

DESIGN REVIEW & PRESERVATION BOARD
 1231 "T" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mohammed H. Mohanna, 811 J Street, Sacramento, CA 95814		
OWNER	Mohammed H. Mohanna, 811 J Street, Sacramento, CA 95814		
PLANS BY	Hansen Associates, Box 868, Tiburon, CA 94920		
FILING DATE		REPORT BY:	RL:vf
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	006-096-05

APPROVED August 19, 1987

LOCATION: 716 K Street

PROPOSAL: The applicant proposes the rehabilitation of the storefront and facade of a Priority Structure (listed as 712 K Street).

PROJECT INFORMATION:

Existing Zoning of Site: C-3
 Existing Land Use of Site: Vacant Commercial Space
 Surrounding Land Use and Zoning:

North: St. Rose of Lima Park, Office Building; C-3
 South: Bus Terminal; C-3
 East : Clothing Store; C-3
 West : Clothing Store; C-3

Property Dimensions: 40' x 150'
 Property Area: 6,000 sq. ft.
 Square Footage of Building: 6,000 sq. ft.
 Height of Building: 2 Stories
 Significant Features of Site: Light Rail Stop; Site is across from Merchant Street Preservation Area
 Exterior Building Colors: Burgundy & Light Grey
 Exterior Building Materials: Red clay brick

BACKGROUND INFORMATION: The subject proposal involves the westerly of two buildings that comprise the Priority listed structure at 716 K Street. The store front is presently boarded up. The second story brickwork was previously sandblasted with very destructive results.

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project.

1. Unfortunately, the damage to the brickwork resulting from the sandblasting cannot be remedied. The applicant proposes sealing the brick. Staff finds this appropriate. The existing window units should be retained and painted.
2. The existing ground level storefront is a result of an earlier remodel. The applicant proposes replacement with a seamless glazing system and a grey and burgundy colored awning system.

Staff was concerned with the continuity between the old brick upper facade and the new storefront. Staff would have prefer a brick base below the storefront windows and brick end walls to tie the upper facade to the ground level.

The all glass ground level treatment preposed, while not a preservation approach, will provide a quality material at ground level. The glass will be a bolt jointed (band with a metal base and head). The hardware will be metal to match the head and base material. This is an acceptable design approach as the original ground level has, long ago, been removed.

3. The awning design and signage is acceptable to staff.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following conditions.

1. The second floor window units shall be retained and painted.
2. Final design of the ground level window wall shall be subject to staff review and approval.

***Amended-see below

Approval is based on the following findings of fact.

1. The project, as conditioned, will enhance the K Street Mall.
2. The project, as conditioned, will be in compliance with the Secretary of Interiors Standard for Rehabilitation.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

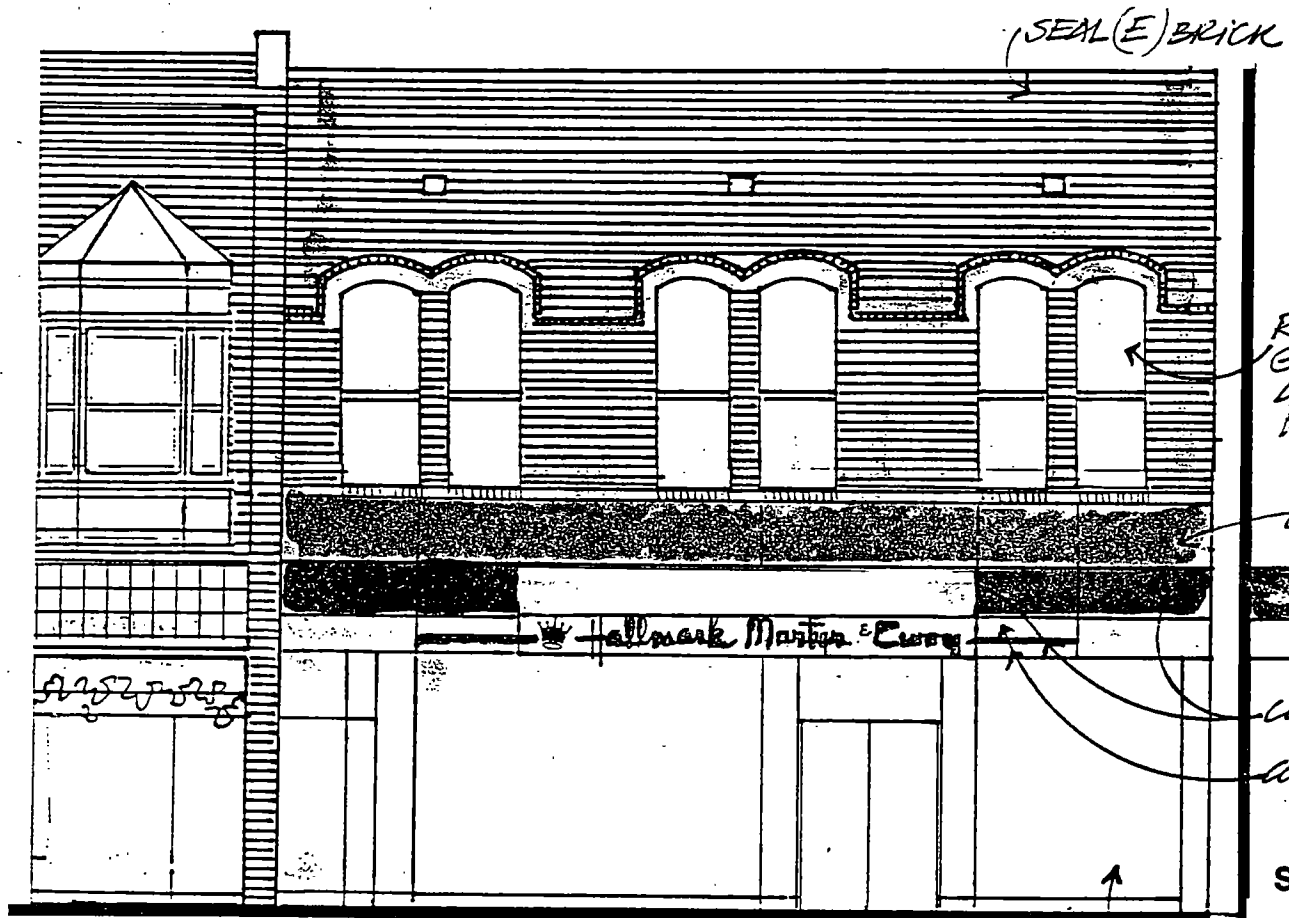
THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

