

City of Fresno

2600 Fresno Street
Fresno, CA 93721
www.fresno.gov



Meeting Minutes – Final

Monday, September 27, 2021

6:00 PM

Regular Meeting

Electronic Only

Historic Preservation Commission

Chair – Jason Hatwig, LEED, AP, BD C

Vice Chair – Robin Goldbeck

Commissioners:

Christopher Rocha, Paul Halajian, AIA; Don Simmons, PhD; C. Kristina Roper, M.A.; James Sponsler;

Staff:

Mike Sanchez, AICP, MCRP, Assistant Director; Rina Gonzales, Senior Deputy City Attorney; Alicia C. Gonzales, Historic Preservation Specialist; Janice Monroe, M.A.

II

I CALL TO ORDER AND ROLL CALL

Call to order at 6:03 PM

Also present were Mike Sanchez, AICP, MCRP, Assistant Director; Rina Gonzales, Senior Deputy City Attorney; Alicia C. Gonzales, Historic Preservation Specialist; Janice Monroe, M.A. II.

Commissioner James Sponsler introduced himself and gave brief history of background and passion for Historic properities.

II APPROVE MEETING MINUTES

II-A **ID 21-23185** Historic Preservation Commission Regular Meeting minutes, August 23, 2021.

On motion of Commissioner Roper, seconded by Vice Chair Goldbeck, the above item be Approved at 6:08 PM with a Roll Call vote. The motion carried by the following vote:

Aye: Roper, Hatwig, Goldbeck, Halajian, Simmons, Sponsler

Absent: Rocha

Status: 6 – 0 – Pass

III APPROVE AGENDA

On motion of Commissioner Roper, seconded by Vice Chair Goldbeck, the above item be Approved at 6:09 PM with a Roll Call vote. The motion carried by the following vote:

Aye: Roper, Hatwig, Goldbeck, Halajian, Simmons, Sponsler

Absent: Rocha

Status: 6 – 0 – Pass

IV CONSENT CALENDAR

V CONTINUED MATTERS

VI COMMISSION ITEMS

- VI-A ID 21-23325 WORKSHOP** - Informational presentation from members of the Warnors Center for the Performing Arts representing the Warnors/ Pantages Theatre located at 1400-1432 Fulton Street, Fresno, CA 93721, HP #7 (APN 466-14-616).

6:11 PM

Historic Specialist, Alicia Gonzales, introduced presenters Ron Thomas and Nick Yovino Sr.

Mr. Thomas, President of the Board at Warnors, explained they asked the Fire Department to do an inspection for code compliance about a year ago. They learned that the smoke ventilation system on the roof needs to be modernized and they need to replace fire curtains (asbestos) which were original. They have been approved to hold a fundraising dinner on November 18, 2021 with limited seating. He said they were also able to hold events at Frank's Place currently and would love to host a HPC meeting at Warnors Theater.

Commissioner Halajian requested details on acquiring tickets for the fundraiser and Mr. Thomas said he would email him after the meeting.

Chair Hatwig asked for clarification on why there was an inspection and Mr. Thomas said the Board wanted to be proactive in regards to safety as the building approaches 100 years old. Since they were shut down with COVID restrictions, they thought it was a good time to take advantage of the opportunity. He said there were hundreds of thousands of dollars in repairs to improve and were lucky enough to receive some Federal grant funding to assist in the improvements.

Struggling with solid timeline due to supply issues and construction industry is burried so while they were originally hoping for New Years Eve, Mr. Thomas is now hoping for March 1st.

Commissioner Halajian asked if Warnors Theater was only looking at Fire Life Safety or also addressing accessibility. Mr. Thomas said they have an appointment with an ADA consultant on September 28, 2021.

Chair Hatwig asked if they were able to use the second story mezzanine/ ballroom (Star Palace) and Mr. Thomas confirmed it is in use.

Mr. Yovino said he was a proud member of the Board and that it was an exciting time for the Theater. He is looking forward to reopening and restoring the Theater. He said that Ron Thomas has been a gift to the Board and that he has achieved a great deal in a short period of time. Mr. Yovino added that Mr. Thomas was able to arrange for a new air conditioning system to be donated, which was a big complaint before they shut down for COVID. He said they are looking forward to bringing back a local treasure to the community.

No Additional Comments from Public or Commissioners.

VI-B ID 21-23497 UPDATE regarding Liberty Theater located at 944 Van Ness Avenue, Fresno, CA 93721, HP #171 and Building Permit Application No. B20-15422, the interior conversion.

Sponsors: Historic Preservation Commission

6:23 PM

Historic Specialist, Alicia Gonzales, read a summary of the Staff Report.

Additional presenters included: Danilo Borges (General Manager/General Contractor) and Terrance Pearson (Applicant & Senior Project Manager), and David Johnson (Architect).

Mr. Pearson said they are working on the structural retrofit, but due to the difficult in audio Mr. Borges completed the update. He said that they are installing rebar and shotcrete to the walls for the structural retrofit. They have already completed the rebar on the first and second floor, facing Van Ness and part of the South wall and are continuing with remaining walls until completion.

Richard Trimble, a structural engineer with the City, said that he has been supervising the work and visited the site with Ms. Gonzales. He said he is performing the Plan Check for the project for structural requirements.

Ms. Gonzales asked if Commissioner Halajian or Vice Chair Goldbeck would like to speak as the architectural review committee after visiting the site.

