

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Agenda

Monday, October 26, 2020

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Vacant; Paul Halajian, AIA; Don Simmons;

C. Kristina Roper, M.A.; Vacant

Staff:

***Mike Sanchez, AICP, MCRP, Assistant Director; Rina Gonzales, Deputy City
Attorney III***

PUBLIC COMMENT:

The following options are available for members of the public who want to attend and/or address the Historic Preservation Commission:

1. Join online webinar on Zoom

a) If you would like to speak on an agenda item, you can access the meeting remotely from a PC, Mac, iPad, iPhone, or Android device. Please use this URL: <https://zoom.us/j/9107185511>

b) Those addressing the Commission must state their name and address for the record.

OR

2. Join by Phone

a) Dial:

US: +1 669 900 9128

Enter Webinar ID: 910 7185 5511

b) Those addressing the Commission must state their name and address for the record.

OR

3. Email

a) Attendees may also email comments to mike.sanchez@fresno.gov to be read during the meeting. Please include the agenda date and item number you wish to speak on in the subject line of your email (e.g., August 31, 2020 – Item A). And, please include your name and address for the record at the top of the body of your email.

b) Emails will be a maximum of 150 words.

c) All comments received will be distributed to the Commission prior and during the meeting and will be a part of the official record.

I. CALL TO ORDER AND ROLL CALL

II. APPROVE MEETING MINUTES

- A. [ID 20-001474](#) Approve Minutes for August 31, 2020.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

- A. None.

V. CONTINUED MATTERS

VI. COMMISSION ITEMS

- A. [ID 20-001471](#) Discuss the recently passed Fresno City Council Resolution directing the Historic Preservation Commission to review the names of all City facilities and provide recommendations regarding any facility named after a controversial historical or cultural figure.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission
- B. Staff
- C. General Public

IX. NEXT MEETING: November 23, 2020, 6 PM.

X. ADJOURNMENT

EXHIBIT A:

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 8 *Resource Name or #: (Assigned by recorder) The Bixler Vapor Dry Cleaning Company Building

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Fresno and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fresno South, CA Date _____ T ____; R ____; ____ of ____ of Sec ____; _____ B.M.

c. Address 2049 Broadway City Fresno Zip 93721

d. UTM: (Give more than one for large and/or linear resources) Zone __, __ mE/ __ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 459-296-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 2049 Broadway, originally known as the Bixler Vapor Dry Cleaning Company Building, is located within a trapezoidal parcel on the southwest corner of Broadway and E Voorman Avenue. The subject property consists of a three-story commercial/industrial building, which takes up the whole of its parcel, with its primary elevation facing east towards Broadway; it sits at street level. This building was constructed in 1920 of brick. The brick is clad with stucco. It has a trapezoidal plan. The roof is flat with a surrounding parapet. Original multi-paned steel windows remain on the third story of the primary (east) elevation and on the second and third stories of the side (north) elevation. The remaining windows are non-original and consist of large metal-framed fixed windows or small metal sliding and single-hung windows. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building; HP8 Industrial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) March 20, 2019

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

1920, Original Building Permit Record

*P7. Owner and Address: Steven Michael & Kelly R. Hardison
P.O. Box 11503
Fresno, CA 93773

*P8. Recorded by: (Name, affiliation, and address) Laura Groves van Onna
Historic Preservation Specialist
City of Fresno

*P9. Date Recorded: May 7, 2019

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Evaluation of 2049 Broadway for the City of Fresno Local Register of Historic Resources

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) The Bixler Vapor Dry Cleaning Company Building *NRHP Status Code 5S3
 Page 2 of 8

B1. Historic Name: The Bixler Vapor Dry Cleaning Company
 B2. Common Name: _____
 B3. Original Use: Commercial/Industrial B4. Present Use: Commercial/Industrial/Residential
 *B5. Architectural Style: None
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 According to the original building permit record, this industrial building was constructed in 1920. A one-story caretaker's studio was constructed within the rear portion of the rooftop of the building in 1940.
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features:
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme Early 20th Century Commercial and Industrial Development Area Lowell Neighborhood

Period of Significance 1920-1956 Property Type Industrial – Industrial Loft Applicable Criteria Local Register Criteria i and iii (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Bixler Vapor Dry Cleaning Company Building is located on Block 2 in the Central Addition, which was surveyed and platted in 1887. It is located in what is now known as the Lowell Neighborhood. According to the original building permit record, this commercial/industrial building was constructed in 1920. A one-story caretaker's studio was constructed within the rear portion of the rooftop of the building in 1940.

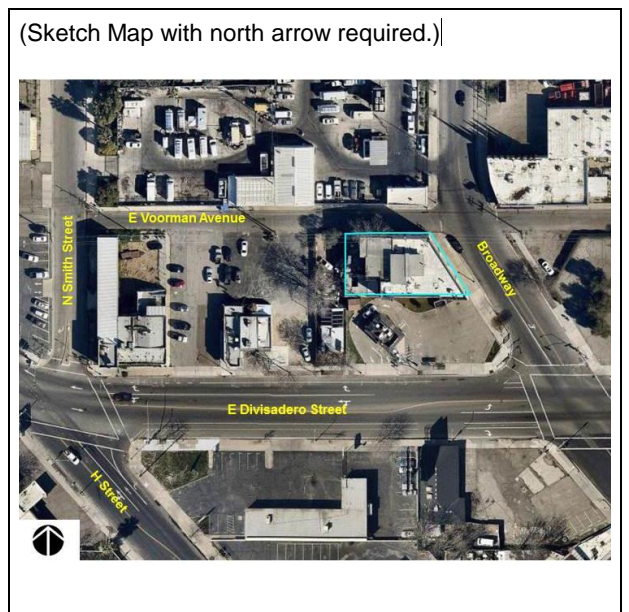
The subject property was originally constructed for the Bixler Vapor Dry Cleaning Company, founded by W.L. Bixler and his son L.B. Bixler in 1914. William Lincoln Bixler was born on February 23, 1865 in Pennsylvania, married, and arrived in California in 1893. His wife Grace H. Bixler was born c. 1875 in Ohio, where their son L.B. was born as well c. 1889. W.L. passed away at the age of 68 on April 11, 1933. At the time of his death, L.B. was serving as president of the Fresno Cleaners' and Dyers' Association and continued to manage the business they had established. He continued to advertise for the business which operated until at least 1956, marketing to Fresno residents as well as those of communities such as Del Ray, Parlier, and Reedley. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 Building Permit Records
 City and County Directories
The Fresno Bee
 Fresno County Assessor
 Fresno County Recorder
 Sanborn Fire Insurance Maps
 Survey Forms for 2049 Broadway Prepared February 2008 by Andrea Galvin & Jennifer Krintz
 SurveyLA, "Industrial Development, 1850-1980," 2011, rev. 2018
 U.S. Census Records

B13. Remarks:
 *B14. Evaluator: Laura Groves van Onna
Historic Preservation Specialist, City of Fresno
 *Date of Evaluation: May 7, 2019

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building

Page 3 of 8

***P3a. Description Continued:** The primary (east) elevation is organized symmetrically. The façade has three bays divided by pilasters, with a storefront entry on the first story for each bay. The pilasters are clad with ceramic tile along the first story. The storefronts are enclosed and obscured by stucco, wood paneling, and metal security bars; each storefront entry is covered by a metal security door. The second and third stories within the central bay each consist of two sets of paired windows. The second and third stories within each side bay consist of a group of three windows.

The rear portion of the third floor has a sheltered, but open-air patio; it is partially covered by a wood-framed awning. A one-story caretaker's studio was constructed within the rear portion of the rooftop of the building in 1940. It was constructed of wood frame, is clad with vertical wood paneling, has a low-pitched roof, and consists of large fixed windows along its facades. A sliding glass door centrally located along its north façade provides access to the roof. A portion of the third floor is open to this rooftop addition, thereby creating a double-height ceiling for natural light to filter down. In addition to the windows along the elevations of the building, another source of natural light is a pitched, steel-framed skylight with chicken wire glass.

Apparent alterations include replacement windows, painted and stuccoed brick, and a small rooftop addition.

