

Design Review/Preservation Board  
Sacramento, California

Members in Session:

Subject: Expansion of Senior Center in Marshall Park (PB89-008)

BACKGROUND INFORMATION: The Board reviewed the proposed project on March 15, 1989. At that time, the Board voted to continue the item for redesign. General Services staff indicated that it was slated to be on the Council agenda for approval. A fast tract process was required, particularly in view of the need for rapid approval prior to the expiration of a grant program. The Board indicated that they were not satisfied with the project as presented, but if the Council wished to approve it, then it would be a Council decision and not the Board's. The Council heard the item on May 16, 1989, and in their action they voted to continue any action on the actual design of the project and instructed the General Services staff to meet with SOCA, the neighborhood, and Midtown Business Association and then to take the project back to the Design Review Board. General Services staff has met with the SOCA subcommittee on design review but Design Review/Preservation Board staff has been told that subcommittee did not take any action on the proposed project. General Services staff feels that the representatives of the neighborhood and the Midtown Business Association were represented in the SOCA subcommittee meeting. Reductions of the proposed project have been presented to staff on June 14, 1989. The General Services staff does not have drawings on alternatives available for the agenda at this point, but will have that information available to present to the Board at the night of June 21, 1989.

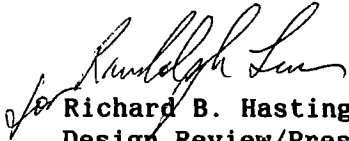
PROJECT EVALUATION: Staff, in the previous report (see attached) that came to the Board, recommended approval with the conditions that the color and texture of the finish materials match the existing building. The Board did not find that this was sufficient at this time to integrate the new construction into the existing structure or the neighborhood. In weighing the proposal, the Board should take the following things into consideration:

1. The need to expand the Senior Center is great in order to serve the senior population in this area.
2. The City has received a grant to facilitate this expansion but the use of that grant money is rapidly drawing to a close and may be lost if the project does not start soon.
3. Due to a change in supervisory staff at General Services, the project was allowed to go through to a final working drawing stage before it was found that the Design Review Board was required to review the project.
4. The General Service staff will present proposed modifications to the design which they feel will allow the structure to better integrate itself with the existing building and into the parkscape.

STAFF RECOMMENDATION: Staff recommends that should the Board find that the project as modified by the applicant in drawings and oral testimony presented at the night of the hearing meets the concerns of the Board that the Board should approve the project or approve the project with appropriate conditions stemming from the discussion of the project at the night of the hearing.

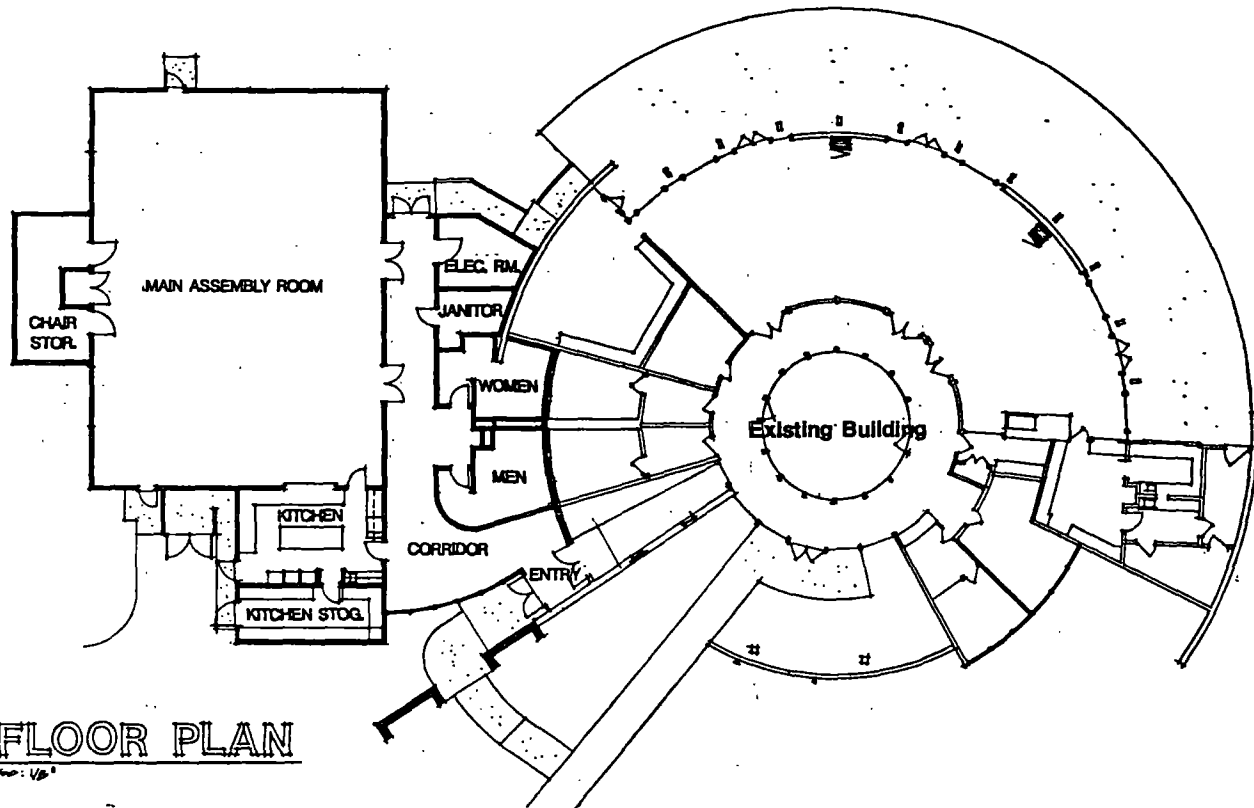
Should the Board chose to approve the project, findings of fact on the approval will be returned to the Board at the next regularly scheduled meeting.