Commissioner Halajian said their comments were about the replacement windows on the Van Ness facade and making sure the applicant used

an appropriate style that blended in with the adjacent windows.

He also voiced concern about the sill height on the third floor after being told they would be exiting from the residence.

Commissioner Halajian also wanted assurance the stainless steel display windows on the ground floor would not be removed, and would instead be repaired.

His last item on the list was the Hardy's sign, hoping for assurance that the marquee would remain.

Vice Chair Goldbeck said that covered the exterior but that they were also able to see some ornate detail inside the building that was still intact and were told by DWD Builders about their plans to accent it with gold paint, contrary to what has been presented by public venues.

Mr. Borges said that they accepted the recommendation on maintaining the chrome display cases. The windows would have the same aesthetic, but the construction would be a dual glaze glass. Because Alicia Gonzales asked about wood windows, Mr. Borges said they are currently looking for a vendor who can provide this option to match the existing windows. He said they are doing research and will update the Commission.

Mr. Borges presented his new rendering and specs on the resolution to the sill dilemma. The new design that needs to be approved by the Fire Department uses an interior ladder, allowing the exterior to window sill to stay at the existing height.

Mr. Borges explained to Commissioner Sponsler that the window would open 90 degrees and a fire ladder would be used outside as the escape mechanism.

Commissioner Halajian asked if the interior ladder would be permanently fixed and the presenters confirmed.

Mr. Borges added that he liked their creative solution because the new design because wouldn't do much damage to the facade.

No additional comments from Public or Commissioners.

VI-C **ID 21-23481** REVIEW AND COMMENT regarding Liberty Theater located at 944 Van Ness Avenue, Fresno, CA 93721, HP# 171 to Development Permit

Application No. P21-04497, the proposed exterior improvements.

Sponsors: Historic Preservation Commission

6:41 PM

Historic Specialist, Alicia Gonzales, read a summary of the Staff Report.

Danilo Borges, General Manager at DWD Builders,

44:39

While the two existing doors on either side of the store front will remain, only one will remain operable according to Mr. Pearson.

The extent of the display case is not change Mr. Borges confirmed for Commissioner Halajian.

Mr. Borges reported finding a local vendor that will supply aluminum exterior and wood interior windows, but the design will look the same when replacing the 3 large main arched windows. He told Commissioner Halajian that the muttons would be about the same size, 1" as the existing ones on the steel sash. Commissioner Halajian asked for a cut sheet to confirm the muttons and it was sent to Alicia Gonzales to share.

Vice Chair Goldbeck asked to see the section detail of the overall wood clad frame and a comparison to the existing version.

Chair Hatwig informed the applicant that they can provide both details when it comes back for approval (interior muttons and window casing).

Commissioner Simmons noted the addition of the new vertical sign on the side of the building and asked how consistent it was with the age of the building and other historic theaters downtown and wanted to know how it would be attached to the building. Chair Hatwig reported remembering see a sign there in the past in one of the building's many adaptations. Mr. Pearson said the brackets for the vertical sign were existing and that he wasn't sure if it was from the Liberty or Hardy's era.

Commissioner Sponsler reported having pictures of the Liberty Theater time when there was a sign where the new one is proposed. He said he would send

the Commission and Staff copies of the pictures he is referencing. He also noted there was a flag mounted near the forth floor windows in the center of hte building as well.

Mr. Borges asked when the "Mexico sign" was taken down and Commissioner Sponsler believed 2005.

In preparation for the approval presentation, Chair Hatwig recommends the applicant provide a comparison of all the early signage.

Mr. Borges provide cut sheets of the windows and explained the glass would be tempered glass, Low E for the heat to give an R rating, with solid wood core. The exterior will be covered in aluminum clad, unlike the wooden interior. This would also be the case for the large arched windows. The third floor windows would be completely operable, and open to 90 degrees.

Since the applicant does not have an enlarged view of the muttons, they will provide at the next presentation. Mr. Borges said that they will provide two options at that meeting (all wood and wood/aluminum combination).

Interior Update from PowerPoint: Mr. Borges reported there would be 173 seats in the mezzanine. There will be a platform above the orchestra pit to keep it intact. All the trim and ornate details will be painted gold on the white walls.

Commissioner Sponsler asked if the display cased in the front would be used or kept empty, to which Mr. Borges said that would be up to the church. He also asked if the illumination in the marquee was functional and was told that it is not currently working but will be functional upon completion of project, including the recessed lighting under the marquee.

Vice Chair Goldbeck asked for clarification on the size of the windows Mr. Borges described with the ladders. Mr. Pearson said the renderings provided for the meeting weren't accurate and that the proposed windows would stay in place (64" above finished work with a 36" ladder, leaving 24" from the top of the ladder out). He told the Vice Chair to use the dimentions listed on the step detail.

Mr. Borges requested a list of items from the Commission so all things are addressed in the next meeting and can be voted on for approval. Chair Hatwig confirmed they could provide Staff with a list based on the presentation given today.

Ms. Gonzales listed what she had in her notes for feedback:

- 1. Precise casing measurements of existing and proposed dimensions of interior muttons*
- 2. Two options for arch windows (all wood and wood/aluminum mix) with exterior dimensions for egress accurate on rendering.*

Vice Chair Goldbeck added her comments from the field about potential of any artifacts under the floor. Mr. Borges explained they excavated 13 feet below and found there were very deep footings, clean engineered and compacted soil and a three inch rat concrete slab over with no soil underneath that. Ms. Gonzales reported witnessing this in her site visit.

