



Acanthus Studio, Inc.

Acanthus offers comprehensive design and planning services, including architectural and landscape architectural programming and design, urban design, community and land use planning, for a wide variety of project types. The firm was founded in 1984 as TK Design Associates at Lake Tahoe and Truckee. Relocation to midtown Sacramento in 1989 was followed by a name change to Acanthus, symbolizing the integration of architecture and landscape architecture, and the symbiosis of built form and nature. Artful design solutions, informed by careful study of environmental, technical and social factors are a trademark of the firm.

Acanthus demonstrates its commitment to cutting edge design in a wide range of project types from urban, transportation and recreational master planning to project and site planning; from architectural and landscape architectural design of transit facilities, churches, schools, office, retail and mixed-use complexes, resorts, and multi-family housing, to small commercial and residential remodels. The firm has extensive experience in the formulation of design review guidelines, public workshop facilitation, permit processing, and agency review, and has developed precedent-setting methodologies for the analysis of scenic impacts in sensitive areas. State of the art photo simulations and animations, produced in house, provide compelling graphics for achieving public support and government approval of challenging and controversial projects. Expertise in native plant habitats and growth requirements, and state of the art drainage and infiltration solutions enhance the firm's ability to create sensitive design solutions on fragile or difficult sites.

In addition, the principals of the firm work actively in the Sacramento area on planning and transportation issues and the planning of transit-oriented communities, on a pro bono as well as professional basis. Ms. Kincaid recently stepped down as Chair of the City of Sacramento Design Review/Preservation Board, which provides an important forum for discussion of urban design issues in the metropolitan region. She was also Chair of the ECOS Transportation Committee, and was a founding member of California Women in Environmental Design (CWED), whose Urban Design Task Force provided facilitation and design assistance to government agencies and neighborhood groups. Mr. Thrans was a member of the North Natomas Working Group, and served for 8 years on the board of the Sacramento Tree Foundation, for which he directed the Urban Forest Task Force. Both have worked with WTS (Women Transportation Seminars) on joint development design for transit in Sacramento.

Acanthus is currently involved in two very important and exciting transportation and urban design projects in Sacramento's downtown, acting as local design firm on the Sacramento Intermodal Transit Facility team, as well as providing architecture and landscape architecture for the Riverfront Reconnection (I-5 Lid) project. Acanthus recently completed the Amtrak Capitols commuter rail corridor Auburn Multimodal Station (under construction). Current light rail work includes final station design for seven stations on the Amtrak/Folsom extension, including the downtown Sacramento Amtrak station, and conceptual station design for four new stations on the South Line Phase II extension. Recent light rail work includes preliminary station design for eleven stations on the Sacramento Regional Transit



Light Rail Folsom Extension, final design for the Broadway and Meadowview Stations (in operation September 2003) and the Butterfield and Mather Field Stations. Other recent and current projects include Barandas Park in North Natomas, the Freeport Blvd. Streetscape Master Plan, the Colfax Multimodal Station, the Auburn Bus Transfer Facility, UCDMC/City of Sacramento 49th Street Pump Station, landscape design of the UC Davis Medical Center Central Plant and the Resource Conservation Exhibit at the Sacramento Science Center (a demonstration project for resource conservation and irrigation technologies and low maintenance/drought tolerant plants), the Stockton Boulevard Streetscape Plan, the Cumulative Impact Analysis/Shorezone Scenic Assessment project for Tahoe Regional Planning Agency, and design of several projects in the arts-related community developing in North Sacramento, including Surreal Estates, an artist live-work complex, and a mixed use complex on Del Paso Blvd..