Respectfully submitted,



Richard B. Hastings, Director  
Design Review/Preservation Board

RBH/kjr



# FLOOR PLAN

## SACRAMENTO SENIOR CITIZEN'S CENTER

CITY OF SACRAMENTO

NA  
KIMAI CAPOTI HOWE DONG, INC.  
Architects

PB 89-019

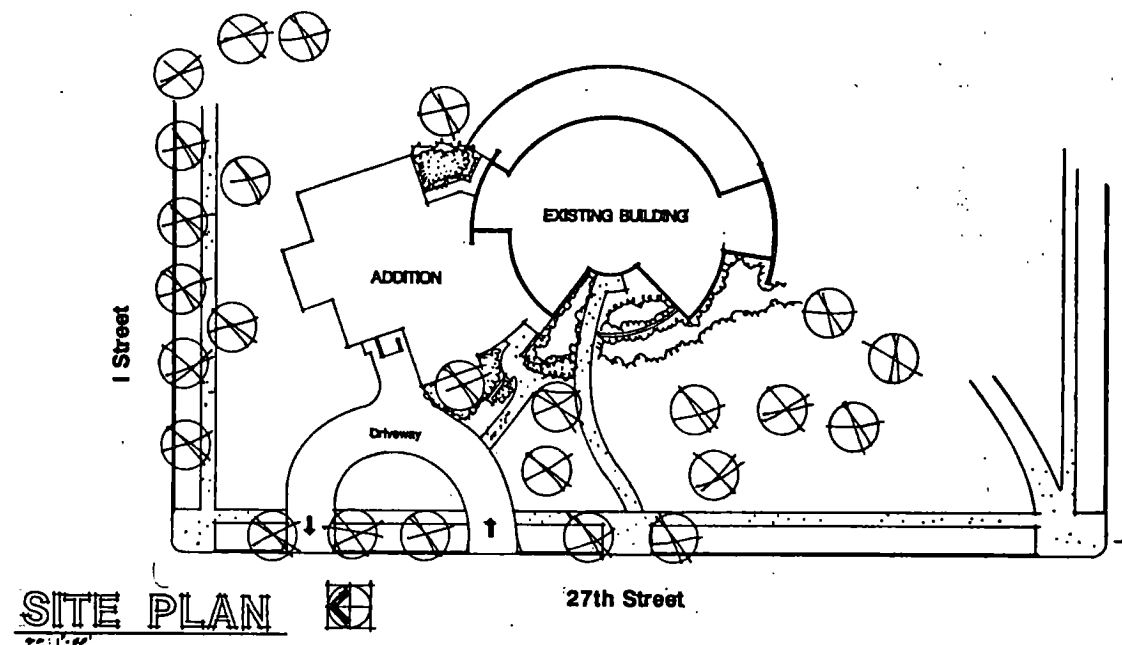
6-21-89

ITEM 4

PB 89-019

6-21-89

ITEM 4



# SACRAMENTO SENIOR CITIZEN'S CENTER

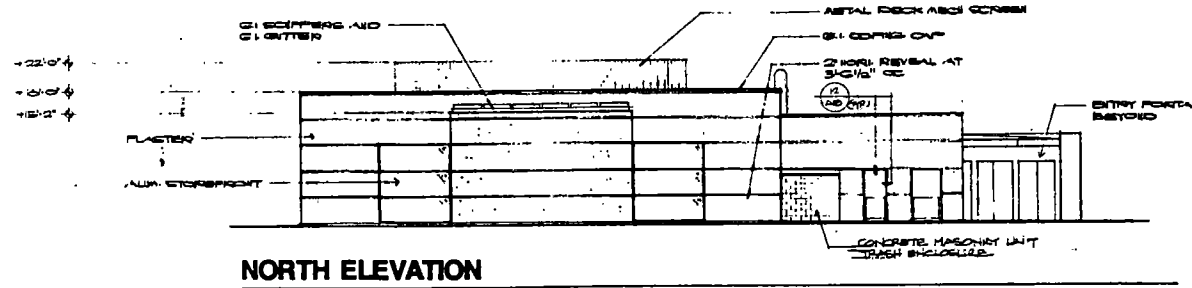
**FLA** REGISTERED ARCHITECT  
**NETAI CALPOI HOANG DONG, INC.**  
Architects