Chair Hatwig added to Ms. Gonzales' list that they return to how the vertical marquee on the side of the building was attached based on Commissioner Simmons comments and that additional historic photos for comparison. The applicants offered to bring two options (with and without the marquee) to the presentation for approval.

Commissioner Sponsler wanted to make sure the Hardy's sign would be rewired for illumination in final presentation.

No additional comments from Public or Commissioners.

VI-D ID 21-23471 Review and make recommendation to City Council regarding request for naming of future City Facility, as required by Fresno City Council Resolution 2020-272, regarding the life history of Jerry DeYoung who is being considered/nominated to have a proposed park named in his honor, generally located at the Northwest corner of Armstrong and Dakota, Fresno, CA 93727, in Tract 6100 Outlot C.

Sponsors: Historic Preservation Commission

7:14 PM

Historic Specialist, Alicia Gonzales, read a summary of the Staff Report and introduced Brandon DeYoung (son of Jerry DeYoung and applicant) and Paula

DeYoung (wife of Jerry DeYoung).

Mr. DeYoung said his father recently turned 70 years old this year and he and the family wanted to do something positive for him after he was such a huge influence on the community and provided shelter to countless families over the years.

He explained where the pocket park would be located (Armstrong and Dakota) and showed the added raceway for kids on the rendering. Mr. DeYoung explained that his father is a racecar and exotic car enthusiast and that this was a special way to tie that into the design.

Commissioner Halajian said that as a small business owner, he is in awe of a company that has stayed strong after three generations. He said he felt it was appropriate to name the park after Jerry DeYoung.

On motion of Commissioner Halajian, seconded by Commissioner Roper, the above item be Approved by a Roll Call Vote at 7:28 PM. The motion carried by the following vote:

Aye: Roper, Hatwig, Goldbeck, Halajian, Simmons, Sponsler

Absent: Rocha

Status: 6 – 0 – Pass

- VI-E ID 21-23126 WORKSHOP** – informational presentation by applicant regarding the mitigation and interpretation plan for the Casa De Fortuna Building Permits No. B18-01277, B18-01278, , B18-01279 & B21-01173 located at 5870 W. Santa Ana, Fresno, CA 93722, and situated near the Jose (Garcia) Brewer Adobe building located at 5901 W. Shaw Avenue, Fresno, CA 93722, HP #227 (APN 510-04-038).

7:29 PM

Historic Specialist, Alicia Gonzales, read a summary of the Staff Report and introduced the applicant, Rick Ransom (structural engineer).

Mr. Ransom said the building was in poor condition and that the purpose of the project is to demolish the existing building and pay tribute to the past. He

talked about calling the Club House (Brewer building) the Coffee House as a tribute to the name. He said the elements have been hard on the adobe and the roof was worse.

When looking at the drawings, Mr. Ransom showed the Commission where a small monument is located near the fire pit outside the Brewer building. He said they are discussing a granite memorial or a light box with photos. He added that they also want to do something inside the building to memorialize the building itself.

Mr. Ransom reported not knowing much about the historic building or the namesake, but that he'd like to work with the HPC and Staff for more information on the history, direction on the demolition, approach to permitting, and thoughts on concept of the the building/memorial.

Chair Hatwig suggested the Architectural Review Subcommittee visit the site with Staff and the owner to see the shape of the existing building and provide their insight. Mr. Ransom suggested their architect, Ian Robertson, join the site visit.

Alicia Gonzales said she's send the Committee pictures from her previous site visit. She said in her opinion the building is in disrepair and ready to be condemned with walls down, floors gone, roof caving in, and looting to make matters worse.

Commissioner Roper informed the Commission she documented the building in the 1990s and submitted around 100 black and white photos and Mr. Ransom said that those would be a treasure.

Commissioner Halajian and Mr. Ransom discussed the V shaped building's location will be the same as the two offset rectangular originals.

Commissioners Simmons and Roper recalled changing the name to Jose (Garcia) Brewer building to include the entire name of the namesake.

Commissioner Simmons asked how long the owner has had the property before the adobe building was in it's current state, however Mr. Ransom said he only joined the project a couple weeks ago and unsure. Commissioner Simmons felt someone purchased a historic property and allowed it to fall int disrepair without caring for the property or securing it from looting.

Mr. Ransom said there was a chain link fence but that it didn't help from looters.

Commissioner Sponsler reported this was the last adobe building on the registry when the second (formerly located at Grantland and Barstow) was lost.

Commissioner Sponsler asked Mr. Ransom how the general public would be able to view the memorial/tribute if it is located in the middle of an apartment complex that appears to be a gated. Mr. Ransom was unaware of the gate and would get back to HPC with an answer to his question.

Chair Hatwig said that the last thing we want is to demolish a structure unless necessary so the subcommittee's visit is important if there is unique or creative way for preservation.

Mr. Ransom added that the most recent earthquake caused part of a wall to crumble due to instability of current state.

No additional comments or questions from Commissioners or Public.

VI-F ID 21-23499 REVIEW AND COMMENT regarding the re-roofing project for the Harvey Swift Home (currently Lisle Funeral Home) located at 1605 L Street, Fresno, CA 93721, HP #150 (APN 466-14-108), Permit Application No. B21-09711, pursuant to Fresno Municipal Code Section 12-1617.