Selected Clients

Municipal/ Institutional:

Arcade Water District
Center for Contemporary Art
California Office of Emergency Services
Environmental Protection Agency
Fegan Memorial Church of God
Kaiser Health Care
Kings Beach Library
Lake Tahoe Community College
N. Lake Tahoe Public Utility District
Placer County Transportation Planning Agency
City of Sacramento, Utilities Department
Sacramento Housing and Redevelopment Agency
Sacramento Regional Transit District
Tahoe Regional Planning Agency
Truckee-Donner Parks and Recreation Department
University of California at Davis Medical Center
University of California, Office of the President
Vaux-le-Vicomte School of Landscape Architecture, France

Residential Subdivision, Multi-Unit and Resort:

Alaska Wildlands Adventures
Lakeridge Springs, Inc.
Surreal Estates, Ink Artist Housing (SHRA)
Sweetbriar Cove Resort
Tahoe-Dollar Point Homeowner Association
Tahoe Edgelake Beach Club, Inc./ Resorts International



Commercial:

Beacon Oil Co.
Buena Vista Winery
Harvey's Casino and Resort
Himovitz Gallery
Horizon Lake Tahoe Hotel Resort
Leader Pharmacies of Sacramento
New Faze Development
North Sacramento Land Co.
North Tahoe Marina
Placer County Board of Realtors
Rudolph & Sletten

Single Family Residential:

Over 200 residences



Andrea D. Kincaid, Architect

Education

Yale University

New Haven, Connecticut, B.A., Architecture
Emphasis in: City Planning, Solar Energy

Lund University

Lund, Sweden, Study Abroad
Architectural Studies, History of Art and Architecture

Credentials and Professional/Business Affiliations

Licensed Architect, State of California, #15354
California Women in Environmental Design (CWED)

Appointments

City of Sacramento Design Review and Preservation Board	(1992-00)
City of Sacramento Design Review and Preservation Board, Chair	(1996-98)
California Women in Environmental Design, President, N. Central Chapter	(1994-95)
California Women in Environmental Design, State Board of Directors	(1992-94)
Facilities Committee Chair, IDEA Gallery Board of Directors	(1992-94)
Transportation Committee Chair, ECOS Bd. of Directors	(1991-93)
Community Planning Team, North Tahoe	(1989)
Kings Beach Design Review Committee	(1988-90)
Tahoe Regional Planning Agency, Guidelines Advisory Council	(1987-88)
North Tahoe Advisory Council Planning Committee	(1985-86)
Building Committee Chair, Kings Beach Library Advisory Board	(1981-88)

Community Service

Families Too Home, AIDS Action League, Sacramento	(1990)
Environmental Council of Sacramento (ECOS)	(1990-91)
Crocker Art Museum	(1990-92)
The Center for Contemporary Art, Sacramento	(1991)
Visions and Values Task Force, Sacramento	(1994-97)



No Way L.A. - Community Image Survey Leader

(1997)

Recent Publications, Lectures, Critic/Juror Positions

"Basics of Main Street Architecture", Lecture presented at "Roadmap to Revitalization" the 2000 Annual Conference of the California Main Street Program, State of California Trade and Commerce Agency

Design = Leadership, CWED Design Criteria, California Women in Environmental Design - As member of the Design Committee, participated in the development of a "guidebook for responsible design".

"Light Rail - Easy access to better cities" - Article, with Valerie Rosenkrantz, published in Building Owner and Manager, Australia, August 1996

"Sustainable Communities - Conserving resources through responsible design" - Sacramento Municipal Utility District Solar Brown Bag Lecture Series, September 1996

Visions and Values - A users guide to responsible neighborhood and community development in the City of Sacramento - Policy document, with other Board members and planning staff, January 1997

"Sustainable Design - What does it Mean?" - Technology and Society Committee of Silicon Valley Lecture Series, October 1997

"Introduction to Architectural Practice" Visiting Lecturer for "Introduction to Environmental Design" Cosumnes River College

" The Impact and Changing Role of the Automobile in the Planning of Production Housing in the Central Valley", panelist in AIA Housing 2000 Roundtable Discussion, October 1994

Excellence in Transportation, Caltrans Design Competition. Invited juror to select year's best state-funded transportation projects. August 1992



Experience

- Urban Design / Streetscape -

Butterfield Joint Development Workshop Composite Plan, Sacramento, CA - Member of follow-up team that created the composite urban design for a Regional Transit station site on the Highway 50 Line.

EPA Independent Review of the Sunrise-Douglas Development, Sacramento County, CA - Formulation of planning principles, urban design guidelines and residential and mixed-use development prototypes, critique of applicant's site plans and preparation of feasible alternative site plan for Phase I (1225 acre portion) of 4500 acre Urban Development Area.