PB89-019

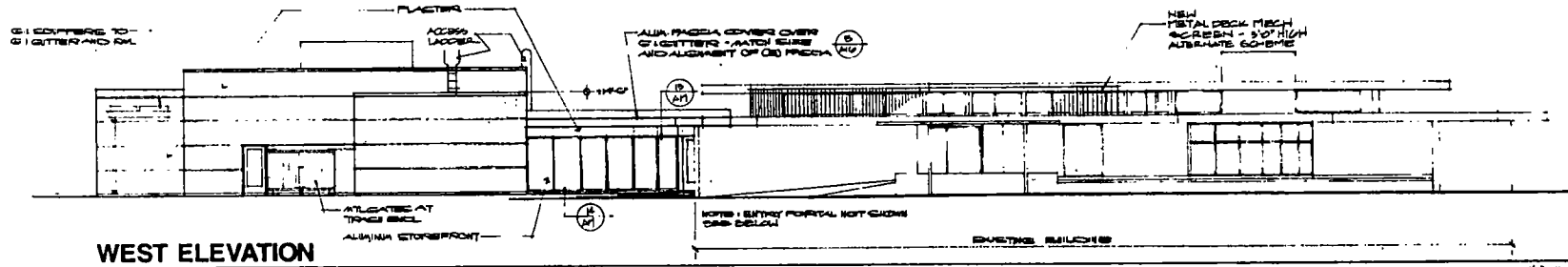
6-21-89

ITEM 4

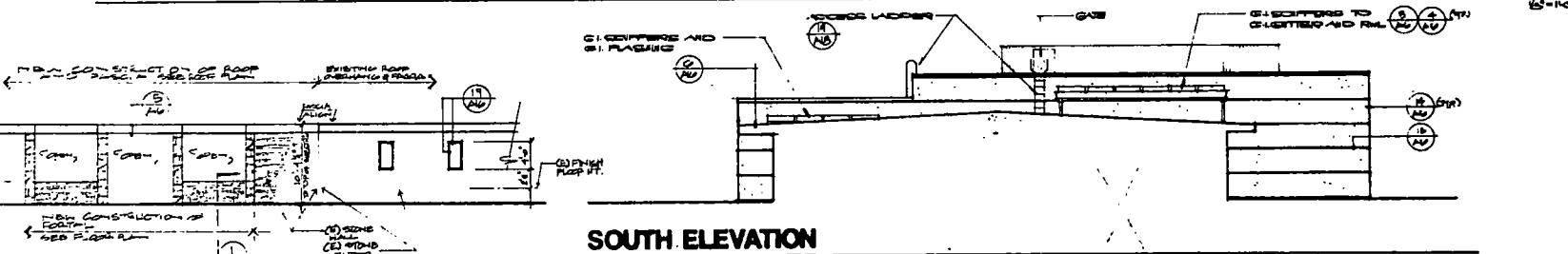


**NORTH ELEVATION**

1/8" = 1'-0"

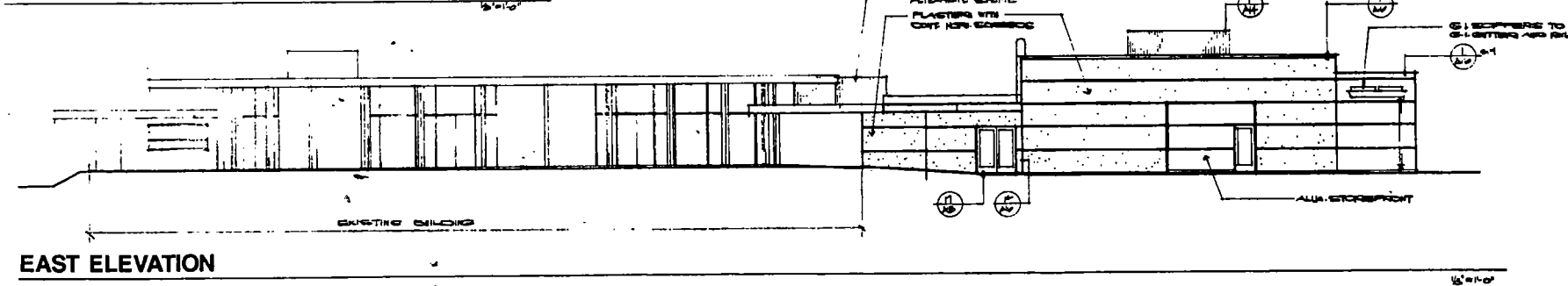


**WEST ELEVATION**



**SOUTH ELEVATION**

**ENTRY PORTAL**



**EAST ELEVATION**

1/8" = 1'-0"



**NIIYA  
CALPO  
HOM &  
DONG,  
INC.**

ARCHITECTURE: Niiya Calpo Hom & Dong, Inc.  
INTERIOR DESIGN: Niiya Calpo Hom & Dong, Inc.

1700 I STREET, SUITE 220  
SACRAMENTO, CA 95814  
916/445-7741

CONSULTANT

PROJECT

**Sacramento  
Senior  
Citizen  
Center  
Expansion**

Marshall Park  
27th AND J STREET  
Sacramento, CA

The architectural contract does not represent that these drawings are a representation of the project and that the architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

ARCHITECT

OWNER

REVISIONS

NO.	DATE	DESCRIPTION
1	8.24.88	80% CONSTRUCTION
2	9.02.88	10% CONSTRUCTION
3	10.14.88	10% CONSTRUCTION
4	1.16.89	10% CONSTRUCTION

JOB NO.: 87.18.88

DATE

DRAWING NO.

**A-13**

OF SHEETS

March 8, 1989

Design Review/Preservation Board  
Sacramento, California

Members in Session

SUBJECT: SACRAMENTO SENIOR CITIZENS CENTER EXPANSION - MARSHALL PARK  
915 - 27TH STREET; BLOCKS BOUNDED BY I - J AND 27TH - 28TH STREETS  
(PB89-008)

BACKGROUND:

The City is in the process of addition additional building space to the existing Sacramento Senior Citizens Center in Marshall Park. A draft environmental impact report is being prepared and should be presented to the City by the end of March. The existing senior citizens center building is circular and the new addition will be added to the northwest quadrant of the circular building. The zone on the north half of the block involved is R-3A; the zone of the south half of the block is C-2. The land uses surrounding the park are mixed residential and commercial/office to the east, north and west; and commercial to the south. The park is located in the Marshall Park Preservation Area.

PROJECT EVALUATION:

The design of the new addition is compatible to the existing building. In fact the new addition has far more architectural character than the building now located on the site. The use of horizontal reveal lines in the plaster wall surface and the continuation of the stone veneer to match the existing stone veneer of the present building will help to continue the architectural character from the older to the new structure. Through a series of public meetings the City has realized the need for expanded space at the senior center and has placed this project on a fast track in order to meet the local needs. A portion of the funding for the project will be borne by a State grant and in order to qualify for the grant, the project must be started by mid-year.