Sponsors: Historic Preservation Commission

7:50 PM

Historic Specialist, Alicia Gonzales, read a summary of Staff Report.

Chris Gray, manager of Lyle Funeral Home, on behalf of the property owner, said that they wanted to replace the roof of their property before the next rainy season. Maintenance has been deferred and the funds are available to do the project now. He explained to the Commission which buildings on the parcel were in the scope of work.

Chair Hatwig asked about the color choices and the Commission reviewed Georgetown Gray and Moire Black.

Based on the existing color of the building (white), the Commissioners suggested the lighter option.

Commissioner Halajian suggested Weathered Wood, a darker gray, would be a good option and the Commissioners agreed Georgetown Gray and Weathered Wood were the best options.

Chair Hatwig said he was glad they were able to make sure the material and color was appropriate.

VI-G ID 21-23500 REVIEW AND COMMENT regarding the soft internal demolition permit for Bixler Vapor Dry Cleaning Company Building (currently The Hardison) located at 2049 Broadway, Fresno, CA 93721, HP #313 (APN 459-29-603), Permit Application No. B21-1154, pursuant to Fresno Municipal Code Section 12-1617.

Sponsors: Historic Preservation Commission

Historic Specialist, Alicia Gonzales, read a summary of the Staff Report.

Chair Hatwig said that while this building was only required to come to HPC for exterior improvements, he felt it was important to bring this to the Commission to get in the habit of making sure both interior and exterior demolition receives it's due process. He added that he didn't see any significant issues with the proposed interior work.

Ms. Gonzales said that the building department labels this project as "soft demo" because no major walls are being removed and there will only be small internal changes.

Commissioner Halajian asked for clarification on the windows in the storefront. When it was previously brought to the Commission they were told they were going to replace the storefront on the second level with steel sash, and the commissioner wanted to know if this was part of the current plan. Ms. Gonzales did not believe that this was part of the current scope of work but will look into it.

Assistant Director, Mike Sanchez, agreed with the recollection of the commissioners and added that the previously approved plan included 25 units, however this has been reduced to 15 or 16 units. He noted that he was glad Chair Hatwig brought this item to the Commission because he wanted to make sure the "soft demo" doesn't cause any damage that would prevent the ultimate rehabilitation of this historic structure that the Commission has put so much time and energy into. He said that they can schedule another site visit if the

Commission would like and that Staff would follow up at next meeting, if necessary, since the future plans have changed and the applicant is not present at the meeting.

Assistant Director Sanchez said he is currently working with Staff on the approval of reducing units, but wanted to make sure it is in keeping with what hte Commission approved last year.

Commissioner Sponsler asked the reason for the reduction in units and Assistant Director Sanchez thought that hte structural work proposed became costly and they wanted to stay with the existing footprint, rather than the previously mentioned addition. Again, he said they can ask the applicant and report back to the Commission.

Commissioner Halajian noticed that it looks like all new storefront if the elevations are accurate and it didn't appear to be steel stash. .

Chair Hatwig said they wanted to make sure the information given to them is consistent with prior approvals that are on record.

Commissioner Halajian also recalls a canopy above the first level that is no longer on the current drawing which was on the previous presentation and Chair Hatwig agreed, wondering if it had to do with it hanging in the public right of way.

Chair Hatwig said they needed to look at the documents that were previously approved and if there are any changes with the current application then they need to be addressed.

He summed up the Commission's comments with making sure the applicant is consistent with prior approvals on the exterior and for the interior there were no major issue, especially with keeping more walls intact.

Vice Chair Goldbeck recalls visiting the site about two years ago and scraping the walls to discover original facade that could be restored and Chair Hatwig agreed. Vice Chair Goldbeck thought this would help Staff with their search.

Ms. Gonzales asked if the Architectural Review Subcommittee wanted to go to the site, but Commissioner Halajian didn't think it was necessary for the interior. As for the exterior, they want to know what the proposed changes are from the last time it came to the Commission.

Commissioner Sponsler asked if the exterior could pay tribute to the original design but Chair Hatwig didn't think adding more requirements to an approved facade might cause issues but that he liked the idea.

No additional comments or questions from Commissioners or Public.

Chair Jason Hatwig asked Staff to clarify which items on the agenda were going to be action items and Assistant Director Mike Sanchez explained that only VI-D would need a motion.

VII CHAIR PERSON'S REPORT

VIII UNSCHEDULED ITEMS

8:17 PM

Commissioner Simmons asked for an update on the proposed district priority list. Staff stated they have a list of the proposed districts and recently found the last time the list was prioritized. Commissioner Simmons did not want a list of the proposed historic districts in no particular order, but preferred a summary of what was already prioritized at the same time.

Commissioner Simmons asked for an update on the missing abacus and Alicia Gonzales said Citibank reports locating portions of damaged parts that were removed in error during routine cleaning of the abacus and that they would be at either the October or November HPC meeting with their proposed restoration.

Commissioner Simmons asked Staff about any changes to report on Council member Arias' ordinance amendment. Assistant Director Sanchez said that it was going to cover anything 50 years or over is a historic resourced, placing a tremendous burden on the Commission and Staff. For perspective, he said they typically process 8-9,000 building permits per year and about 1500-2000 would probably come to the Commission due to

the age of the structure. The intent of the amendment is to protect the resources on the register and provide more notification and involvement to the neighborhood.