***3. *The height of the awning should be increased to cover the cement plaster area up to the base of the seal of the second floor windows.*

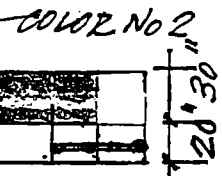
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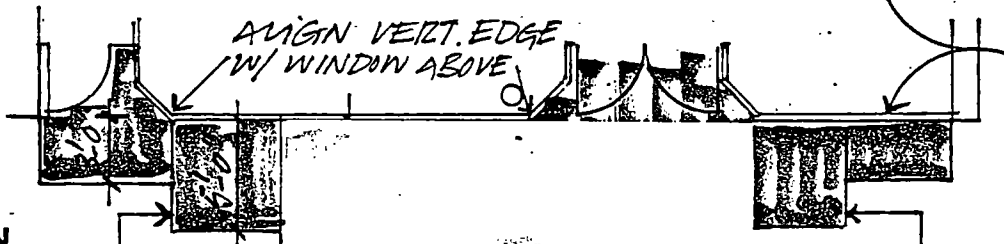
REPLACE GLASS TYP. ON WINDOWS



COLOR No. 2
COLOR No. 3
COLOR No. 1

SECTION

COLOR # 1
COLOR # 2
COLOR # 3



PLAN

ALIGN THE EDGE OF AWNING W/ WINDOW ABOVE

ALIGN EDGE OF AWNING W/ WINDOW ABOVE

8536.45
712 K ST
MOHAMMED MOHAMMA

SACRAMENTO, CA.

MR.
APPL. NO. DP
DATE:
APPROVED:

HANSEN ASSOCIATES
ARCHITECTS AND PLANNERS
BOX 868 TIBURON CA 94920 (415) 435-5767

NOT FOR CONSTRUCTION

Ser. No. _____
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A 10-630950-4271040
C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Paul's Bargain Center
2. Historic name: Unknown
3. Street or rural address: 716 K Street
City Sacramento Zip 95814 County Sacramento
4. Parcel number: 006-096-05/006-096-06
5. Present Owner: Peter Actis Address: 716 K Street
City Sacramento Zip 95814 Ownership is: Public _____ Private X
6. Present Use: commercial Original use: commercial

DESCRIPTION

- 7a. Architectural style: Italianate
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Two stories in height, this simply designed commercial brick structure is composed of two buildings that have been joined into one. The western portion of the building, essentially intact on the upper level, has paired arched double hung windows with pronounced archivolt trim accentuating the arch pattern. A brick work cornice and parapet top this portion of the building. The rear of the western portion appears to be two separate buildings both with arched windows and arched basement entries. The eastern portion of the building, although of the same painted brick as its western counterpart, has newer casement windows with one remaining double hung window, and its parapet extends slightly higher. A makeshift corrugated tin shed fronts the alley at the rear of the eastern portion of the building with trees growing in the space between the building and the shed. The ground floor of both portions has been altered to create a uniform feeling with new show windows, recessed entrance pathway and stucco finish. A bay window used to project from the eastern building where the casement window is now.



8. Construction date:
Estimated _____ Factual 1869-71
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 60 Depth 160
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1981

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: ground floor and second floor remodeling
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial X Other: _____
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: K Street Mall

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Although the two facades of the joined building are different in style their general character is more related than other structures on the block. The western facade above the ground floor is particularly handsome with its twin arch embellishment. This design feature now appears to be unique in the downtown area and reflects Italianate styling. This structure in particular enriches the Mall environment and its ornament is an important 19th century survivor. The eastern structure is more altered at this level, but the graduated projecting cornice is unusual. The building is a significant remnant of the city's rich 19th century architectural heritage.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure _____
 Economic/Industrial 2 Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
Sacramento Map & Assessment Rolls

22. Date form prepared 1981
 By (name) HEC
 Organization S.C.P.L.D.
 Address: 915 I Street
 City Sacramento Zip 95814
 Phone: 449-5381