Staff is in support of the addition as proposed. The only concern staff has with the project is the encroachment of the structure into the park setting. At this point there is still greater space devoted to landscaping in Marshall Park than there is to building expansion, but should additional square footage needs come up in the future, it would be detrimental to the concept of open park space if additional buildings were appended to the existing structure. The proposed new addition will not be that dominant because of the existing tree and shrub screening. A new circular entry drive will be presented at the northwest corner of 27th Street. This has been laid out and planned so that no park way street trees will need to be removed. The trees that will be removed for this project have been deemed to be diseased or dead and would have to have been taken out of the park in any case. The location of the proposed addition was primarily dictated by the need for the expansion to cause a minimal amount of damage to the park landscaping.

PB89-008

~~March 15, 1989~~

6-21

Item No. 14

4

March 8, 1988

Design Review/Preservation Board  
Sacramento, California

Subject: Expansion of Marshall Park

SACRAMENTO SENIOR CITIZENS CENTER EXPANSION - MARSHALL PARK  
805 - 27TH STREET; BLOCKS BOUNDED BY I - 5 AND 27TH - 28TH STREETS  
(PB88-008)

# BACKGROUND:

The city is in the process of developing a new Senior Citizens Center in Marshall Park. A basic environmental impact report is being prepared and should be presented to the City by the end of March. The existing senior citizens center building is situated on the north half of the block involved in the proposed expansion. The name of the new building is 805. The land uses surrounding the block are mixed residential, and commercial. The park is located in the Marshall Park Preservation Area.

# PROJECT EVALUATION:

The design of the new addition is compatible with the existing building. In fact the new addition has far more architectural character than the building now located on the site. The use of horizontal lines in the plaster wall surface and the continuation of the stone veneer to match the existing stone veneer of the present building will help to continue the architectural character from the older to the new structure. Through a series of public meetings the city has realized the need for expanded space at the senior center and has placed this project on a list of projects in order to meet the local needs. A portion of the funding for the project will be borne by a state grant and in order to qualify for the grant, the project must be started by mid-year.

Staff is in support of the addition as proposed. The only concern staff has with the project is the encroachment of the structure into the park setting. At this point there is still greater space devoted to landscaping in Marshall Park than there is to building expansion, but should additional square footage needs come up in the future, it would be detrimental to the concept of open park space if additional buildings were sited on the existing structure. The proposed new addition will not be that large, because of the existing tree and shrub screening. A new circular entry drive will be presented at the northwest corner of 27th Street. This has been laid out and planned so that no parkway street trees will need to be removed. The trees that will be removed for this project have been deemed to be diseased or dead and would have to have been taken out of the park in any case. The location of the proposed addition was primarily dictated by the need for the expansion to cause a minimal amount of damage to the park landscaping.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of the project with the following conditions:

1. Finish surface material on the new structure shall be compatible in color and texture to the existing materials on the existing building to the extent permitted by the new design.

Approval is based on the following findings of fact:

1. The proposed expansion of the senior center is badly needed in order to meet recreational needs in the mid-town area.
2. The proposed expansion of the senior center is designed to be compatible with the existing building.
2. The proposed expansion of the senior center is minimally disruptive to the landscape quality of the existing park.

Respectfully submitted,



Richard B. Hastings  
Design Review/Preservation Director

RBH:jr

STAFF RECOMMENDATIONS:

Staff recommends approval of the project with the following conditions:

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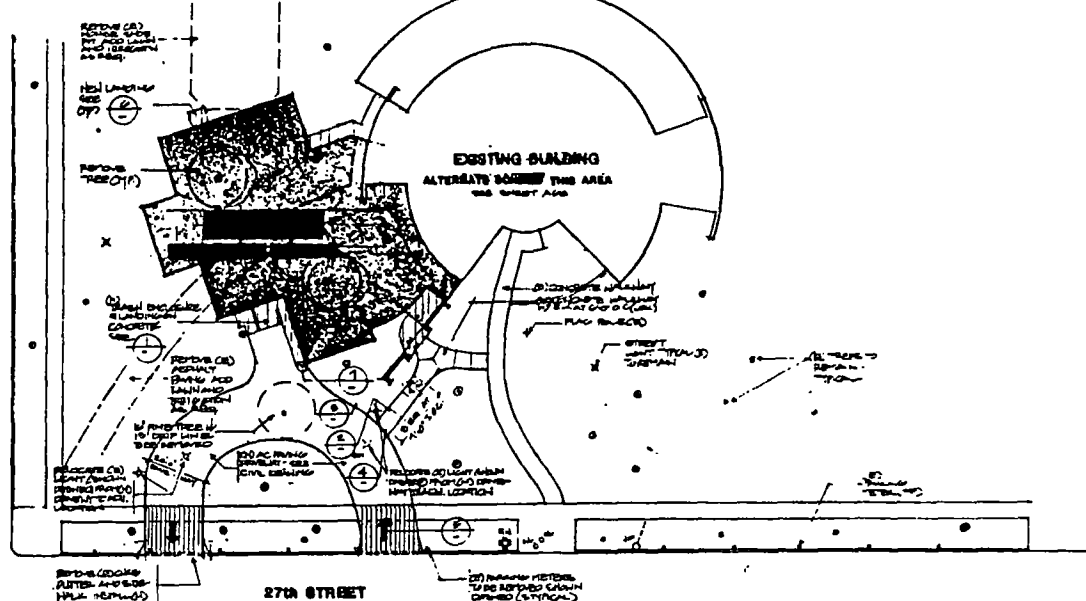
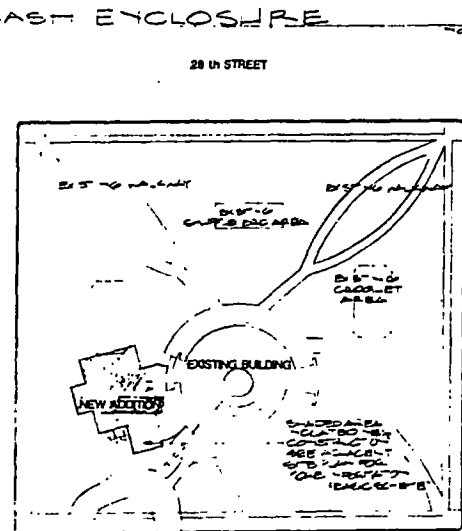
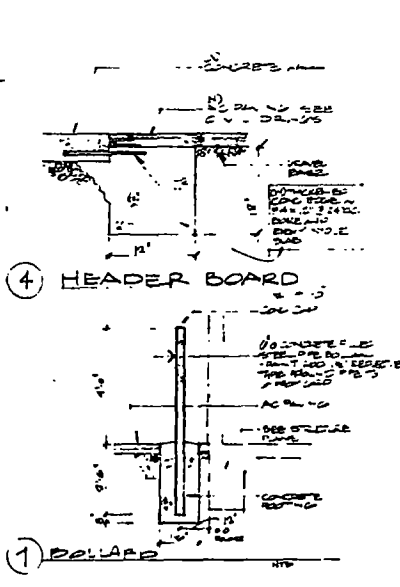
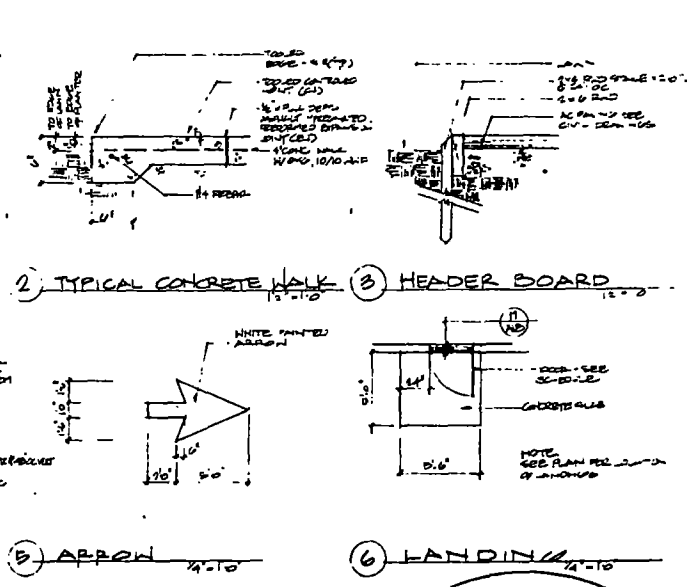
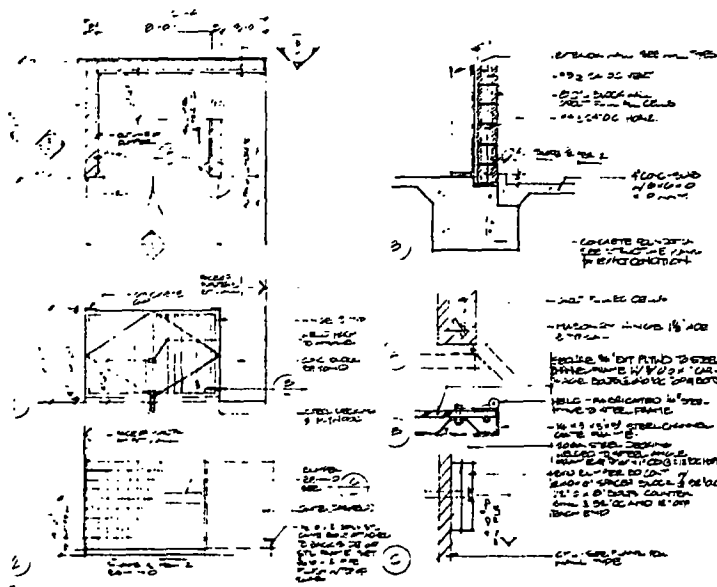
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Respectfully submitted,

Richard B. Hastings  
Design Review/Preservation Director

RBH:jr



**NIIYA  
CALPO  
HOM &  
DONG,  
INC.**

ARCHITECTS  
NIIYA CALPO  
HOM & DONG, INC.

1700 I STREET, SUITE 220  
SACRAMENTO, CA 95814  
916/440-7741

CONTRACT

PROJECT

**Sacramento  
Senior  
Citizen  
Center  
Expansion**

Marshall Park  
87 IN AND J STREET  
SACRAMENTO, CA

The undersigned architect does not warrant that the plans are complete or that they are free from errors or omissions. The architect's responsibility is limited to the design of the building and the preparation of the plans. The architect is not responsible for the construction of the building or for the safety of the building.

ARCHITECT

OWNER

NO.	DATE	DESCRIPTION
0.00.00	05.00	CONTRACT
1.00.00	06.00	DESIGN
2.00.00	07.00	CONSTRUCTION
3.00.00	08.00	POST-CONSTRUCTION

