

ARCHITECTURAL REVIEW BOARD

APPLICANT	E. M. Kado Associates, AIA 1819 16th Street Sacramento, CA		
OWNER	Oates Enterprises P.O. Box 19038 Sacramento, CA		
PLANS BY	E.M. Kado Associates, AIA		
FILING DATE	1-26-79	50 DAY ARB ACTION DATE	N/A
REPORT BY:	WW:dd		
NEGATIVE DEC.	N/A	EIR	N/A
ASSESSOR'S PCL. NO.	006-093-12		

PROPOSAL: To remodel a vacant retail store and convert to office use.

LOCATION: Southwest corner of 7th Street and "K" Mall. (Old Penny's Store)

PROJECT INFORMATION:

Existing zoning of site:	C-3
Existing land use:	Vacant retail store
Surrounding Land uses:	
North:	Future Liberty House Retail Store
South:	Hotel
East:	Vacant building
West:	Weinstock's Department Store (under construction)
Square footage of Bldg:	93,000 square footage
Height of building:	5 stories (70 feet)
Materials:	brick veneer and tile veneer, and bullet resisting glass.
Colors:	light and dark brown earth tones.

The applicant proposes to remodel the vacant Penny's building and convert to office use for the Department of Corrections. The proposed remodeling includes the following:

1. The brick veneer would remain on the "K" Street Mall and 7th Street elevations.
2. Vertical window elements are designed in the 2nd to 5th floor elevations. The new windows have double glazing graylite on the outside and "Lexan" or approved bullet resisting glass inside.
3. The storefront windows on the ground floor would be replaced with ceramic tile over a stucco wall.
4. The new ceramic tile storefront would be recessed to provide for raised planting areas.
5. New brick veneer would be installed on the pilasters surrounding the recessed storefronts on the east and north elevations.
6. Two new bullet resisting glass or Lexan windows would be installed on the north elevation and one "lexan" window would be installed on the east elevation.
7. A sky light shaft would be installed from the roof to the basement and located at the center of the building. Landscaped planter boxes would be located in the sky light shaft at various floors.

APPLC. NO. 79-21 MEETING DATE 2-21-79 CPC ITEM NO. 5

STAFF EVALUATION:

The staff has reviewed the proposed remodel and the surrounding structures on "K" Street Mall and has concluded the design as submitted is not compatible with the existing or developing character of the "K" Street Mall area.

Specifically, the staff suggests the proposed remodel requires further study as indicated by the following:

Wood element
Square is O.K.

1. Storefront windows. The staff suggests the proposed ceramic tile storefront be replaced with windows. This would provide more openness to the "K" Street Mall area. *Use redwood material.*
2. ~~The proposed~~ *Delete* columns on the east and north elevations are too narrow appearing and should be increased in width. (See exhibit A).
3. The area above the windows should be redesigned with a semi-arch element. This would relate to the structure on the south-east corner of 7th and "K" Street Mall and the adjacent Weinstock's building which is under construction. (See exhibit A)
4. The redesigned columns and band above the windows should be a tile material to match the existing tile on the east and north elevations.
5. The finistration on the north and east elevation should be restudied. The verticle window element is not in harmony with the building style. A horizontal window element or elimination of all windows between the 2nd and 5th floors should be further studied.

STAFF RECOMMENDATION:

The staff recommends the project be continued so that the architect can restudy the proposed remodel relative to the staff comments and resubmitt to the Architectural Review Board for review.

economic factor versus aesthetic factor

- ① *Delete window suggestion. use tile and redwood material on storefront.*
- ② *Delete # 2, 3, and 4*
- ③ *Increase ^{width of} window elements or eliminate windows and use fire exhaust system*
\$ 30,000 to \$ 50,000



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

March 26, 1979

E.M. Kado and Associates
1819 16th Street
Sacramento, CA 95816

ARB# 79-21

PROPOSAL FOR: Office Building Remodel

LOCATION: Southwest corner of 7th and "K" Mall

DATE: March 21, 1979

At the meeting of the Architectural Review Board, your proposal was:

- ~~APPROVED~~ APPROVED BASED ON FINDINGS OF FACT
- APPROVED BASED ON FINDINGS OF FACT AND SUBJECT TO CONDITIONS (SEE ATTACHED SYNOPSIS & STAFF REPORT)
- CONTINUED TO THE MEETING OF _____
- INTENT TO DENY
- WITHDRAWN
- DISCUSSION

Yours very truly,

Wilfred Weitman

Wilfred Weitman
Associate Planner
ARB Staff Liason

WW:aa