Freeport Boulevard Streetscape Master Plan, Sacramento, CA - Streetscape master plan for length of major thoroughfare linking Sacramento to the Delta town of Freeport. Includes workshops, photosimulations, abbreviated community image survey, as well as streetscape design and private sector property improvement recommendations. (In progress.)

Sacramento Riverfront Reconnection, Sacramento, CA – Also known as the I-5 Lid, this exciting project will create a new piece of the city by spanning over the depressed section of Interstate 5 which separates Old Sacramento from the rest of the downtown area. Acanthus is Architect and Landscape Architect for the Parsons Brinckerhoff team, also providing input on the urban design issues and choice of uses for the project.

Sacramento Intermodal Transit Facility, Sacramento, CA – This controversial project will design the transit facility which will not only serve the entire Sacramento region with linked local and long distance transit, but will also become the gateway from the current downtown to the redeveloping Rail yards to the north. Acanthus is the local architecture and landscape architecture firm on the SMWM/Arup team, assisting also with the extensive public outreach effort and complex urban design component.

Sacramento County Mixed Use Ordinance, Transit Zone and Trip Reduction Measure Education and Public Outreach Program, Sacramento, CA - Planning and urban design consultant for program to educate and achieve buy-in from Rancho Cordova community on mixed use zoning and transit-related programs and policies. Includes visual simulations and other tools to aid understanding of new development patterns.

City of Sacramento Revised Street Standards, Sacramento, CA - Represented the Design Review Preservation Board in workshops to reach consensus on updated standards for city streets.



San Francisco Waterfront, San Francisco, CA - This entry in competition to design improvements to San Francisco waterfront received acclaim by jurors. The scheme proposed improved access to the water, visually through the introduction of gateways, and functionally through the development of a new amphitheatre and crescent beach.

SOCA Alternative, East End Project, Sacramento, CA - As member of a group of seven midtown architects, developed a critique of, and alternative plan for, a massive state-proposed office complex at the east end of Capitol Park.

- Planning -

The Docks, Sacramento, CA - Member of design team invited by SHRA to develop the master plan for the riverfront of Downtown, including a promenade, hotel, parking structure, museums, restaurants, housing and interface with tourist rail line. (While at DMJM)

Dollar Point Community Master Plan, Tahoe City, CA - Site analysis, community planning and gateway and recreational facility design for 500 unit single family subdivision.

EPA Independent Review of the Sunrise-Douglas Development, Sacramento County, CA - Formulation of planning principles, urban design guidelines and residential and mixed-use development prototypes, critique of applicant's site plans and preparation of feasible alternative site plan for Phase I (1225 acre portion) of 4500 acre Urban Development Area.

Lakeridge Springs, Reno, NV - Site design and landscape master plan for 400 unit single-family subdivision on rolling terrain. Included input on layout of streets, design of street profiles, location and design of pocket parks and other amenities.

North Tahoe Regional Park Master Plan, Tahoe Vista, CA - Master Plan for 35 acre regional park, including planning and design for nature trails, recreational play fields, parking areas and regional transit stops, and building and landscape design guidelines.

Tahoe Regional Planning Agency Design Review Guidelines, Lake Tahoe, CA

Served on the Advisory Council responsible for the development of design review guidelines to support new General Plan and Code of Ordinances. Proposed and developed "tiered" methodology to permit design flexibility in more urbanized areas.

Truckee-Donner Recreation and Park District Ten Year Master Plan, Truckee, CA - Master plan for 250 square mile planning area, with user survey, extensive community input component, financial analysis and facility programming. Included design guidelines for future facilities, and preliminary site designs and building prototypes for public beaches, bus stops, parking lots, bicycle trails, and community center.



Vaux-le-Vicomte School of Landscape Architecture, France - Master planning for a new school of landscape architecture on the grounds of the 17th century chateau designed by Louis Le Vau, Andre' Le Notre and Charles Lebrun.