JOB NO. 87.10.00

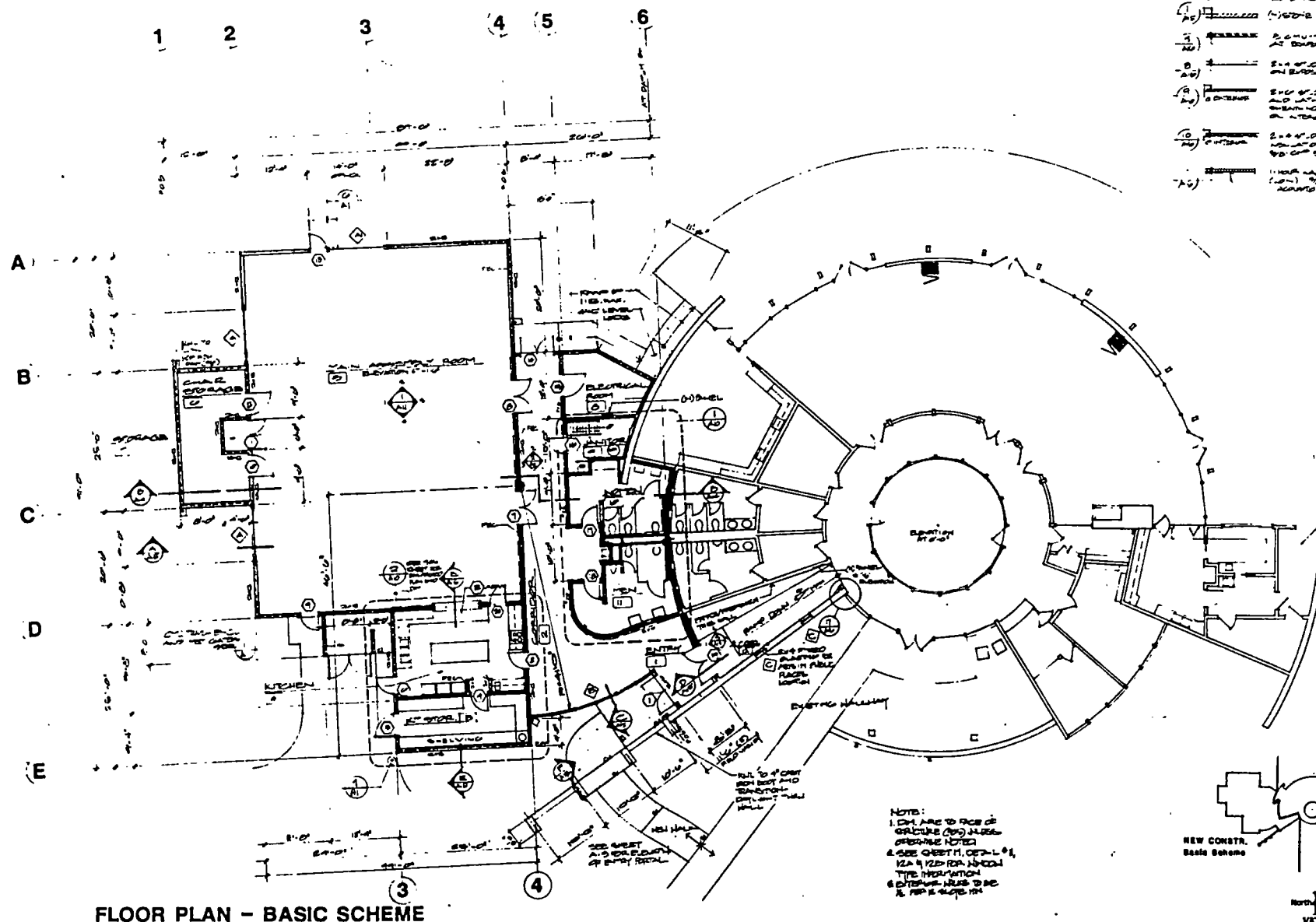
DATE

DRAWING NO.

A-1

OF SETS

5



### FLOOR PLAN - BASIC SCHEME

**NIIYA CALPO HOME & DONG, INC.**

ARCHITECTURE

1700 J STREET, SUITE 220  
SACRAMENTO, CA 95814  
916/445-7741

1/10/80

PROJECT

**Sacramento  
Senior  
Citizen  
Center  
Expansion**

Marshall Park  
27th and J Streets  
Sacramento, CA

[illegible]

### REMODEL EXIST'G Alternate Scheme

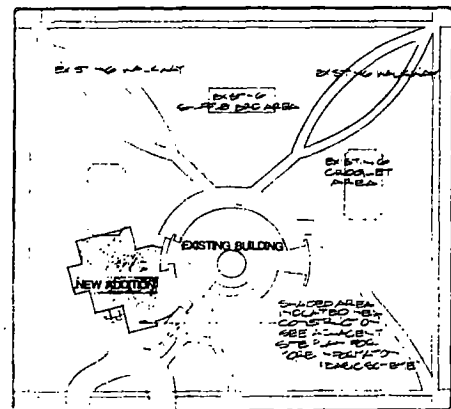
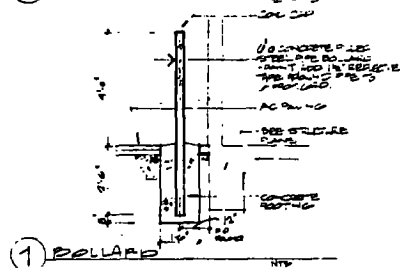
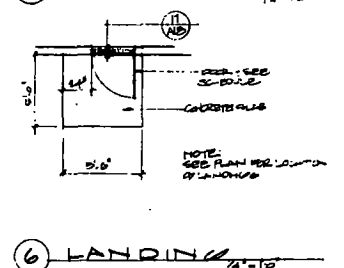
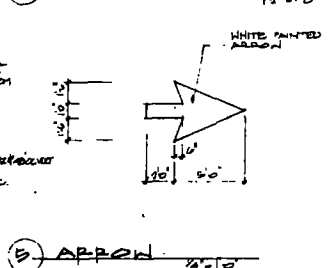
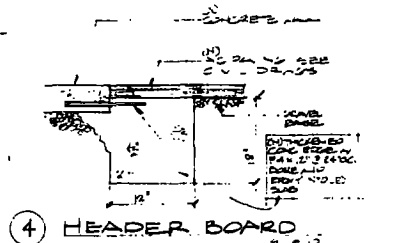
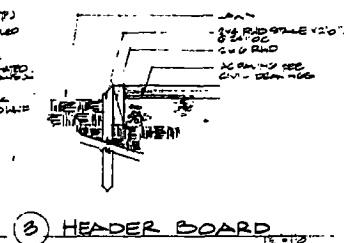
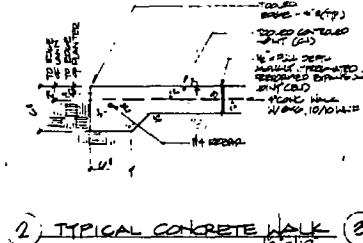
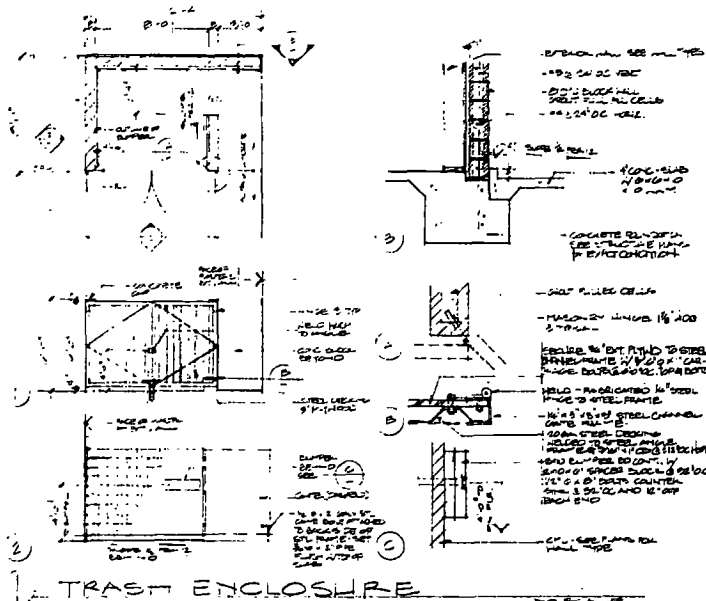
ABSTRACT		
ORIGIN		
REVISION		
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	8.30.68	80% COREST DOG
	10.14.68	
	1.10.68	100% COREST DOG
JOB NO 87.10.63		
DATE		
DRAWING NO		