***B10. Significance Continued:** Following a period of vacancy, the building located at 2049 Broadway was adaptively reused for the Broadway Fair Appliance and Furniture Company by 1969. John Garofoli and Vic Antonino, the owners of the company leased the space at 2049 Broadway from property owner Ewell Peden. Peden was a licensed general building contractor in Fresno, primarily for residential properties; by 1970, he had placed himself in the running for political office in the 32nd Assembly District but ultimately withdrew. Photos of Garofoli and Antonino were frequently featured in a plethora of advertisements promoting Broadway Fair, in addition to a rendering of the building located at 2049 Broadway with its recognizable three-story, three-bay facade.

City and county directories reveal that Roy Maxwell (Max) and Vivian Hardison were operating their printing and publishing business, Mid-Cal Publishers, at 2049 Broadway no later than 1979. That same year, Hardison applied for a change of occupancy at the building from Commercial to R-3 (Residential). The Hardison family began living on the third floor of the building and operating their business out of the storefront on north end of the primary (east) elevation on the first floor. Mid-Cal Publishers was periodically noted for their reprinting of historically significant works that had gone out of print such as the 1891 Atlas of Fresno County, the Historical Atlas Map of Sonoma County, "Pioneer Days in California" by John Carr, and "The Years Between" by Brooks D. Gist. Steve Hardison, son of Max and Vivian Hardison, currently operates the printing and publishing business. Prior to taking over the family business, he was a National Pole Vault Champion in the early to mid-1970s and qualified for the 1976 U.S.A. Olympic Trials.

Most of the commercial development within the Lowell Neighborhood is located along or adjacent to E Divisadero Street. And, most of these properties were constructed between 1930 and 1960 – making the subject property, constructed in 1920, one of the earliest commercial buildings constructed in what was and still remains a predominantly residential neighborhood. The Bixler Vapor Dry Cleaning Company Building located at 2049 Broadway provided a service to this surrounding neighborhood, city, and region – offering pick-up and delivery as well. The building consisted of commercial and industrial uses, as it facilitated interaction with customers and cleaning operations.

CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building

Page 4 of 8

***B10. Significance Continued:** Its commercial influence is illustrated in the building's design through its storefronts along the first story of the primary (east) elevation, and its industrial influence is illustrated by the brick construction and the fenestration of multi-paned steel windows along the upper stories. The building is also located one block east of H Street, historically known as an industrial corridor, and it may have contributed to the influence in design.

The Bixler Vapor Dry Cleaning Company Building identifies most with the Industrial – Industrial Loft property type. Character-defining features include brick construction, at least three stories in height with vertical emphasis, storefronts along the first story, multi-paned steel windows along the upper stories, and generally open floor plans on the upper stories. The intention of this property type design was to create a factory environment that would provide lighting, ventilation, and protection from fire and vibration within a limited amount of space. The Industrial – Industrial Loft property type was developed in the late 19th and early 20th centuries and was predominant in construction between 1900 and 1960.

The current property owners intend to rehabilitate the property while retaining and restoring the historic character of the commercial/industrial building, with the assistance of the California Historical Building Code and with the opportunity to receive potential relief from City of Fresno property development standards.

Eligibility

The subject property located at 2049 Broadway was previously evaluated in 2008 through the "North Park Area Historic Context and Property Survey" prepared by Galvin Preservation Associates Inc. for the City of Fresno. The property did not appear to be eligible for National, California, or Local Register listing through this survey evaluation.

Upon further research, the property located at 2049 Broadway, originally known as the Bixler Vapor Dry Cleaning Company Building, is eligible for listing in the City of Fresno's Local Register of Historic Resources. The property is greater than 50 years of age and possesses integrity of location, design, feeling, and association (FMC 12-1607). Additionally, it is significant under Local Register Criterion i because it is associated with early 20th century commercial and industrial development in the Lowell Neighborhood in Fresno and Criterion iii because it has distinction as an Industrial – Industrial Loft property type.

CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building

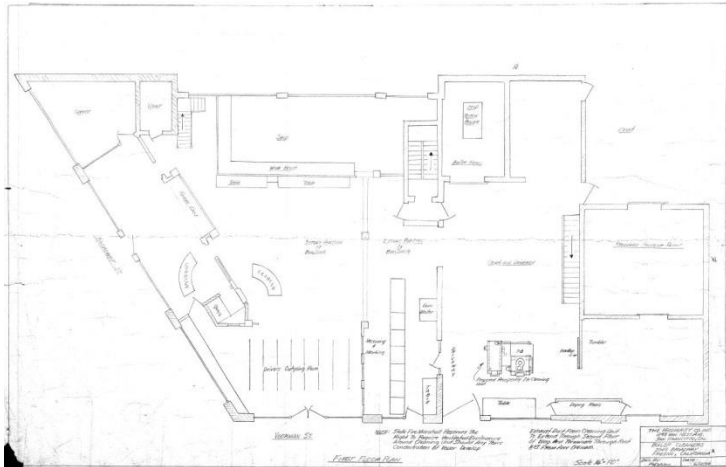
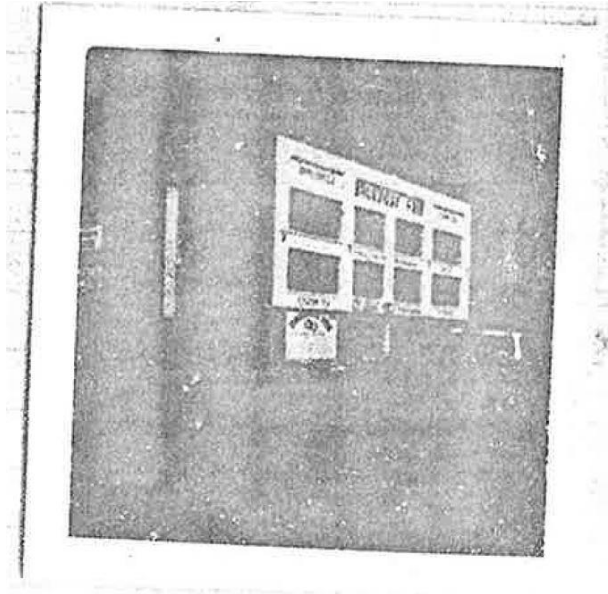
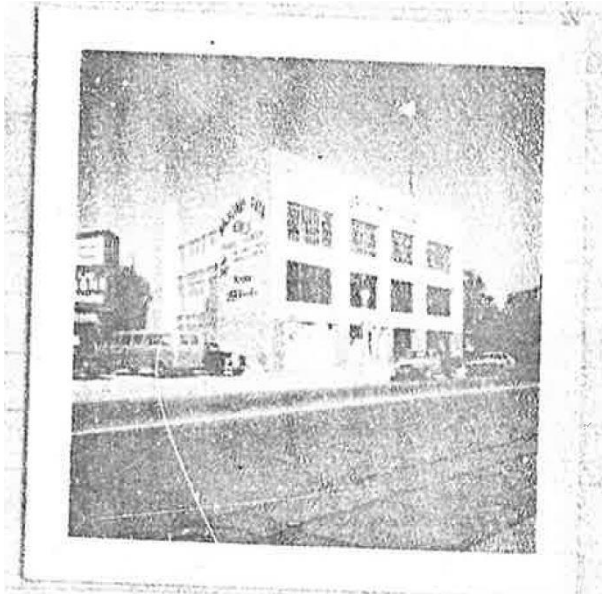
Page 5 of 8



CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building

Page 6 of 8



CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building
Page 7 of 8

EVERYONE GOES TO FARMERS MARKET
Handy for you to get **BIXLER'S** OF FRESNO PROVEN BETTER
SANITONE CLEANING AT NO EXTRA COST!

On Aisle at Entrance No. 2 on Tulare

THERE'S A JOB FOR **BIXLER'S!**

SUMMER PERSPIRATION REMOVED IN DRY CLEANING PROCESS, TOO, WITH BIXLER'S SANITONE!

2049 BROADWAY
Farmers Market at Fresno
Aisle No. 2—see Tulare

REEDLEY RESIDENTS
YOU CAN DEPEND ON A PIONEER FOR THE BEST IN YOUR CHEAPEST NECESSITY—DRY CLEANING

Bixler's

Pick up and Delivery Service on Tuesdays and Fridays
Bixler's, 2049 Broadway
Fresno—Phone 2-7184

Special for **KIDS!**

In February bring in 25 hangers and dad's suit and get \$50 for the hangers. This is more than the new cost of the hangers. Start the new year with a brand new suit. Clean up dad with our small Sanitone Cleaning and collect on the hangers. Bring good hangers tied to 25¢ (books all facing the same way). Scout up your hangers today. Kids' Room and Dad can play this game, too, on ladies' and men's suits only.

