

**DESIGN REVIEW AND PRESERVATION BOARD  
SACRAMENTO, CALIFORNIA**

**ITEM NO. 3  
December 15, 1999**

**MEMBERS IN SESSION:**

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**PB99-063**

**Memorial Auditorium Chimes**

**REQUEST:**

Approval of the City of Sacramento proposal to reinstall the chimes at the Memorial Auditorium.

**LOCATION:**

1515 J Street  
(APN:006-0062-001)  
Memorial Auditorium Preservation Area  
Council District 2

**APPLICANT:**

City of Sacramento  
Contact Person: Mike George, Assoc. Architect (264-8433)

**OWNER:**

City of Sacramento

**PLANS PROVIDED BY:**

Applicant

**STAFF CONTACT:**

Randolph Lum, ph: 916-264-5896; fax:916-264-7046;  
e-mail address: rlum@gw.sacto.org

**SUMMARY:** At the DRPB meeting of December 1, 1999, the applicant presented the project as an informational item. The project having been placed on the agenda, the applicant is returning for Board approval. The applicant is anticipation of having begun work in advance of the Board's action and finishing the installation of the chimes in time to ring in the New Year.

**RECOMMENDATION:** Staff recommends that the Board approve the proposed reinstallation of chimes on the Memorial Auditorium.

**PROJECT INFORMATION:**

Existing Land Use of Site: Auditorium  
Existing Zoning of Site: C-3

**Surrounding Land Use and Zoning:**

North: Commercial and office (across I St.); C-2  
South: Residential, offices and auto related (across J St.); C-2(UN)  
East: Surface parking and auto rental (across 16<sup>th</sup> St.); C-2(NC)  
West: Pacific Bell, commercial and cafe (across 15<sup>th</sup> St.); C-3

**STAFF EVALUATION:** Staff has the following comments:

The proposed project involves returning the chimes to a location that it previously occupied.

The location on the roof at the north end of the Memorial Auditorium is not visible from the streets that border the site. Though the chimes will be visible from locations that are a block or more from it, there will be no worsening of the aesthetics on that portion of the building than already has occurred as a result of ducting having been placed there as part of the Memorial Auditorium renovation.

Environmental Determination - The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

**PROJECT APPROVAL PROCESS:** The Board may approve, approve with conditions, or deny the project. Per Title 32 of the City Code, the Board's action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Design Review/Preservation Board action.

**RECOMMENDATION:** Staff recommends the Design Review and Preservation Board approve the proposed design, subject to conditions and based on the findings of fact that follow:

Report Prepared By,

Report Reviewed By,

  
\_\_\_\_\_  
Associate Planner

  
\_\_\_\_\_  
Preservation Director

Attachments

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
PROPERTY LOCATED AT 1515 J Street  
SACRAMENTO, CALIFORNIA (PB99-063)**

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At the regular meeting of December 15, 1998, the City Design Review and Preservation Board considered evidence in the above matter.

Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above.

- o Approved a design of the proposed project subject to conditions.

This action was made based on the following Findings of Fact and subject to the following conditions.

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**FINDINGS OF FACT**

1. The project conforms with the Secretary of Interior's Standards for the Treatment of Historic Properties, 1995.
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**CONDITION OF APPROVAL**

During the reinstallation of the chimes, appropriate care shall be exercised so as to avoid physical damage to the historic features of the structure. Any damage that does occur shall be repaired in conformance with the Secretary of Interior's Standards for the Treatment of Historic Properties.

ATTEST: \_\_\_\_\_

**ADVISORY NOTES:**

APPROVAL BY THE DESIGN REVIEW AND PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES. FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED.

THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE. THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

- To convert the basement level of the building to parking (40 spaces).
  - To lease the building as Class A office space, appealing particularly to the legal business community.
  - To build out the balance of the interior of the existing building and addition with first class office tenant improvements.
2. The submitted plans lack references to the changes to the historic structure and identity of existing and proposed new materials for the historic structure and the addition.
  3. The non-historic decorative concrete block infill existing in some of the window openings is proposed for removal. Preservation staff suggests that the Board require that the project be conditioned that all historic windows be restored and where that is not possible that the replacement units match the historic windows. Additionally, that only clear glazing be used for the historic structure.
  4. The addition is in conformance with the Secretary of Interior's Standards for the Treatment of Historic Properties, 1995. Of concern, however, is the appearance and durability of the dryvit material that applicant had indicated to staff as being proposed for use on the project.
  5. Environmental Determination - At the time of the writing of this report, the resolution of a number of potential environmental issues was being pursued by the Preservation and the Environmental staffs.