**A-3**

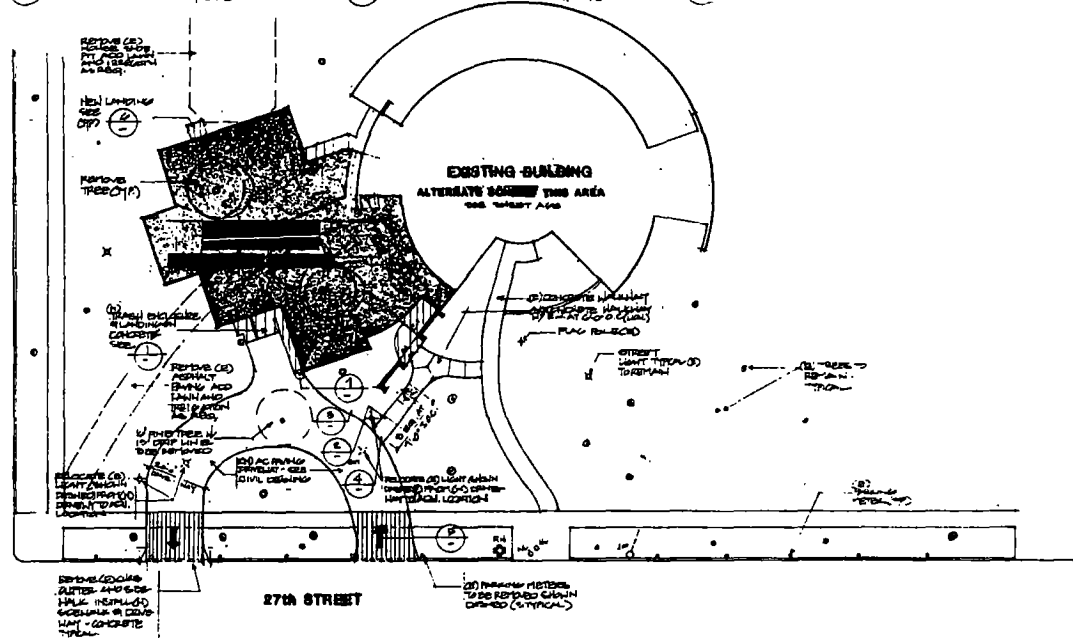
DATE

PB89-008

6-21-89



SITE PLAN OF BLOCK



SITE PLAN



**NIIYA  
CALPO  
HOM &  
DONG,  
INC.**

ARCHITECTURE INTERIOR DESIGN  
Planning Design Construction

1700 I STREET, SUITE 220  
SACRAMENTO, CA 95814  
916/440-7741

CONSULTANT

PROJECT

**Sacramento  
Senior  
Citizen  
Center  
Expansion**

Marshall Park  
87th and J STREET  
Sacramento, CA

The undersigned architect hereby certifies that this plan was prepared by him or her or under his or her direct supervision and that he or she is a duly licensed architect in the State of California. The undersigned architect hereby certifies that this plan was prepared by him or her or under his or her direct supervision and that he or she is a duly licensed architect in the State of California.

NO.	DATE	DESCRIPTION
1	01.01.88	88% final set
2	10.15.88	DRIVE
3	10.25.88	IN DRIVE
4	11.10.88	FINAL REVISIONS

JOB NO. 87.10.88

DATE

DRAWING NO.