PHONE 2-7184
for Fresno and County Delivery:

Bixler's

Plant Office
2049 Broadway

PARLIER RESIDENTS!
YOU CAN DEPEND ON A PIONEER FOR THE BEST IN YOUR CHEAPEST NECESSITY—DRY CLEANING

Bixler's

Pick Up and Delivery Every Tuesday and Friday
Bixler's, 2049 Broadway
Fresno—Phone 2-7184

DEL REY RESIDENTS!
YOU CAN DEPEND ON A PIONEER FOR THE BEST IN YOUR CHEAPEST NECESSITY—DRY CLEANING

Bixler's

Pick up and Delivery Service on Mondays and Thursdays
Bixler's, 2049 Broadway
Fresno—Phone 2-7184

Ewell Peden



LAST 4 DAYS
Thurs., Fri., Sat. & Sun., JUNE 10, 20, 21, 22

BROADWAY FAIR
APPLIANCE...FURNITURE

SCRATCH & DENT SALE

WESTINGHOUSE APPLIANCES

REDUCED PRICES ON FURNITURE TOO!

BROADWAY FAIR
APPLIANCE...FURNITURE

BROADWAY FAIR
APPLIANCE...FURNITURE

Our lowest price ever for giant 23" console

ZENITH COLOR TV

\$478

BROADWAY FAIR
APPLIANCE...FURNITURE

BROADWAY FAIR
APPLIANCE...FURNITURE

ONE DAY SALE

WASHER \$148
WASHER \$168
WASHER \$198
DRYER \$98
DRYER \$138
WASHER \$198
WASHER \$224

GAS RANGES \$148

FREEZER \$148

BROADWAY FAIR
APPLIANCE...FURNITURE

BROADWAY FAIR
APPLIANCE...FURNITURE

Westinghouse

RCA

HUGE REDUCTIONS!
BIG FURNITURE SALE NOW GOING ON

ZENITH

BROADWAY FAIR
APPLIANCE...FURNITURE

OPEN TOMORROW — SUN. 12 TO 5 PM

EXHIBIT B:

APPL. NO. P20-01149 EXHIBIT O DATE 05/08/2020
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

March 8, 2020

Operational Statement

2049 Broadway
Mixed use improvement plans

This Operational Statement has been prepared for the City of Fresno regarding the improvement plans for 2049 Broadway.

Site Address: 2049 Broadway Fresno CA 93721
APNs: 459-29-603
459-29-602
Council District: 3
Existing Zone district: NMX (Neighborhood Mixed Use)

Describe, in detail, the proposed use(s)

The proposed use is a mixed-use commercial and residential. The first floor will contain approximately 6,000 square feet of approved office/commercial use for lease. The second, third and fourth floors will be a mix of studio and one-bedroom apartment units for rent. Total residential units:

- 2nd Floor: (3) studio, (6) one-bedroom, and (1) two-bedroom
- 3rd Floor: (3) studio, (6) one-bedroom, and (1) two-bedroom
- 4th Floor: (3) studio, (3) one-bedroom

Total units: 26

The commercial use is slated to be 500 square feet of print shop, approximately 1,268 square foot laundromat, 1,077 sq ft restaurant, and 1,743 sq ft of professional office. There have been a number of professional businesses that have expressed interest, but further talks cannot proceed until ownership is able to submit building plans.

For APN 459-29-602, there is an existing structure presently on site. This structure will be demolished and used for parking.

Ownership is currently seeking a cross-access agreement for additional parking from nearby property owners.

Detail the hours of operation

Commercial hours of operation will be standard business hours for approved business activities consistent with zoning.

Number of employees

There will be no full time 2049 Broadway Partners employees on site. The commercial tenants will have employees as necessary.

Detail the expected daily visitors/customers

As typical of permitted commercial use for the first floor. Residential use is expected to be used by occupants.

Describe any delivery activity

At this time, there is not any significant delivery activity expected. The first floor commercial is expected to be largely office/professional use. Residential use/deliveries as typical.

Describe the property management

2049 Broadway will be professionally managed for leasing, showings, cleanliness, and property maintenance.

Historical

This property went before the Historic Preservation Commission on June 20, 2019 and was approved. 2049 Broadway Partners was agreeable to the terms and design recommendations to maintain the historical aspects of the building in its forthcoming construction.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE INCORPORATED OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED.



Keyed Elevation Notes

- 1 ALUMINUM CENTER LOADED STOREFRONT (KANNEK "TRI-FAB" 451 SERIES 2' x 4 1/2') WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 2 STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 3 EXISTING MASONRY WALL.
- 4 6SM PARAPET CAP FLASHING. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 5 METAL PANEL SYSTEM. REFER TO DETAIL FOR PATTERN LAYOUT AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 WALL MOUNTED LIGHT FIXTURE AT 80" MIN A.F.T. / LANDINGS. REFER TO REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 FUNCTIONING METAL ARTWORK UNDER SEPARATE PERMIT.
- 8 MARQUEE SIGN UNDER SEPARATE PERMIT.
- 9 STEEL PIPE GUARDRAIL @ 42" ABOVE FINISH FLOOR. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 10 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) w/ WIRE MESH w/ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) w/ SHEATHING. PROVIDE 6SM KEEP SCREED AT BASE (TYP). REFER TO COLOR-MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY w/ LATEST CBC CHAPTER 25.
- 11 EXPANSION JOINT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 12 STANDING SEAM METAL ROOFING.



1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642
559.485.9081
www.itarch.com

Project
The Hardison
2049 Broadway
Fresno, California 93721

Owner
AYC Construction
7638 N. Ingram Avenue
Suite #210
Fresno, California 93711

Publishing Status	
Schematic	
Design Develop't	
Site Plan Review	03/25/20
Bidding	
Plan Check	

Revisions	
▲	
▲	
▲	
▲	
▲	

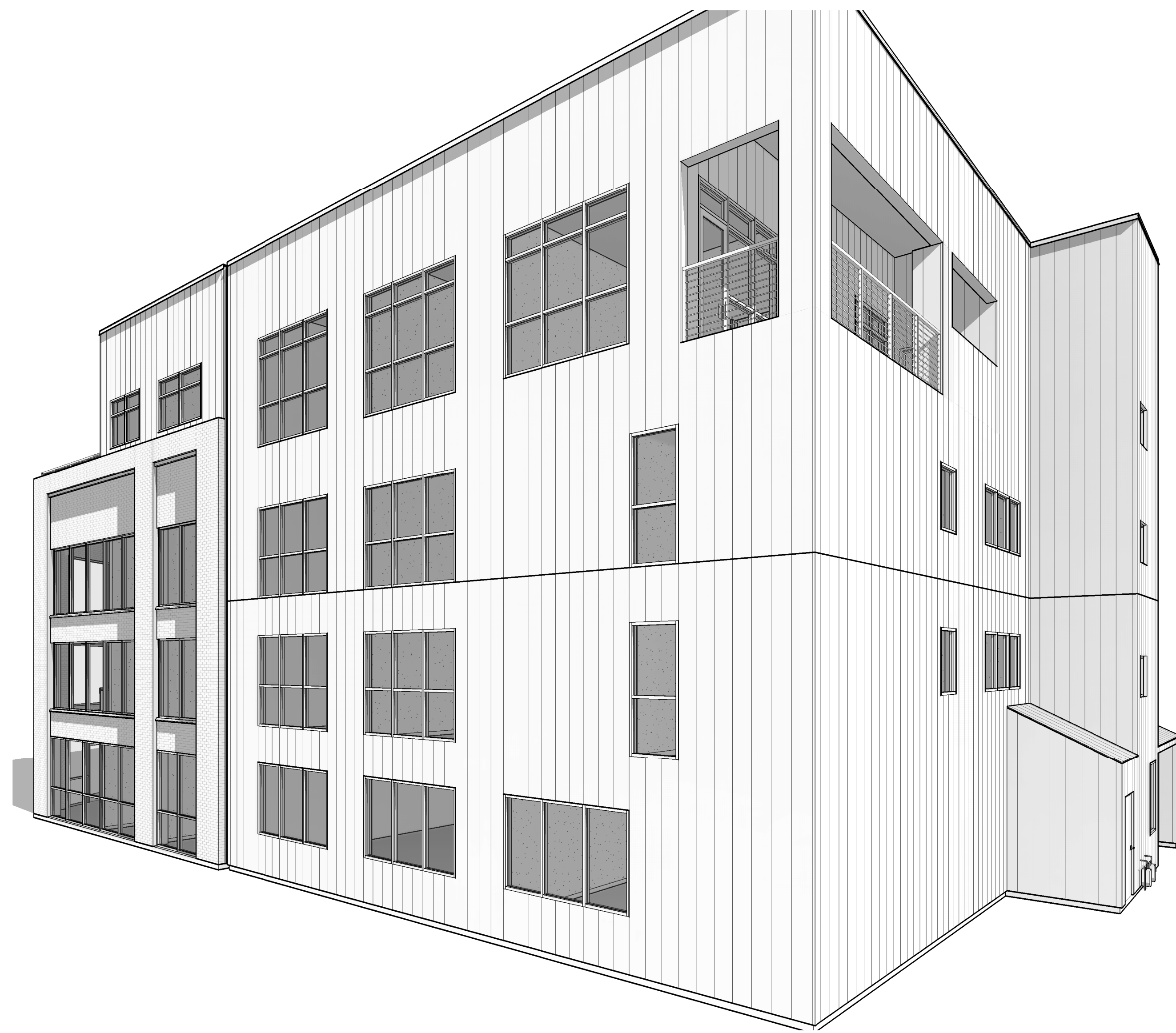
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Project Manager	IAN ROBERTSON
Project Number	18-024
Sheet	A-3.0