Senior Deputy City Attorney, Rina Gonzales reminded Assistant Director Sanchez that the At Risk Permit option has been removed. He elaborated that no longer can someone receive an At Risk Permit for a historic resource. They have to go through the entire process before they can start, referencing Liberty Theater as an example.

Commissioner Sponsler voiced concern this HPC unable to touch locations he believes would be wonderful additions to the registry but we haven't had time to get to them and in the meantime, there's nothing stopping someone from bulldozing them. He interpreted the amendment to return to language that supports this situation and believes the City's FAASTER program does not catch items that come through.

Assistant Director Sanchez addressed the FAASTER system, stating that all historic resources (over 300) have been flagged in their system and will be routed to Alicia Gonzales for review. Staff has double checked the system set in place and not only individual properties, but a several other locations that fall within the historic districts or proposed historic districts as well have the same settings. Unless Staff is made aware of a location that should be flagged, it may slip through the cracks.

Commissioner Sponsler referenced the Pop Laval Home that is not in a historic district but is unique and should be added to our register.

Alicia Gonzales asked Senior Deputy City Attorney Rina Gonzales to introduce our new counsel. Rina Gonzales said Mary Raterman-Doidge would be taking her place in this Commission next month as she will start working with the Planning Commission. She added that it has been a pleasure working with everyone and appreciates the passion and commitment to the City of Fresno that this Commission has.

Senior Deputy Attorney, Mary Raterman-Doidge said she has been with the City Attorney's office for about eight years and has advised on the Planning Commission in the past. She said that if someone has questions or issues to email her and she would be happy to help.

Chair Hatwig thanked Rina Gonzales for her assistance and welcomed Mary Raterman-Doidge to the team.

Chair Hatwig did not receive any unscheduled items by the Public.

Members of the Commission

Staff

General Public

IX NEXT MEETING

October, 25, 2021

X ADJOURNMENT

Chair Hatwig adjourned the meeting at 8:29 PM.

2021 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE

**JANUARY 25, 2021- 6:00 P.M. MEETING
FEBRUARY 22, 2021- 6:00 P.M. MEETING
MARCH 22, 2021- 6:00 P.M. MEETING
APRIL 26, 2021- 6:00 P.M. MEETING
MAY 24, 2021- 6:00 P.M. MEETING
JUNE 28, 2021- 6:00 P.M. MEETING
JULY 26, 2021- 6:00 P.M. MEETING
AUGUST 23, 2021- 6:00 P.M. MEETING
SEPTEMBER 27, 2021- 6:00 P.M. MEETING
OCTOBER 25, 2021- 6:00 P.M. MEETING
NOVEMBER 22, 2021- 6:00 P.M. MEETING
DECEMBER 27, 2021- 6:00 P.M. MEETING**

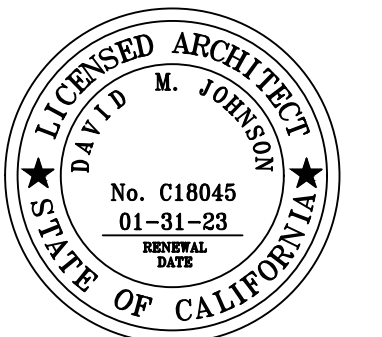
Project:

THE UNIVERSAL
CHURCH
CONVERSION &
MODIFICATIONS
(DEVELOPMENT
PERMIT)
944 Van Ness Ave.
Fresno, CA 93721

Applicant:

No.	Date	Revisions	By

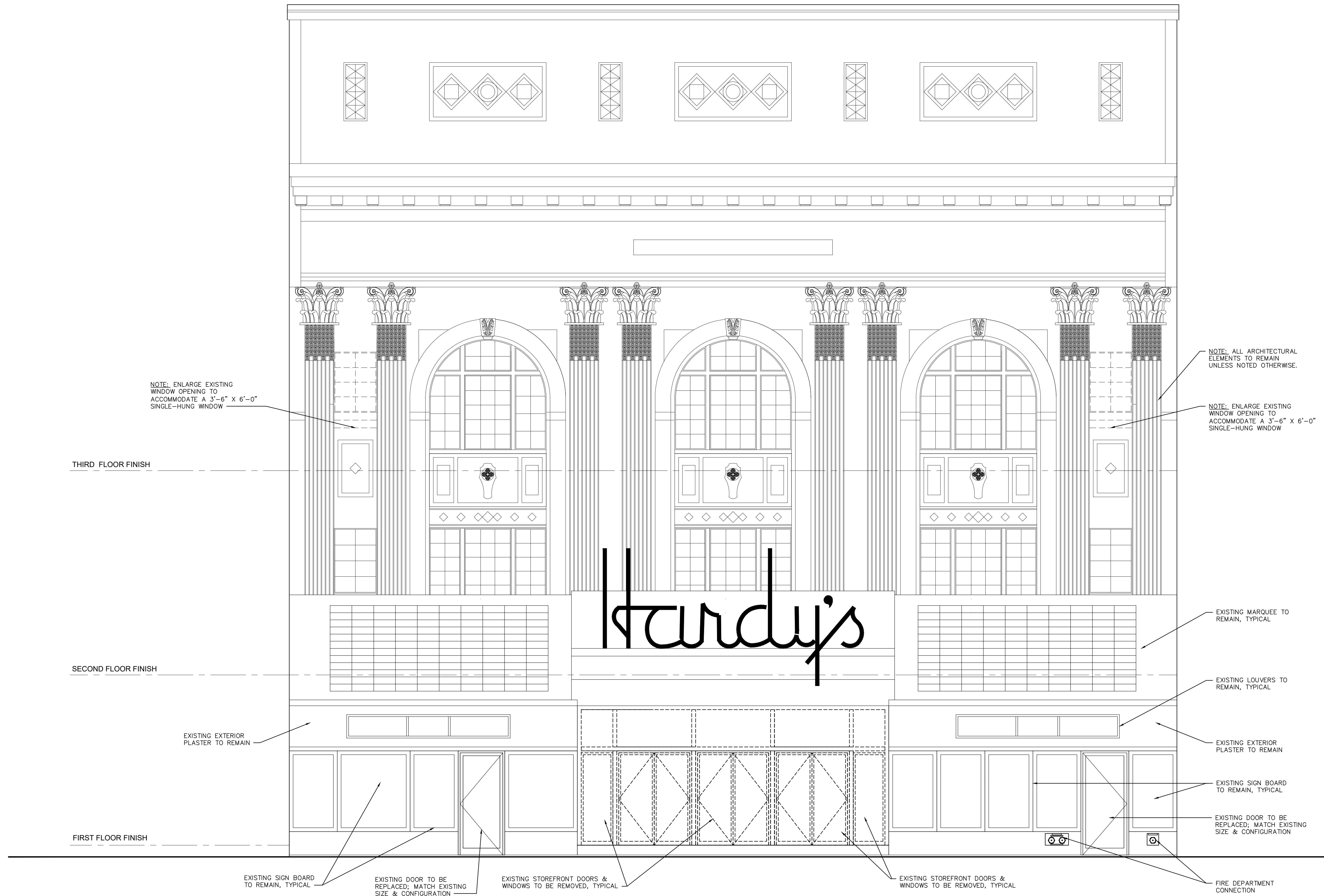
The drawings, specifications, ideas, designs and arrangements represented herein are, and shall remain, the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project other than the specified project for which they have been prepared and developed without the written consent of the architect, David M. Johnson. Visual conflict with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.



Title:

BUILDING
ELEVATION
DEMOLITION

Scale: NOTED	Sheet Number
Design By: DJ	A3.0
Drawn By: CC/JF	
Date: 08.12.2021	



NOTE: ENLARGE EXISTING WINDOW OPENING TO ACCOMMODATE A 3'-6" X 6'-0" SINGLE-HUNG WINDOW

NOTE: ALL ARCHITECTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.

NOTE: ENLARGE EXISTING WINDOW OPENING TO ACCOMMODATE A 3'-6" X 6'-0" SINGLE-HUNG WINDOW

EXISTING MARQUEE TO REMAIN, TYPICAL

EXISTING LOUVERS TO REMAIN, TYPICAL

EXISTING EXTERIOR PLASTER TO REMAIN

EXISTING SIGN BOARD TO REMAIN, TYPICAL

EXISTING DOOR TO BE REPLACED; MATCH EXISTING SIZE & CONFIGURATION

FIRE DEPARTMENT CONNECTION

EXISTING EXTERIOR PLASTER TO REMAIN

EXISTING SIGN BOARD TO REMAIN, TYPICAL

EXISTING DOOR TO BE REPLACED; MATCH EXISTING SIZE & CONFIGURATION

EXISTING STOREFRONT DOORS & WINDOWS TO BE REMOVED, TYPICAL

EXISTING STOREFRONT DOORS & WINDOWS TO BE REMOVED, TYPICAL

NOTE:
REMOVE ANY METAL BRACKETS, CONNECTORS, ETC. AT FRONT, SIDE AND REAR OF BUILDING.

1 BUILDING ELEVATION DEMOLITION
Scale: 1/4" = 1'-0"

LEGEND:
----- EXISTING TO BE DEMOLISHED

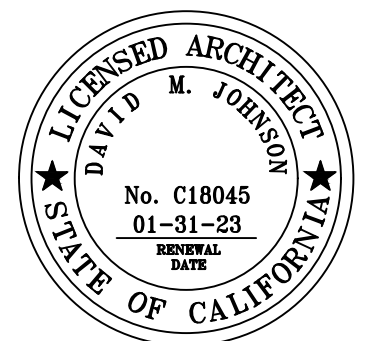
Project:

THE UNIVERSAL
CHURCH
CONVERSION &
MODIFICATIONS
(DEVELOPMENT
PERMIT)
944 Van Ness Ave.
Fresno, CA 93721

Applicant:

No.	Date	Revisions	By

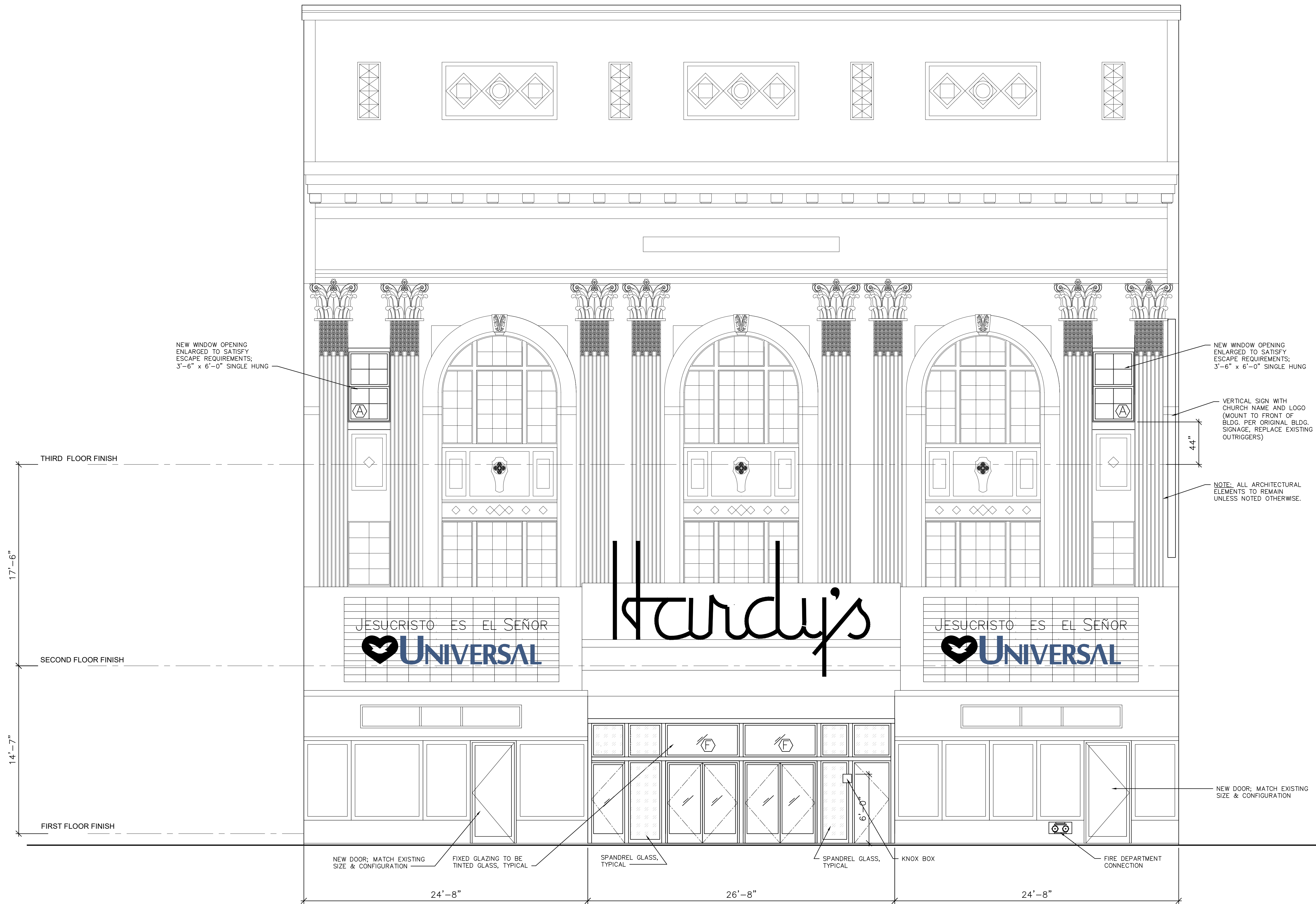
The drawings, specifications, ideas, designs and arrangements represented herein are, and shall remain, the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project other than the specified project for which they have been prepared and developed without the written consent of the architect, David M. Johnson. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.



Title:

