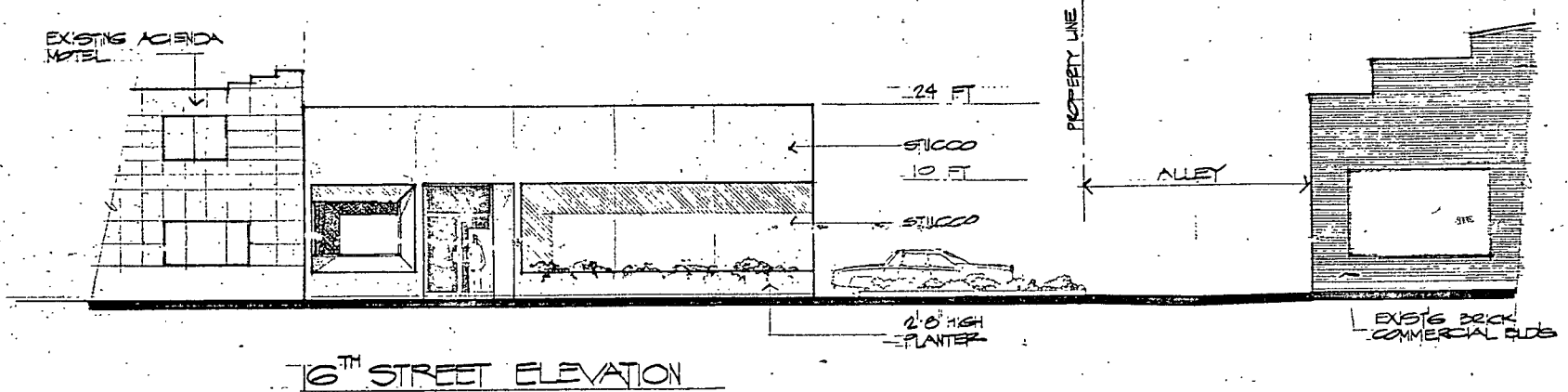
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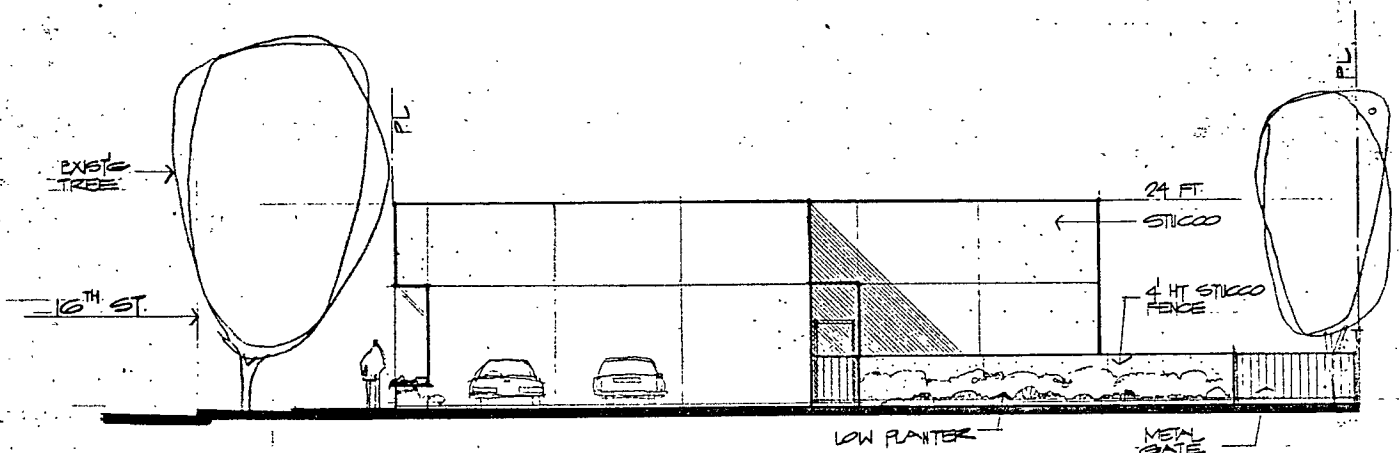
# site and 1st floor plan



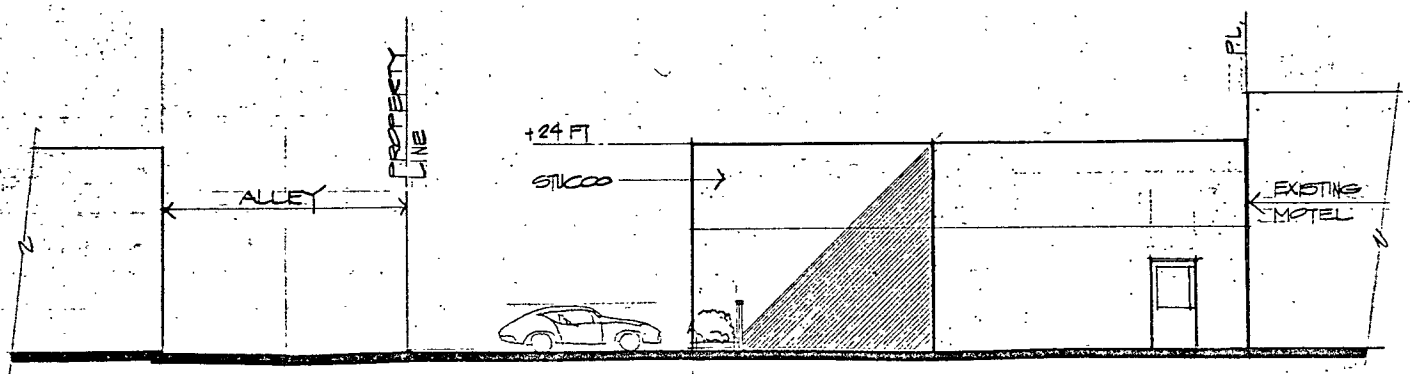
9#



16<sup>TH</sup> STREET ELEVATION



ALLEY ELEVATION



WEST PROPERTY LINE ELEVATION

acienda  
market  
j.n.wong

ARCHITECT PETER SIMON, AIA  
C 0768  
4405 PARK GREEN COURT  
SACRAMENTO, CA 95821

exterior  
elevation

GRAPHIC SCALE  
1/8" = 1'-0"

9-5-79

7#