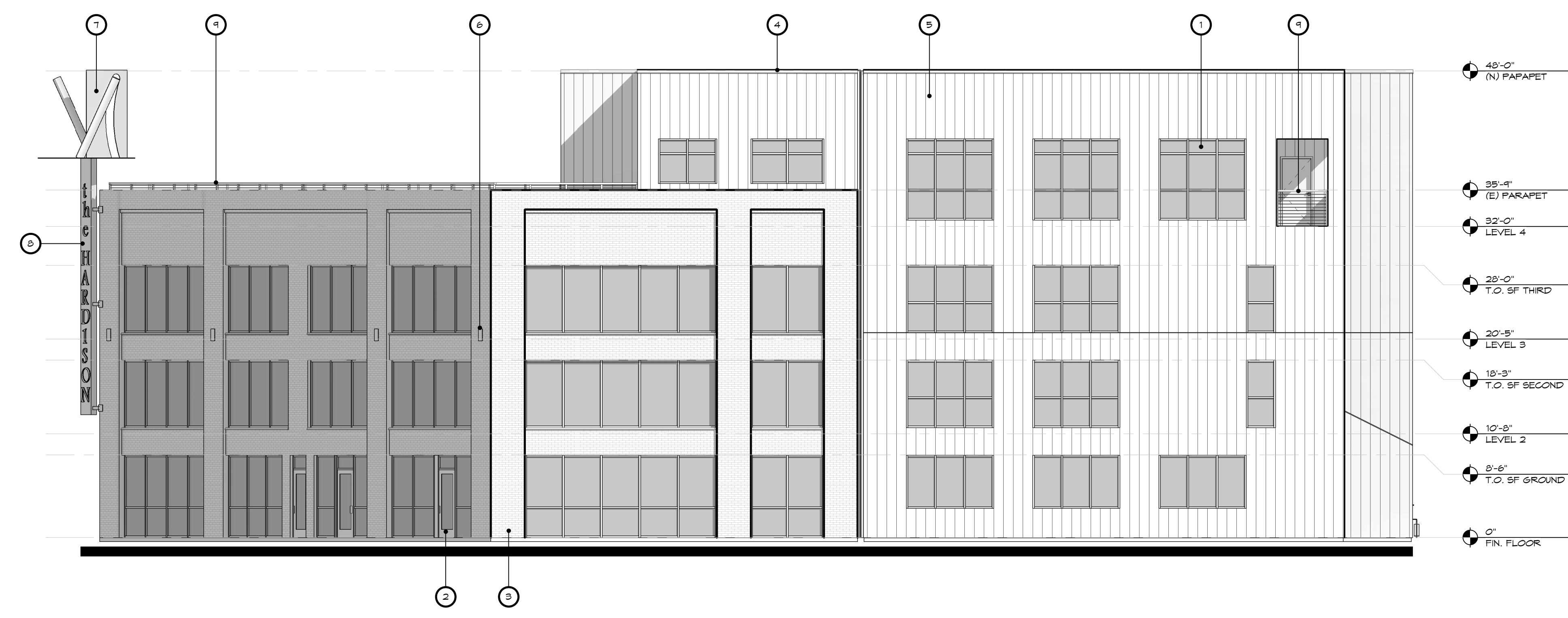
APPL. NO. P20-01149 EXHIBIT E-1 DATE 05/06/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

Exterior Elevations

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE INCORPORATED OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED.



West 1
1/8" = 1'-0"



North 2
1/8" = 1'-0"

Keyed Elevation Notes

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- 3 EXISTING MASONRY WALL.
- 4 GSM PARAPET GAP FLASHING. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 5 METAL PANEL SYSTEM. REFER TO DETAIL FOR PATTERN LAYOUT AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 WALL MOUNTED LIGHT FIXTURE AT 80" MIN. A.F.F. / LANDINGS. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 FUNCTIONING METAL ARTWORK UNDER SEPARATE PERMIT.
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- 11 LOCATION OF DOOR AND FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 12 STANDING SEAM METAL ROOFING.
- 13 GAS METERS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

APPL. NO. P20-01149 EXHIBIT E-2 DATE 03/09/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



1465 North Van Ness Avenue
 Fresno, California 93728
 559.442.4642
 559.485.9081
 www.itarchinc.com

Project
 The Hardison
 2049 Broadway
 Fresno, California 93721

Owner
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 Suite #210
 Fresno, California 93711

Publishing Status	
Schematic	
Design Develop'm't	
Site Plan Review	03/25/20
Bidding	
Plan Check	