REVISED
BUILDING
ELEVATION

Scale: NOTED	Sheet Number
Design By: DJ	A3.1
Drawn By: CC/JF	
Date: 08.12.2021	



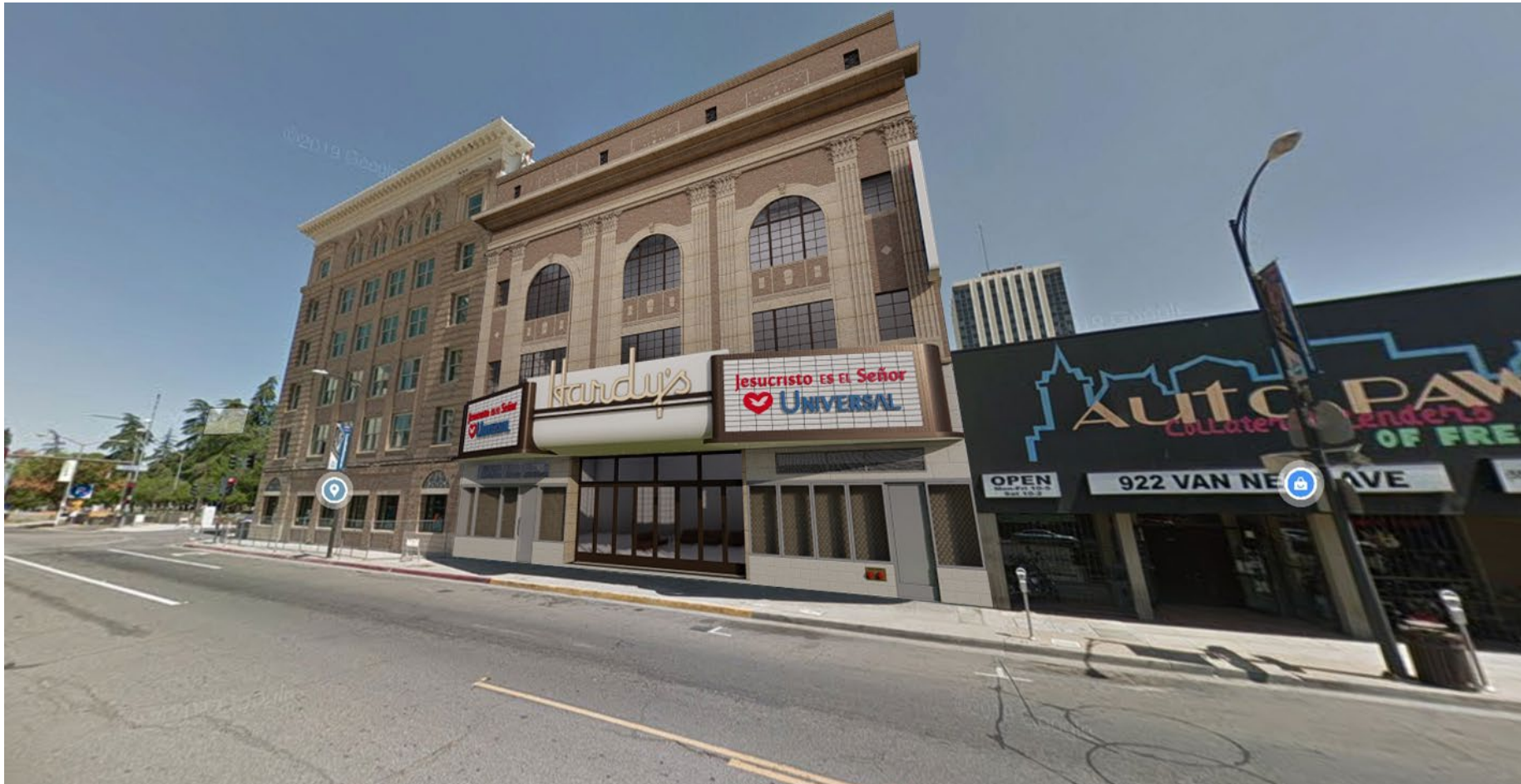
1 REVISED WEST ELEVATION
Scale: 1/4" = 1'-0"

REFER TO WINDOW SCHEDULE, SHEET A5.1



The Universal Church[®]

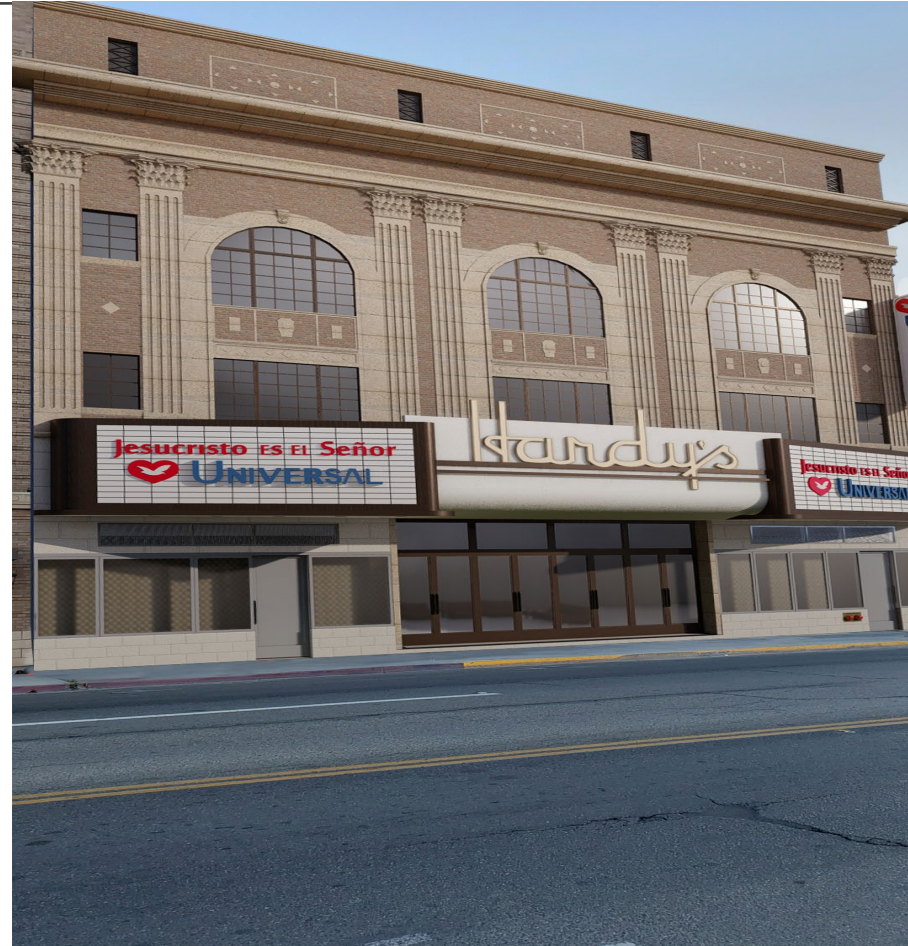
Exterior Rendering





The Universal Church®

Exterior Rendering





The Universal Church®

Exterior Rendering