Visions and Values: Guiding Principals for the Future of Sacramento, City of Sacramento Design Review Board and Planning Commission - Served on Task Force formulating policy planning concepts to guide future development in the city.

- Public Participation -

Community Image Survey and Workshop for the American River Communities, Sacramento, CA - Leader of public workshop for citizens' group, No Way LA. Designed and administered the first full-scale community image survey to be given in the Sacramento Metropolitan Region. (Featured in Sacramento Bee, Business section, March 1, 1998).

Dollar Point Community Master Plan Workshops to gain input from community residents on recreation facility, gateway and streetscape enhancement needs and desires to guide master plan.

Freeport Blvd. Community Image Survey and Workshops, Sacramento, CA - Co-leader of public workshops and focus meetings for master plan and streetscape project for a six mile section of a major boulevard connecting the city of Sacramento to the Delta, spearheaded by the local community.

Fruitridge Boulevard Workshop, Sacramento, CA - Co-leader of public workshop for Redevelopment Agency, City Council member, and local neighborhood groups. The workshop examined existing conditions in deteriorated commercial district, and explored urban design solutions. Workshop galvanized local enthusiasm for improvement, is to be followed by a second hands-on urban design workshop dealing with streetscape, landscape and building design.

Loveland Community Image Survey, Cincinnati, OH - Leader of public workshop for the Citizens for Civic Renewal. This was the first community image survey in the Cincinnati metropolitan region.

North Tahoe Regional Park Master Plan Citizen Workshops at various locations in the Park District, to gain input on recreation and community facility needs to guide development of master plan.

Oak Park American Stores Workshop, Sacramento, CA - Co-leader of public workshop for SHRA, Councilwoman Ortiz and local neighborhood on supermarket proposal. The workshop facilitated consensus on appropriate design approaches for a much-needed market on a prominent corner in Oak Park.



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Sacramento Regional Transit District, Amtrak/Folsom Extension - Co-leader of an extensive community participation process, with special emphasis on the community of Folsom, where objections to light rail have provided challenges to the transit district.

Sacramento Regional Transit District, South Line Extension - Co-leader of an extensive community participation process, including an abbreviated image survey, field workshops, and neighborhood consensus building.

Truckee-Donner Recreation and Park District Ten Year Master Plan Citizen Workshops at various locations in the Park District. Extensive public outreach project was designed to solicit opinions of residents and users on the current state of recreation facilities and the needs and desires for new, expanded or modified facilities and programs.

-Transit-

Auburn Amtrak Capitol Rail/Multimodal Station, Auburn, CA - Master planning, site design, architecture and landscape architecture for new multimodal/ commuter rail station. (In progress.)

Auburn Bus Transfer Facility, Auburn CA - Site analysis and selection, and preliminary design for new bus transfer facility for fast-growing Sierra foothill community.

Butterfield Joint Development Workshop Composite Plan, Sacramento, CA - Member of follow-up team that created the composite urban design for a Regional Transit station site on the Highway 50 Line.

Colfax Multimodal Station, Colfax, CA - Invited by Placer County Transportation Planning Agency to act as consulting architect for plaza design of new multimodal station at existing heavy rail station.



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Sacramento Regional Transit District –Mather Field and Butterfield Light Rail Stations, Sacramento CA - Consulting architect for final design of new station on the Sunrise Extension Line, as well as conversion of current terminus station to two-sided platform.

Sacramento Regional Transit District –South Sacramento Extension Phase II, Sacramento CA - Architect and landscape architect for conceptual design and preliminary engineering of four new stations on the second phase of the new south extension.

Sacramento Regional Transit District –Broadway and Meadowview Light Rail Stations, Sacramento, CA - Final station design including architecture, landscape architecture and community participation. (In progress.)

Sacramento Regional Transit District – Amtrak/Folsom Light Rail Extension, Sacramento, CA - Final station design for seven stations along new eastward extension of light rail system. Includes the downtown Sacramento Amtrak/multimodal station.

Sacramento Regional Transit District - Folsom Light Rail Extension, Sacramento, CA - Preliminary station/platform architecture for 11 stations along new eastward extension of light rail system. Includes the downtown Sacramento Amtrak/multimodal station.