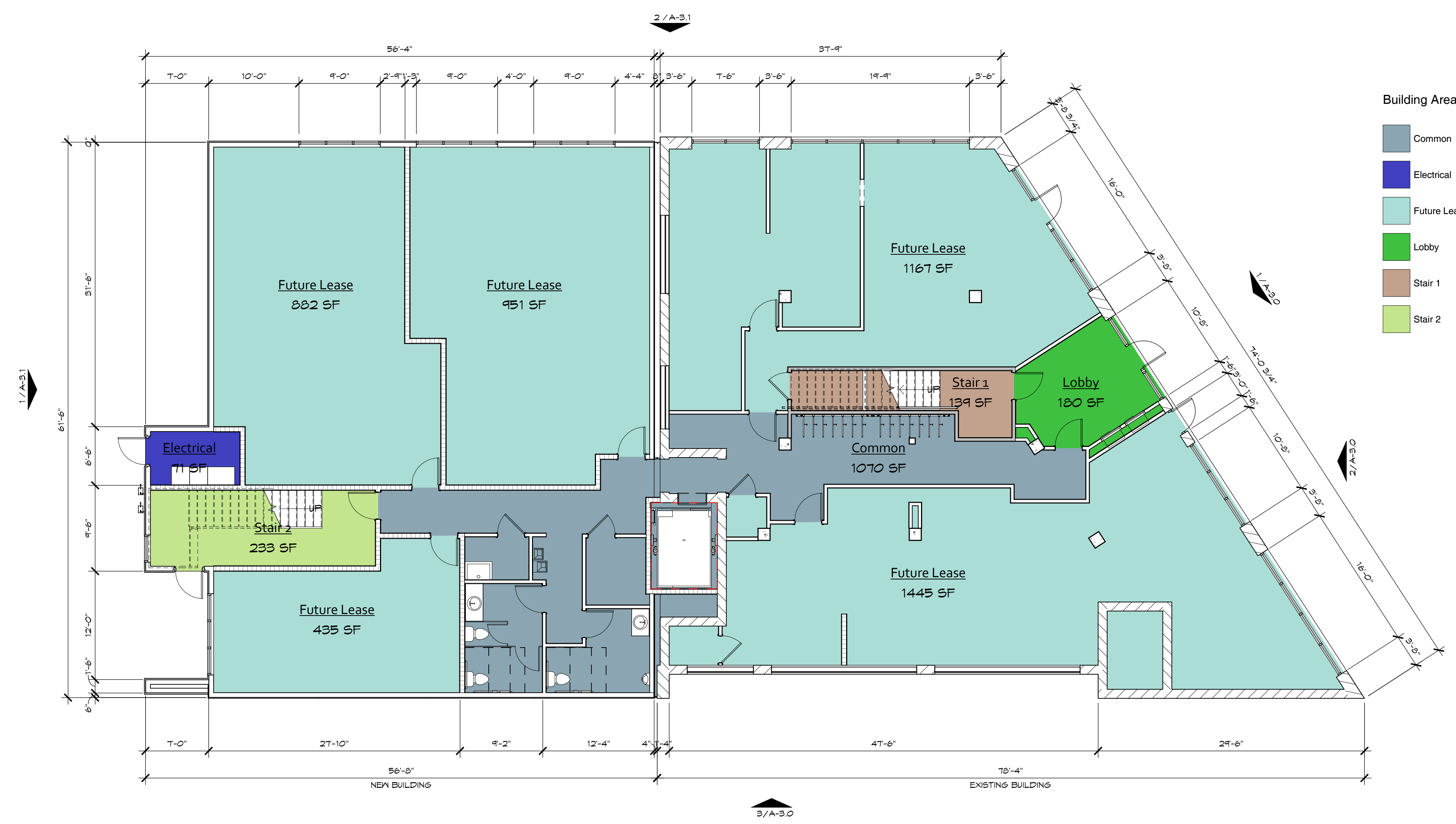
Revisions	
▲	
▲	
▲	
▲	
▲	

Scale	1/8" = 1'-0"
Project Manager	IAN ROBERTSON
Project Number	18-024
Shee*	

Exterior Elevations

A-3.1

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Ground Floor Plan 1/8" = 1'-0" 3



Second & Third Floor Plan 1/8" = 1'-0" 1

Gross Area		
Level	Level	Area
FIN. FLOOR	Common	1070 SF
FIN. FLOOR	Electrical	71 SF
FIN. FLOOR	Future Lease	1445 SF
FIN. FLOOR	Future Lease	1167 SF
FIN. FLOOR	Future Lease	951 SF
FIN. FLOOR	Future Lease	882 SF
FIN. FLOOR	Future Lease	435 SF
FIN. FLOOR	Lobby	180 SF
FIN. FLOOR	Stair 1	139 SF
FIN. FLOOR	Stair 2	233 SF
FIN. FLOOR: 10		6574 SF
LEVEL 2	1 Bedroom	624 SF
LEVEL 2	1 Bedroom	618 SF
LEVEL 2	1 Bedroom	541 SF
LEVEL 2	1 Bedroom	588 SF
LEVEL 2	1 Bedroom	560 SF
LEVEL 2	1 Bedroom	588 SF
LEVEL 2	2 Bedroom	735 SF
LEVEL 2	Common	608 SF
LEVEL 2	Stair 1	268 SF
LEVEL 2	Stair 2	208 SF
LEVEL 2	Studio	341 SF
LEVEL 2	Studio	343 SF
LEVEL 2	Studio	533 SF
LEVEL 2: 13		6555 SF
LEVEL 3	1 Bedroom	625 SF
LEVEL 3	1 Bedroom	618 SF
LEVEL 3	1 Bedroom	541 SF
LEVEL 3	1 Bedroom	588 SF
LEVEL 3	1 Bedroom	560 SF
LEVEL 3	1 Bedroom	589 SF
LEVEL 3	2 Bedroom	735 SF
LEVEL 3	Common	608 SF
LEVEL 3	Stair 1	266 SF
LEVEL 3	Stair 2	208 SF
LEVEL 3	Studio	341 SF
LEVEL 3	Studio	343 SF
LEVEL 3	Studio	533 SF
LEVEL 3: 13		6555 SF
LEVEL 4	1 Bedroom	645 SF
LEVEL 4	1 Bedroom	546 SF
LEVEL 4	1 Bedroom	596 SF
LEVEL 4	Common	346 SF
LEVEL 4	Deck	2323 SF
LEVEL 4	Deck	203 SF
LEVEL 4	Future Lease	442 SF
LEVEL 4	Stair 1	197 SF
LEVEL 4	Stair 2	190 SF
LEVEL 4	Studio	375 SF
LEVEL 4	Studio	453 SF
LEVEL 4: 11		6316 SF
		26000 SF

APPL. NO. P20-01149	EXHIBIT F-1	DATE 06/09/2020
PLANNING REVIEW BY	DATE	
TRAFFIC ENG.	DATE	
APPROVED BY	DATE	
CITY OF FRESNO DARM DEPT		



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Project
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Publishing Status	
Schematic	
Design Develop't	
Site Plan Review	03/25/20
Bidding	
Plan Check	

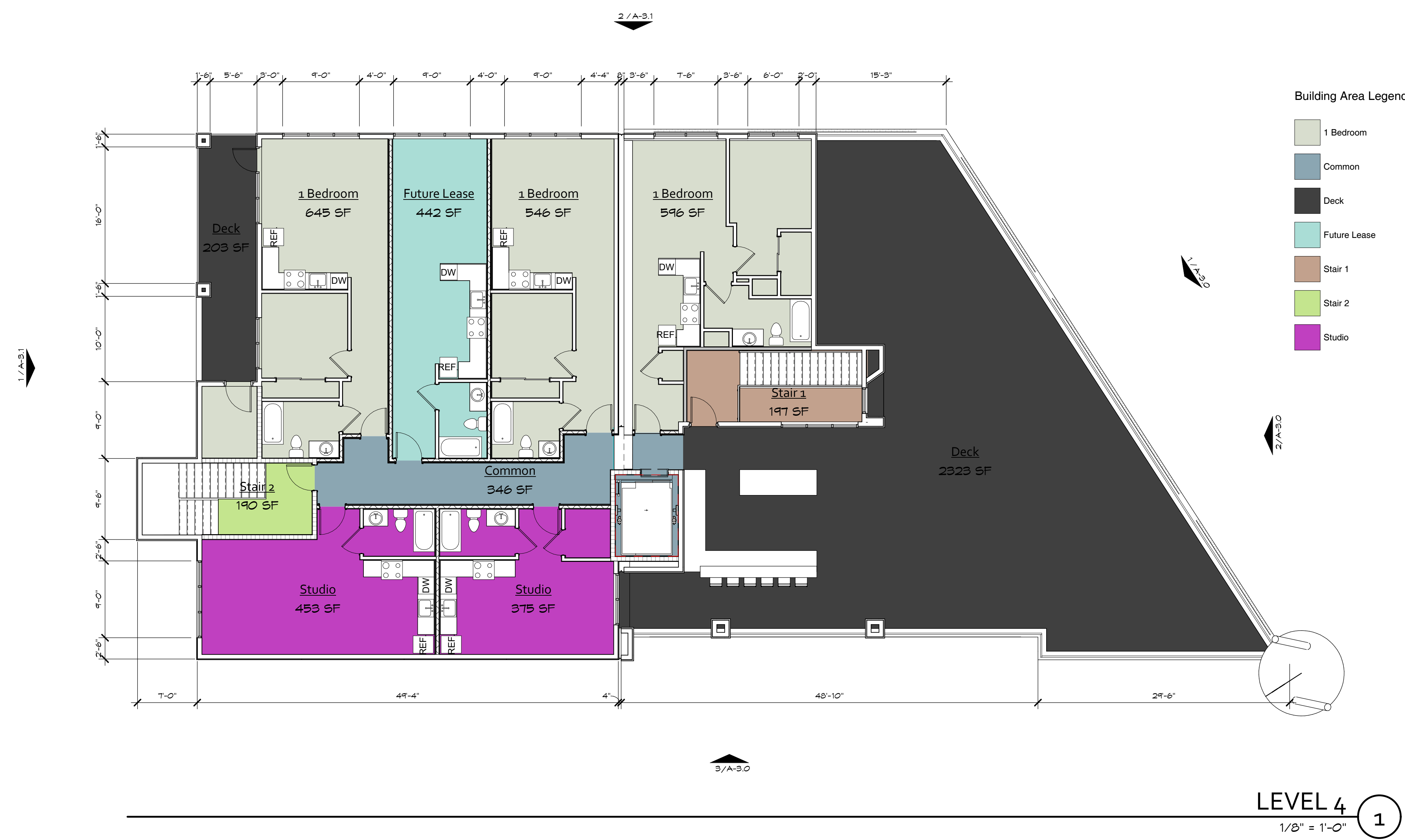
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Scale	1/8" = 1'-0"
Project Manager	IAN ROBERTSON
Project Number	18-024
Sheet	Sh**