**PROJECT APPROVAL PROCESS:** The Board may approve, approve with conditions, or deny the project. Per Title 32 of the City Code, the Board's action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Design Review/Preservation Board action.

**RECOMMENDATION:** Provided that the environmental issues are resolved by the time of the hearing, staff recommends that the Design Review and Preservation Board approve the proposed design, subject to conditions and based on the attached findings of fact. Should the environmental issues remain unresolved, staff will recommend at the hearing that the Board review and comment on the project as it has evolved thus far and continue the public hearing.

Report Prepared By,

Report Reviewed By,



Associate Planner

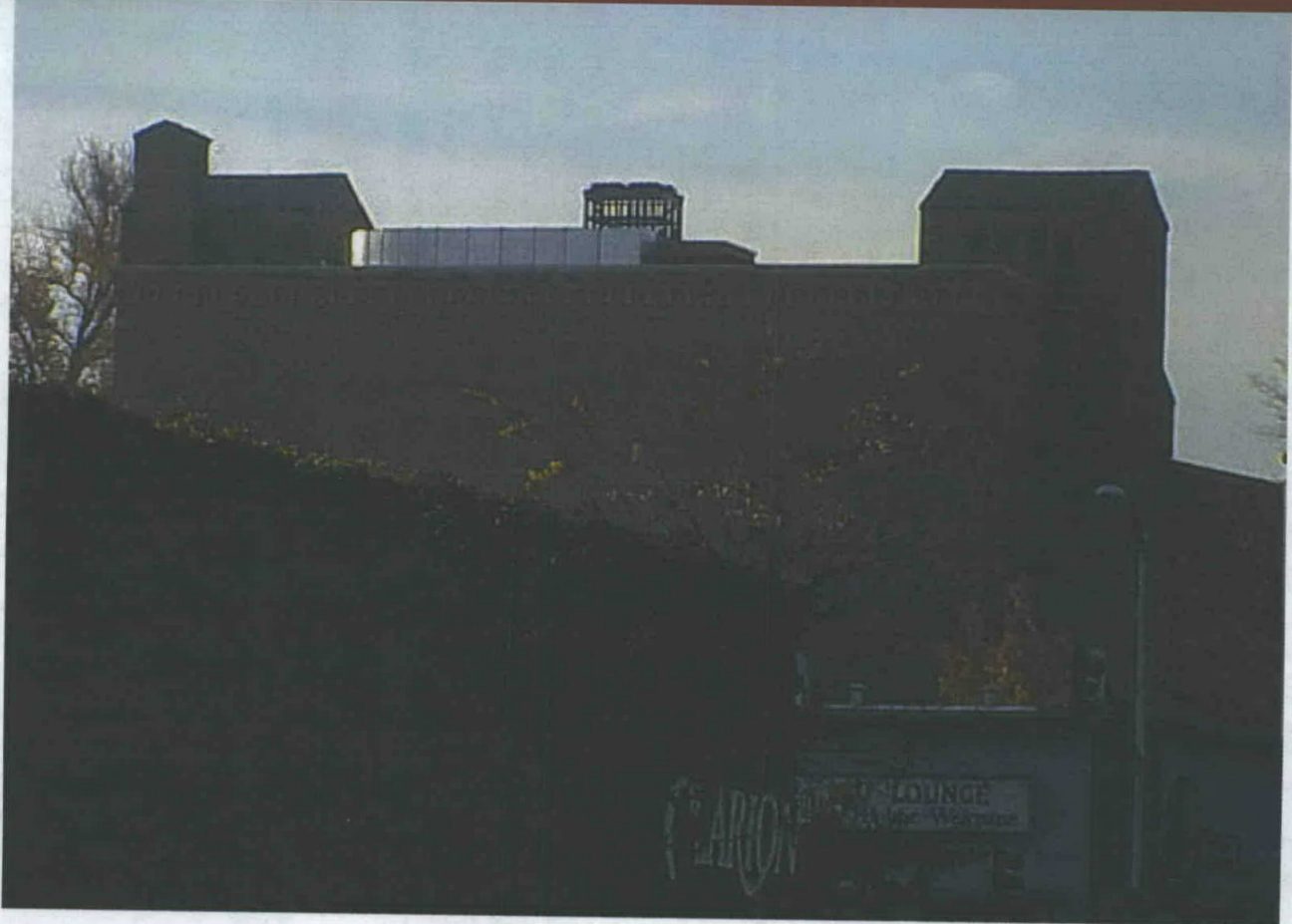


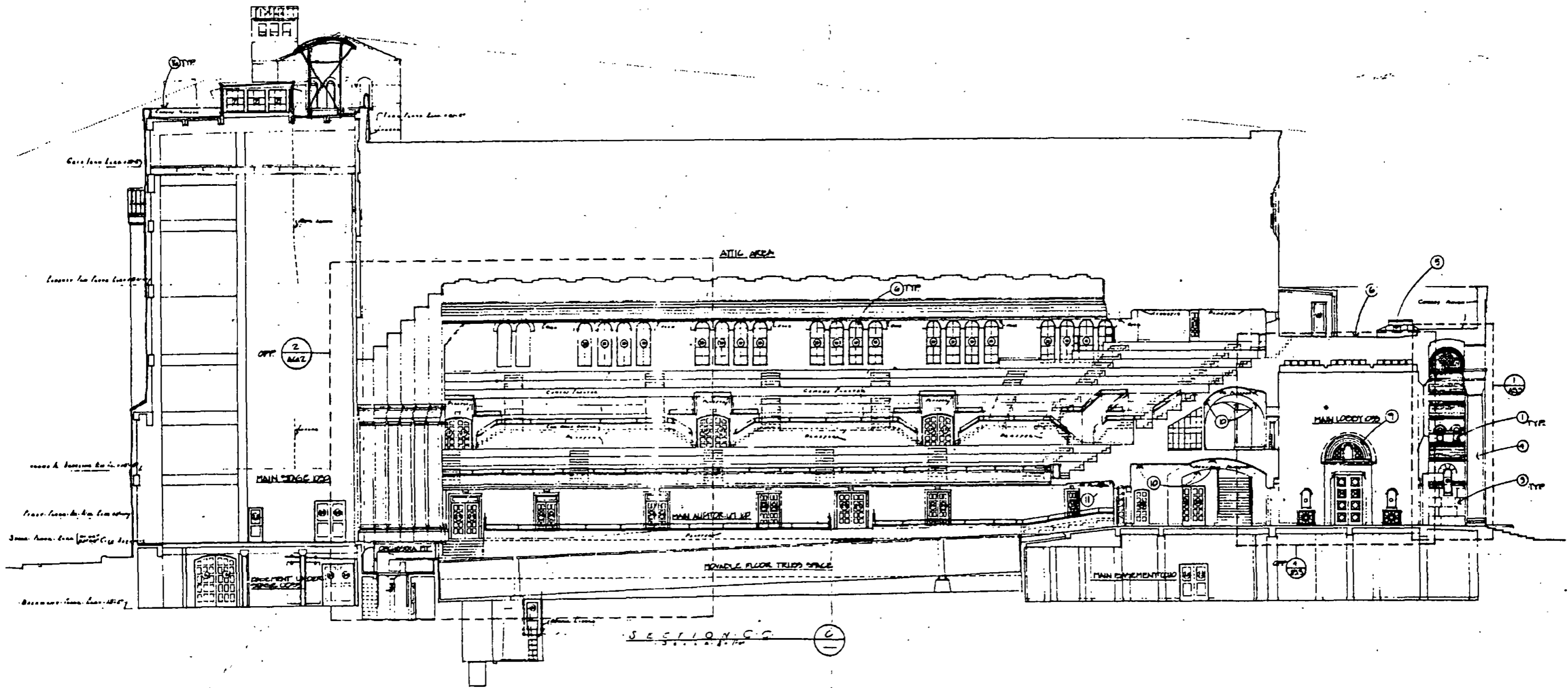
Preservation Director

Attachments

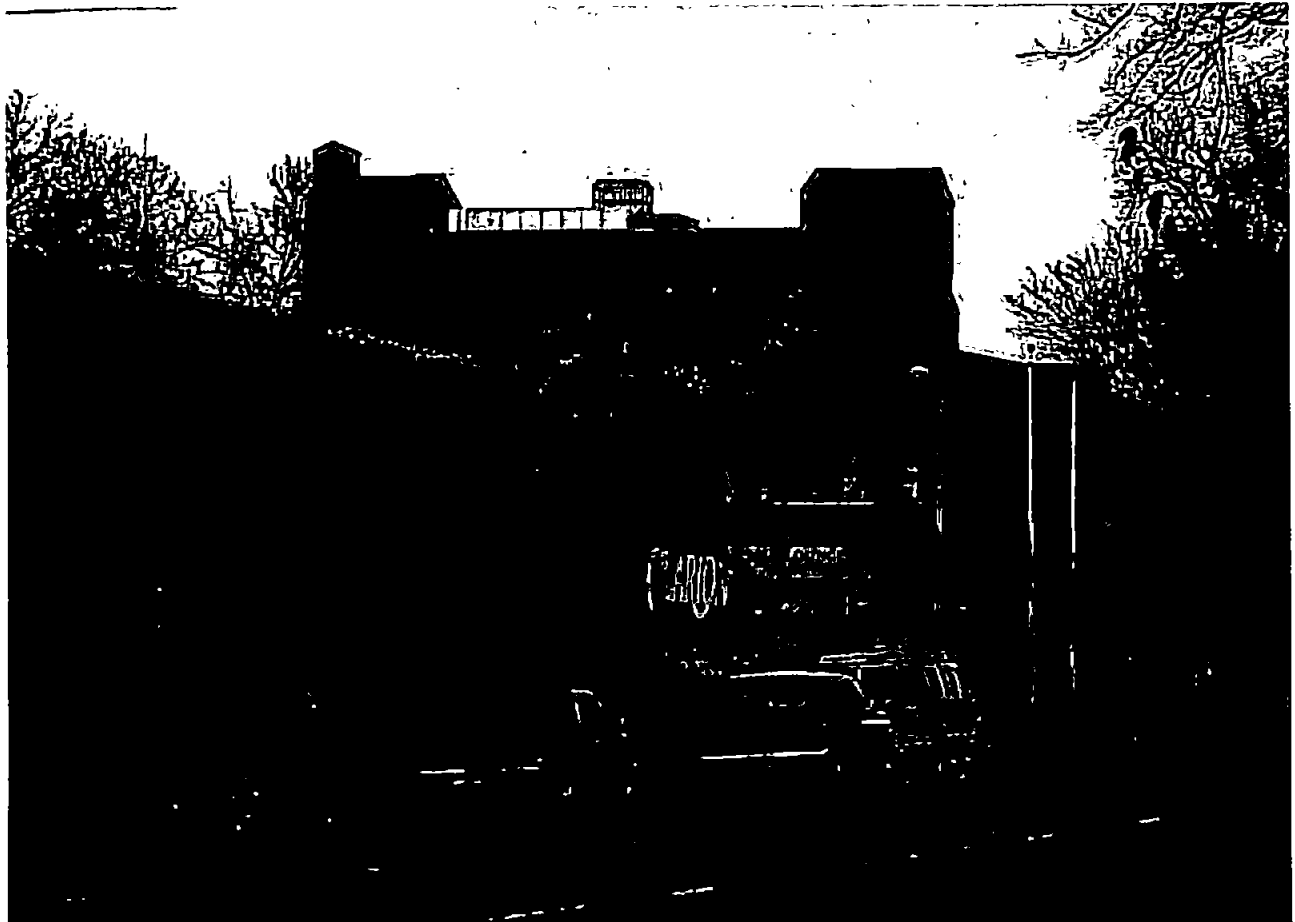


Memorial Auditorium Chimes





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