Sacramento Regional Transit District - South Line Light Rail Extension, Sacramento, CA - Architecture, landscape architecture and community participation for civil and track final design for 6.3 mile extension of light rail system.

Sacramento Regional Transit District - Sunrise/Gold River Light Rail Extension, Sacramento, CA - Site analysis, community planning and design for five light rail stations, including site design, parking layout, on- and off-site transit circulation and pedestrian access modifications, and identification of potential future joint development opportunities.



- Municipal / Institutional -

Alpine Meadows Fire Station, Alpine Meadows, CA - Building design and construction documentation for avalanche-resistant fire station. (While at Semingson Architects)

The Center for Contemporary Art, Sacramento, CA - Consultation on facade improvements and design of new entry element to enhance visibility and accommodate crowded show openings, in compliance with Caltrans restrictions.

Fegan Memorial Church of God, Sacramento, CA - Planning, programming and architectural design of expanded sanctuary, offices and gardens for community gospel church.

42nd Street Pump Station, Sacramento, CA - Building facade design for pump house in residential neighborhood. Design of facade helped facilitate neighborhood support of project..

Lake Forest Water Company Pump Facility, Tahoe City, CA - Design and construction drawings for primary well pump house on sensitive site. Included analysis of scenic, as well as land capability issues.

Office of the California State Controller, Sacramento, CA - Design of tenant improvements for 11 floors in the Capitol Bank of Commerce Building, for 675 employees. Coordinated needs and preferences of numerous department heads, while accommodating space allocations by job class, and optimizing adjacencies for peak operational efficiency. (Project Manager while at DMJM)

UCDMC Pump Station, Sacramento, CA - Building, landscape, streetscape design and graphics for community involvement for combined sanitary/storm sewer improvements at the UC Davis Medical Center. Building design needed to relate in scale and design to adjacent residential neighborhood while incorporating elements used in other campus buildings. (Under construction.)

Truckee-Donner Swimming Pool Locker Rooms, Truckee, CA - Architectural design of new locker room addition to natatorium at Truckee High School.

Vaux-le-Vicomte School of Landscape Architecture, France - Master planning for a new school of landscape architecture on the grounds of the 17th century chateau designed by Louis Le Vau, Andre' Le Notre and Charles Lebrun.



- Resort -

Alaska Wildland Adventures, Kenai, Alaska - Master planning and landscape improvement for rafting/drift boat company and lodge.

Deer Park Ski Area, Alpine Meadows, CA - Master plan, building design and construction documentation for the lodge structure, final plan for parking and site circulation to minimize impacts on sensitive slope.

Denali Backcountry Lodge, McKinley National Park, Alaska - Master plan for expansion of guest rooms and facilities and improvement of grounds for 30 unit wilderness lodge, including extensive exterior lodge building upgrades, ADA compliance and improvements to on-site power generation sewage treatment facilities.

Edgelake Beach Club Resort, Tahoe Vista, CA - Site, landscape and building design and construction documentation for 32-unit lakefront resort, and scenic quality improvement measures. Worked extensively with regional agency to develop strategies to reduce impervious surfaces of existing built elements. Extensive construction phase involvement.

Kenai Backcountry Lodge, Lake Skilak, Alaska - Master plan for expansion to rustic wilderness lodge, building design for activities building, landscape design and scenic quality improvements.

- Commercial / Mixed Use -

920 Del Paso Blvd., Sacramento, CA - Site, facade and interior improvements to 6000 sq. ft. commercial building to accommodate city neighborhood services office in the North Sacramento Redevelopment Area, adjacent to light rail stop. Facade upgrade included raised parapet and undulating aluminum awning.

1820 Del Paso Blvd., Sacramento, CA - Architecture and tenant improvement design for extensive rehab and remodel of 6000 square foot commercial building into offices and cafe. Project includes facade make-over and streetscape improvements to contribute to the revitalization of North Sacramento's main street.