Proposed Floor Plans

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LEVEL 4
1/8" = 1'-0" 1

APPL. NO. P20-01149 EXHIBIT F-2 DATE 09/25/20
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

Proposed Floor Plans

Project
 The Hardison
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Scale	1/8" = 1'-0"
Project Manager	IAN ROBERTSON
Project Number	18-024
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**The Hardison
P20-01149
Historical Review
Exterior finish description of existing
and proposed design and materials**

- **Historical portion of the project**

- **Exterior facade - Finish of existing is currently cement with painted plaster over original grey cement brick on the Broadway face only and porcelain tile on lower portions of columns. Vorman and Divisadero existing finish is painted brick.**
 - **Proposed to install Elderado Stone thin brick Ashland color. See attached photo. It is the owner's intention to bring back the original grey / tan brick look on the Broadway and Vorman facade. See attached photo of original brick recently taken from an existing interior wall. The Divisadero facade will remain as is with new paint.**
- **Exterior store front windows are currently mixed with original and 2nd generation storefront.**
 - **Proposed Replacement of all windows on Broadway, Divisadero and Vorman. with dark bronze frames with tall linear lines as seen in the color photo attached. The Divisadero façade First floor is intended to be infilled with semi smooth stucco to accommodate the new Laundromat.**
- **Exterior beams between windows is currently cement with painted plaster over concrete beams**
 - **Proposed metal cladding dark bronze to match storefront finish. Intent is to emphasize long linear lines as seen in concept photo of Modern industrial style building.**
- **Exterior awnings - City of Fresno requires overhang for entries**
 - **Propose to install awning stretching across the entire front with semi translucent glass as the protective weather covering.**

New construction portion of the project

- **Exterior wall finish**
 - **Divisadero façade is intended to be all stucco finish.**
 - **Rear and Vorman facade to be metal cladding with anodized aluminum storefront**
 - **Roof top deck façade and roofing to be metal cladding with anodized aluminum windows**

Concept Photo of Modern Industrial style (building on right side only)



Eldorado Stone Thin Brick Ashland color



Existing interior photo of original brick



The Hardison anticipated completed facade Broadway & Vorman



EXHIBIT C:

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
DEVELOPMENT PERMIT APPLICATION NO. P20-01149**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Ian Robertson
iT Architecture
1465 E Van Ness Ave
Fresno, CA 93728

PROJECT LOCATION: 2049 Broadway Avenue (APN: 45929603)

PROJECT DESCRIPTION: Development Permit Application No. P20-01149 was filed by Ian Robertson of iT Architecture, on behalf of Andrew Young and pertains to 0.17 acres of property. The project proposes an adaptive mixed-use reuse of an existing building to include commercial on the ground floor and residential above, 4 stories total.

This project is exempt under Section 15331/Class 31 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Under Section 15331/Class 31, the proposed project is exempt from CEQA requirements when the project consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

The subject property is designated in the Local Register of Historic Resources. The project is proposing to make possible compatible uses through rehabilitation of the existing building while preserving features that convey its historical values.

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the

project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The rehabilitation of an existing building is consistent with the General plan and Downtown Community Plan; is within city limits, is less than five acres, and surrounded by urban uses; has no value as habitat for rare or endangered species; would not result in any significant effects related to traffic, noise, air quality, or water quality; and can adequately be served by all required utilities and public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to have a significant effect on the environment. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: June 19, 2020

Prepared By: Thomas Veatch, Planner

Submitted by: *Ralph Kachadourian*

Ralph Kachadourian
Supervising Planner
City of Fresno
Planning & Development
Department
(559) 621-8277

EXHIBIT D:

Hi Mike,

Please see attached revised window detail for Historical commission review.

- Propose to refurbish existing 3rd floor window frames facing Broadway and replace all glass with a more thermally efficient glass.
- Relocate windows facing Voorman to the 2nd floor facing Broadway. Modify widths to match 3rd floor and align as needed. Refurbish frames and replace all glass with a more thermally efficient glass.
- Voorman and Divisadero elevations to have a standard storefront frame with grid pattern installed. Shown on the elevation in the 2nd photo below facing Voorman. The dark shaded areas are representing the existing concrete beams for clarity.
- 1st floor to have wood transom windows above store front doors across entire face of Broadway. Proposing to the Historical Commission that we install the transoms over the front Broadway elevation only.
- Propose to remove the existing tile and plaster on Broadway elevation to reveal the original concrete brick as seen on the Divisadero and Voorman elevation.

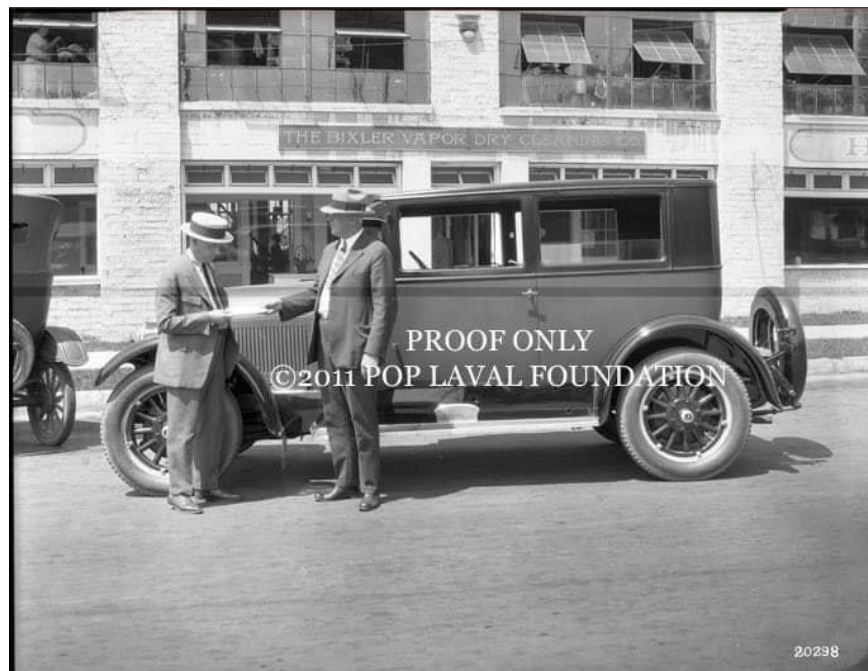
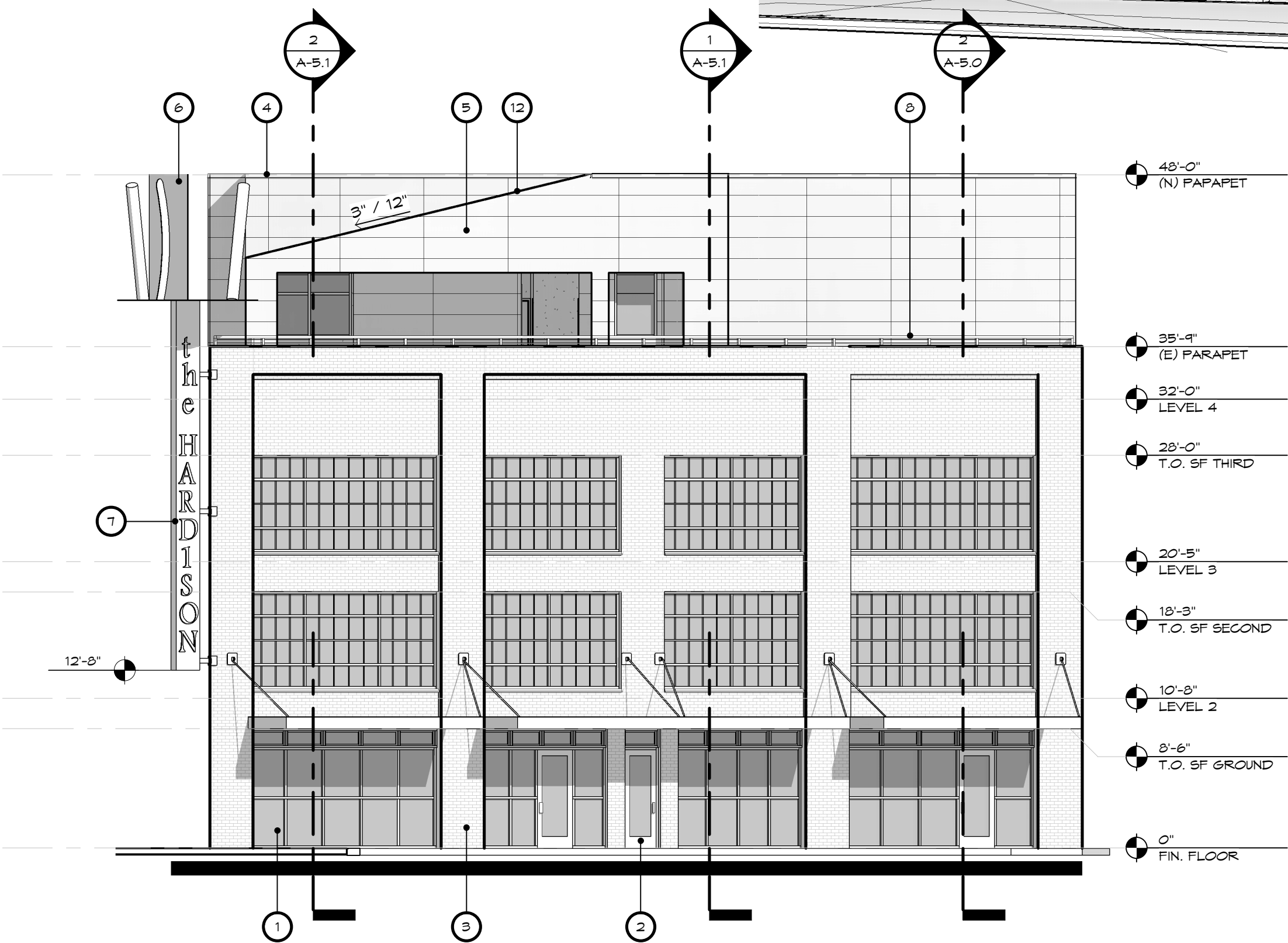