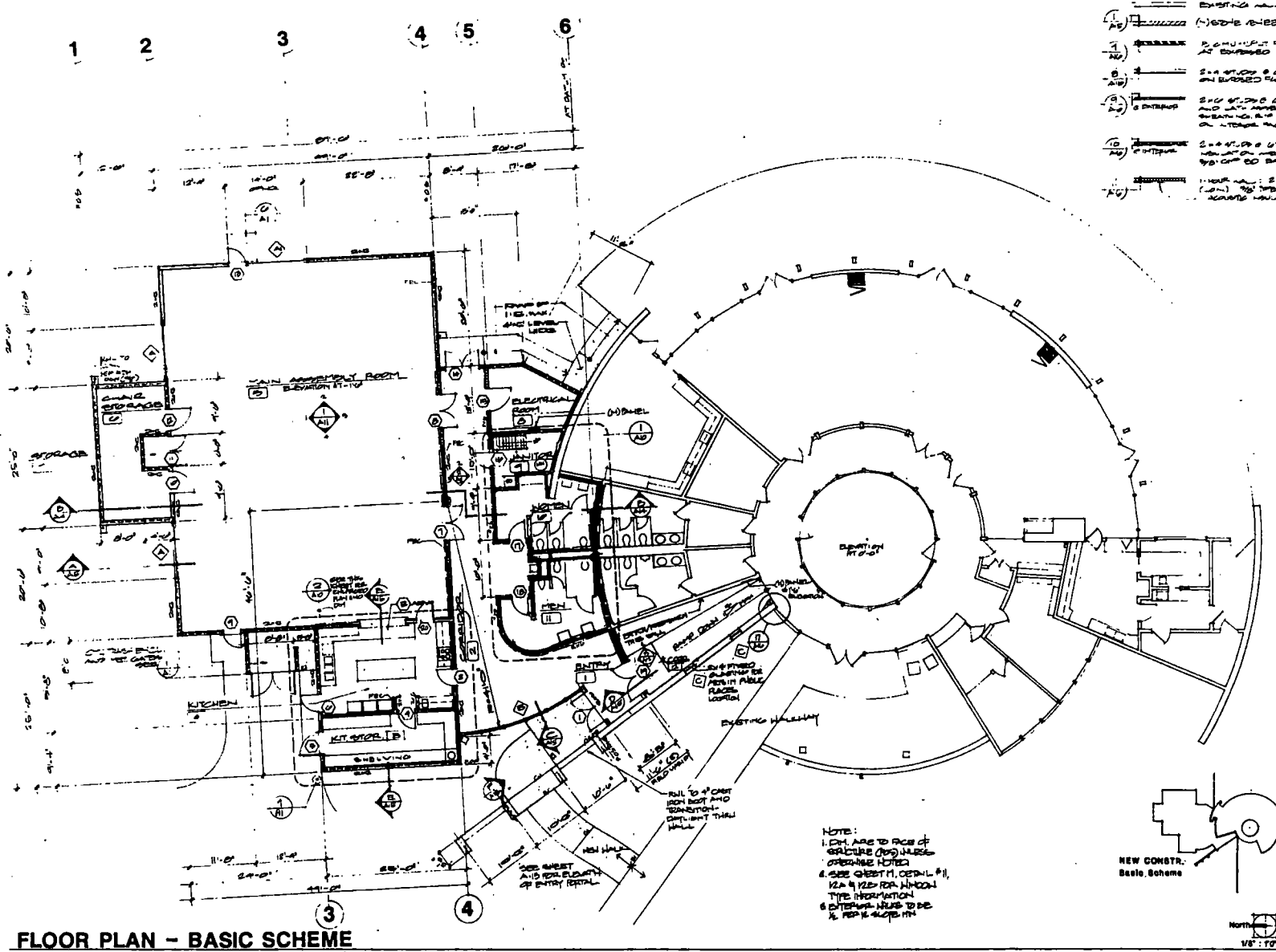
A=1

OF SHEETS



PB89-008

6-21-89



FLOOR PLAN - BASIC SCHEME

- WALL LEGEND**
- (1) EXISTING WALL TO REMAIN
  - (2) EXISTING WALL, REMOVED
  - (3) NEW WALL, 1/2" Gypsum Board
  - (4) NEW WALL, 1/2" Gypsum Board, 1/2" Insulation
  - (5) NEW WALL, 1/2" Gypsum Board, 1/2" Insulation, 1/2" Drywall
  - (6) NEW WALL, 1/2" Gypsum Board, 1/2" Insulation, 1/2" Drywall, 1/2" Acoustic Tile
  - (7) NEW WALL, 1/2" Gypsum Board, 1/2" Insulation, 1/2" Drywall, 1/2" Acoustic Tile, 1/2" Soundproofing
  - (8) NEW WALL, 1/2" Gypsum Board, 1/2" Insulation, 1/2" Drywall, 1/2" Acoustic Tile, 1/2" Soundproofing, 1/2" Fireproofing
  - (9) NEW WALL, 1/2" Gypsum Board, 1/2" Insulation, 1/2" Drywall, 1/2" Acoustic Tile, 1/2" Soundproofing, 1/2" Fireproofing, 1/2" Soundproofing
  - (10) NEW WALL, 1/2" Gypsum Board, 1/2" Insulation, 1/2" Drywall, 1/2" Acoustic Tile, 1/2" Soundproofing, 1/2" Fireproofing, 1/2" Soundproofing, 1/2" Soundproofing
  - (11) NEW WALL, 1/2" Gypsum Board, 1/2" Insulation, 1/2" Drywall, 1/2" Acoustic Tile, 1/2" Soundproofing, 1/2" Fireproofing, 1/2" Soundproofing, 1/2" Soundproofing, 1/2" Soundproofing

**NA**  
**NIIYA CALPO HOM & DONG, INC.**  
ARCHITECTURE  
1700 I STREET, SUITE 220  
SACRAMENTO, CA 95814  
916/440-7741  
PROJECT

**Sacramento Senior Citizen Center Expansion**  
Marshall Park  
27th and J Streets  
Sacramento, CA

REMODEL EXISTING  
Alternate Scheme

ARCHITECT

OWNED

NO.	DATE	DESCRIPTION
1	8.14.88	90% CONSTRUCTION
2	10.14.88	90% CONSTRUCTION
3	1.18.89	90% CONSTRUCTION

JOB NO.: 87.19.03

DATE

DRAWING NO.

A-3

OF SHEETS