1825 Del Paso Blvd., Sacramento, CA - Site, facade and interior improvements to a 2-story, 4000 sq.ft. commercial building to accommodate executive offices and a street-side cafe. Complete renovation of exterior, including a 2-story atrium lobby. (In progress)

2100 Del Paso Blvd., Sacramento, CA - Site facade and interior improvements to Art Deco flatiron building in the North Sacramento Redevelopment Area. Improvements include parapets, awnings, outdoor dining courtyard and neon accent lighting.



Factory Stores at the Nut Tree, Vacaville, CA - Site design for large regional outlet mall, including preliminary building design and complete parking, pedestrian, and service vehicle access layout. (While at Havlick & Hughes)

Griff Creek Design Center, Kings Beach, CA - Site and architectural design, construction documentation, and construction management of passive solar retail/office complex along important spawning creek. Acted as Project Manager.

Himovitz Gallery Building, 1616 Del Paso Blvd., Sacramento, CA - Planning, facade and rehab design of a cultural-retail mixed-use building in the North Sacramento Redevelopment Area, incorporating long-range concepts to create a cultural complex on adjacent parcels. New layout accommodates art gallery, theatre, restaurant and retail space, functionally connected with covered open-air galleria that opens to both the street and the parking area.

Raley's Center, Turlock, CA - Site and building design of 125,000 square foot neighborhood shopping center, including parking layout for approximately 525 cars, public roadway median reconfiguration and signal light placement, drainage improvements. (While at Havlick & Hughes)

Screenprint Connection, Sacramento, CA - Facade improvements for rehabilitated storefront on Del Paso Blvd., including color consultation and metal awning design.

- Multi-Family Residential -

Families Too Home, Sacramento, CA - Architectural and interior design for conversion of existing duplex in residential neighborhood to residential care facility for AIDS patients with children.

Sacramento Cottage Housing, Sacramento, CA - Architectural design of common facilities and site planning consultation for 60 unit transitional housing project for the homeless. Common facilities include psychiatric counseling, job training, meeting and worship facilities.

Surreal Estates Ink - Artist Live-Work Complex, Sacramento, CA - Site selection, planning and design for pivotal project in revitalization of Del Paso Boulevard in the North Sacramento Redevelopment Area. The live-work complex will incorporate living units with work studios, plus shared common area. (In progress)



Sweetbriar Cove, 8000 North Lake Blvd., Kings Beach, CA - Site and building design for twelve-unit luxury lakefront condominium project. Lakefront units include gourmet kitchens and luxurious master suites with lake view whirlpools. Because the site is located at one of the gateways to Lake Tahoe (the intersection of Hwy. 267 and North Lake Blvd.), a view corridor to the lake had to be maintained between the buildings, and rigorous height limitations applied. This project established a precedent for TRPA's scenic assessment under the new Tahoe Basin Plan, by utilizing state-of-the-art visual assessment and simulation methodologies.

- Single Family Residential -

Cassin Residence, 5486 North Lake Blvd., Carnelian Bay, CA - Building design and permit processing for Old Tahoe Style lakefront family compound, including extensive remodel of and addition to 5000 square foot main house, and design of new guest cottage. Work included new executive kitchen to accommodate catering for regular gatherings of 100 plus people, enlarged living room with completely new roof structure to heighten drama of the space, new guest bedroom wing and garage addition. Guest cottage was added later to expand accommodations for visiting family, friends and VIP's. (Featured in Sunset Magazine, 1988)

Chancellor's Residence, 16 College Park, Davis, CA - Report on the physical and functional condition of the existing building, based upon inspection and research into the requirements of the Chancellor's Office, campus and community expectations.

Cherry Residence, 839 San Bernadino, Tahoe Paradise, CA - Cost and feasibility analysis of remodel project, followed by site and building design, and permit processing, for contemporary major remodel and addition to residence, totaling 4400 square feet. Owners stipulated that house accommodate parties of up to 50 inside, houseguests and live-in help, while remaining appropriately scaled for a family with two young children.

Colton Residence, Speedboat Ave., Brockway Point, CA - Building design and permit processing for 3000 square foot lake view house on previously existing foundation. The owner abandoned previously designed scheme as dated, but was required by the regional planning authority to utilize the already-built foundation. New design incorporated a tower element to unify the two wings.