EXHIBIT E:

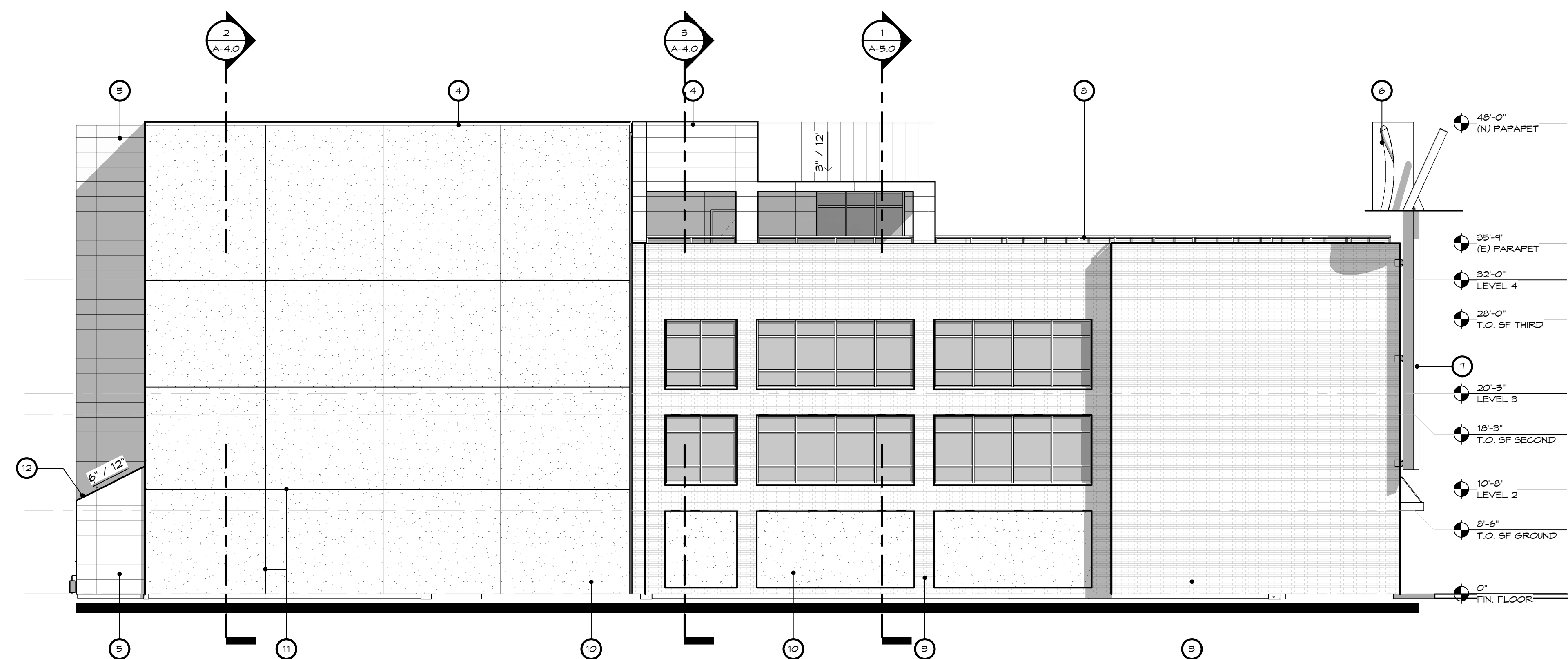
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East 2
1/8" = 1'-0" 2



East 1
1/8" = 1'-0" 1



South
1/8" = 1'-0" 3

Keyed Elevation Notes

- 1 ALUMINUM CENTER LOADED STOREFRONT (KANNEK "TRI-FAB" 451 SERIES 2' x 4 1/2') WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 2 STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 3 EXISTING MASONRY WALL.
- 4 GSM PARAPET CAP FLASHING. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 5 NIGHA ARCHITECTURAL WALL PANELS ANP1010. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 FUNCTIONING METAL ARTWORK UNDER SEPARATE PERMIT.
- 7 MARQUEE SIGN UNDER SEPARATE PERMIT.
- 8 STEEL PIPE GUARDRAIL @ 42" ABOVE FINISH FLOOR. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 9 NIGHA ARCHITECTURAL WALL PANELS ANP1010. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 10 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) @ WIRE MESH @ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) @ SHEATHING. PROVIDE GSM KEEP SCREEN AT BASE (TYP). REFER TO COLOR-MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY w/ LATEST CBC CHAPTER 25.
- 11 EXPANSION JOINT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 12 STANDING SEAM METAL ROOFING.

