

Crest Theater Renovation

Sacramento, California

Architect: Hansen Associates Architects and Planners



Hansen Associates was selected by the Sacramento Redevelopment Agency to work on revitalizing K Street, a long-term project that had a shoestring budget and complex array of clients. Along with many boarded up buildings, Crest Theater was abandoned to neglect. Recognizing the importance of the theater, designed in art deco style, Hansen Associates began restoration with extensive research into the historic context of the building and detailed analysis of original materials and colors. The foyer was lath and plaster, lined on both sides with glass and extruded aluminum poster cases. The floor was terrazzo, and the neon sign consisted of 2,500 glass tubes.

Restoration was not the only design challenge of this project. To return the neon sign to its full splendor within a minimal budget, the scope included refitting only the broken tubes, and the refabricating of damaged parts by a local shop.

As part of the restoration, layers of dated paint had to be removed to reveal the exact color match. The sign had been painted in the 1960s with a dull green, to which everyone had grown accustomed. The design reintroduced the original colors of the Art Deco period, bringing life and shine from one end of the street to the other.

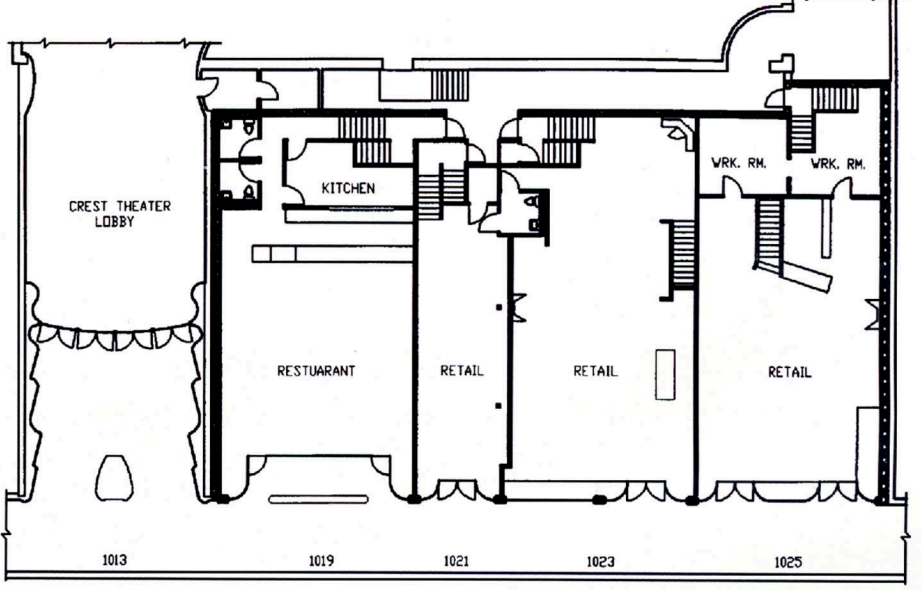
To reinforce the historical landmark imagery, Project Designer Fani Hansen of Hansen Associates proposed to incorporate elements from the theater's art deco design into the renovation of the two adjacent buildings. Complex details of plant motives in repetitive

patterns were made possible by the use of Dryvit®. Columns were tile-clad in the forms of the period, and round glass corners were located at the entries to each retail space.

Drawings were prepared by Hansen Associates to explain the process of reconstruction, and were displayed for community viewing, from which a city-wide interest grew for the unfolding project. With a project management program developed by the architect that documented each stage of the project,

player responsibilities, costs and schedule, completion of the project was adequately assured. In addition, Hansen Associates also assisted the project by negotiating for the owner and theater's manager with the Redevelopment Agency for investment monies and established a dynamic system of City review and approvals.

The success of this project has become a model example of community-based redevelopment programs.



PLAN
SCALE: 1/16"=1'-0"
0 5 10 20 30
K STREET

Photo courtesy of Hansen Associates Architects and Planners