Cooley Residence, 3731 San Ysidro Way, Sacramento, CA - Preliminary design, feasibility and cost analysis comparing remodels to two houses, final design for extensive remodel of and addition to the preferred choice, a typical 50's style house in Arden Park. Final plan included 3200 square feet of space, with large living / dining space opening to rear patio with fountain and swimming pool to accommodate gatherings of 10 to 100 people, new kitchen/family room wing and new master suite, within tight construction budget.

Eaton/Kenyon Residence, Sacramento, CA - Design for remodel of South Land Park house, including computer room and bathroom upgrades, as well as summer kitchen on a trellised terrace.



Fitzgerald Residence, Sacramento, CA - Design for remodel of and addition to cottage style house in North Sacramento. The house was expanded from about 800 square feet to over 3000 square feet, to accommodate growing family.

Hamilton Residence, Sacramento, CA - Design for remodel to East Sacramento house including kitchen and bath upgrades, complete redesign of second floor into large master suite and relocation of stairs to create dramatic element in expanded dining room.

Hatten Residence, Fair Oaks, CA - (Construction winter of 1998-99) Building design for 2500 square foot International Style residence on sloping site near Old Town Fair Oaks. Art collector owners require exhibit space and excellent natural light for extensive collection of paintings and sculpture.

Hazel Residence, Dollar Point, CA - Site and building design and permit processing for speculative lake view house of 3200 square feet. Developers wished to create an "Old Tahoe" feel in a 60's subdivision. Steep lot and stringent community design standards were a challenge. House sold prior to completion.

Kane/Frey Residence, 488 Hopkins Rd., Sacramento, CA - Architectural design for remodel and addition to custom house built in 1953, for banker and newspaper executive. Owners have extensive art collection and library. Work included expanded, completely remodeled kitchen, enlarged family room, upgraded living room with higher, vaulted ceiling, new nanny suite, and new master suite.

Lehr Residence, 1407 44th St. Sacramento, CA - Fast track architectural design for extensive interior remodel to 1930's house in East Sacramento for an art collector. Owner, a local leader in the arts who hosts numerous fund raising events, stipulated that house be equally comfortable for one as for 100. Kitchen design accommodates full catering crews, and includes storage for owner's large collection of dinnerware for entertaining. (Featured in Sacramento Bee, California Life section, July 10, 1993).

Naylor Residence, Rubicon Bay, CA - Design of remodel to lakefront house incorporating extensive custom casework and millwork, including circular staircase. Upstairs rooms were reconfigured to take advantage of spectacular view.

Scheff/Stutz Residence, Sacramento, CA - Design for remodel and addition to Land Park house for growing family. 1930's house was architecturally undistinguished; owners wished aesthetic upgrade as well as more open floor plan and expanded kitchen. New bungalow elements (front porch with tapered columns, bolder wood trim, etc.) created a more appropriate appearance in neighborhood of charming older houses.

Shepard Residence, Donner Lake, CA - Architectural design and permit processing for new lakefront house for executive couple on existing foundation, incorporating gourmet kitchen, guest quarters and deluxe master suite. Tight site and restrictive county requirements made expansion of the house a challenge.



Skurka Residence, La Contenta (near Stockton), CA - Site and building design for new house for growing family in foothill community. Upslope site, dotted with native oaks, suggested the elongated layout, with Mediterranean style front courtyard with swimming pool.

Walker Residence, Davis, CA - Design of addition and remodel of laundry room, family room and bathrooms. Bathroom upgrades included walk-in shower, whirlpool tub, extensive stone and tile.

Warnock Residence, 5470 North lake Blvd., Carnelian Bay, CA - Building design and permit processing for lakefront family compound, including kitchen addition to historic log main house and expansion of guest house. The client required that the design adhere strictly to the historic scale and character of the original structures while incorporating modern luxuries.

Zaccaria Residence, Carnelian Bay, CA - Site and building design, and permit processing, for large new lakefront house of about 5000 square feet. Venture capitalist owner has extensive wine collection requiring special temperature and humidity-controlled storage. Program included "lodge-like" living room with massive stone fireplace, paneled study, gourmet kitchen and generous guest accommodations.