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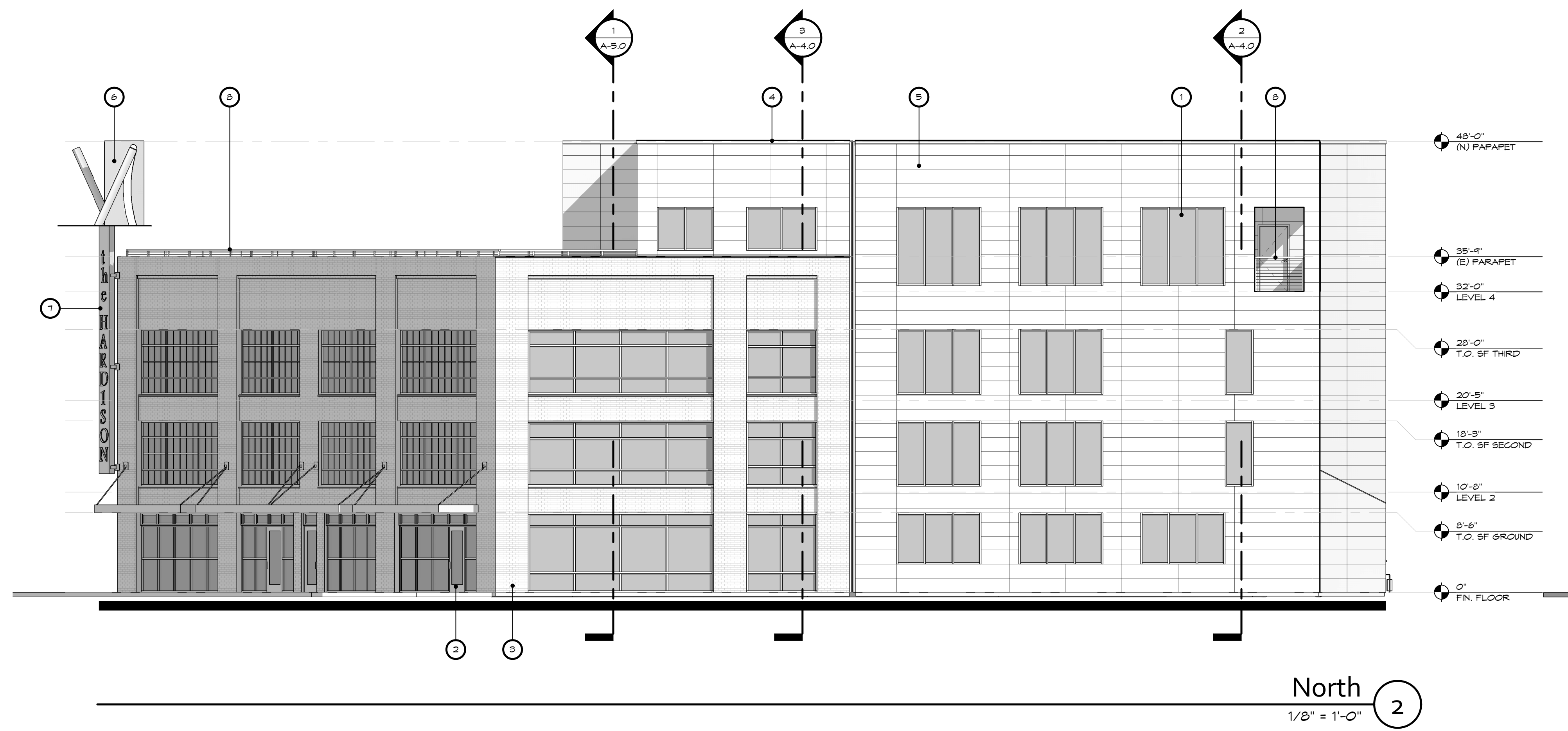
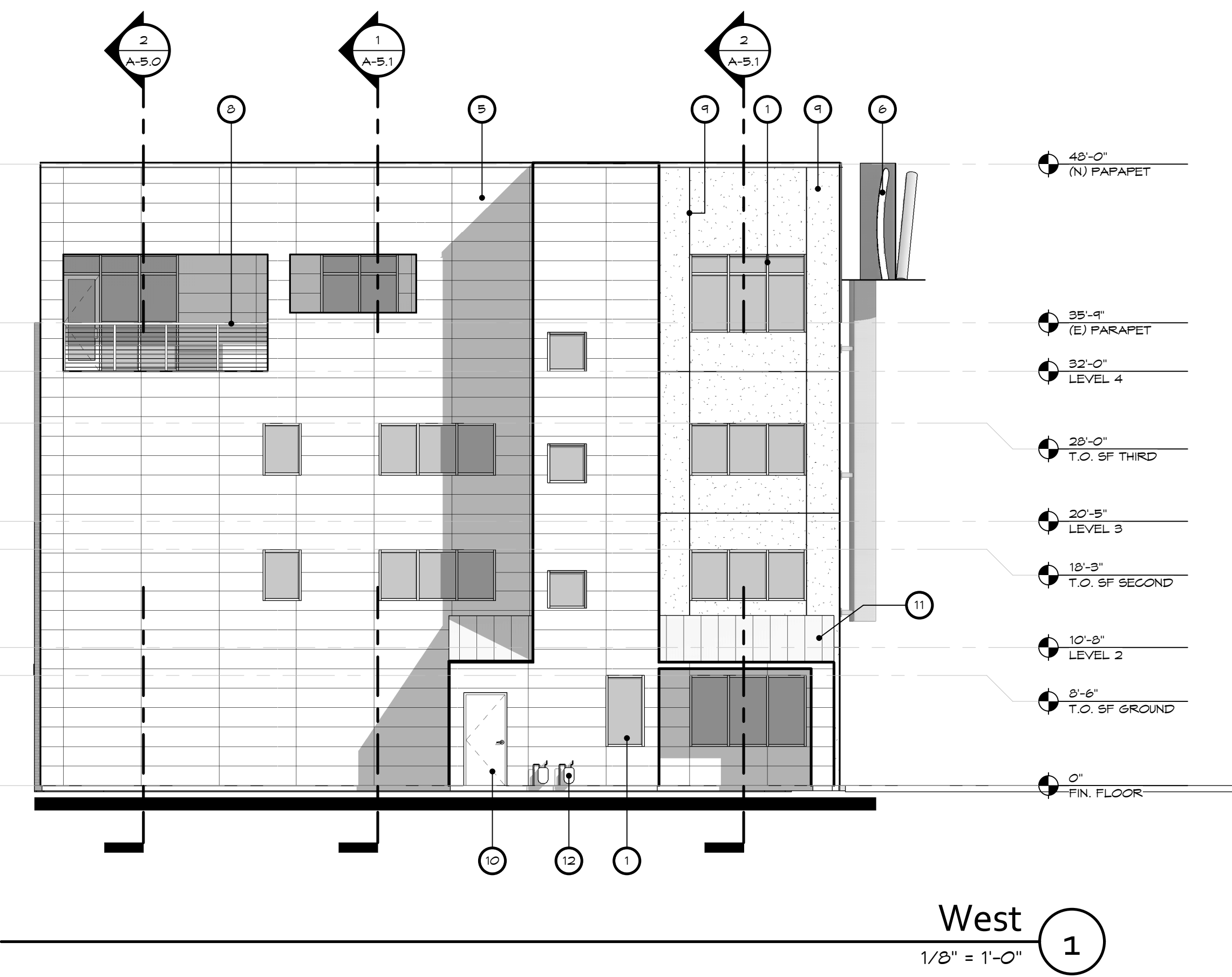
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Design Develop't	
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Revisions	

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Project Number	18-024
Sheet	A-3.0

Exterior Elevations

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Keyed Elevation Notes

- 1 ALUMINUM CENTER LOADED STOREFRONT (KANNER 'TRI-FAB' 451 SERIES 2' x 4 1/2') WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 2 STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 3 EXISTING MASONRY WALL.
- 4 GSM PARAPET CAP FLASHING. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 5 NICHKA ARCHITECTURAL WALL PANELS ANP1010. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
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- 7 MARQUEE SIGN UNDER SEPARATE PERMIT.
- 8 STEEL PIPE GUARDRAIL @ 42" ABOVE FINISH FLOOR. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 9 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) w/ WIRE MESH w/ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) w/ SHEATHING. PROVIDE GSM KEEP SCREED AT BASE (TYP.). REFER TO COLOR-MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY w/ LATEST CBC CHAPTER 25.
- 10 LOCATION OF DOOR AND FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 11 STANDING SEAM METAL ROOFING.
- 12 GAS METERS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

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Project Number	18-024
Sheet	A-3.1

Exterior Elevations

August 31, 2020

FROM: MIKE SANCHEZ, AICP, MCRP
Assistant Director
Planning and Development Department

BY: MIKE SANCHEZ, AICP, MCRP
Assistant Director
Planning and Development Department

SUBJECT:

..Title

HEARING TO CONSIDER AND MAKE FINDINGS ON APPLICATION P20-01149 FOR REHABILITATION OF THE BIXLER VAPOR DRY CLEANING COMPANY BUILDING (HP #313) LOCATED AT 2049 BROADWAY PURSUANT TO FMC 12-1606(a)(2) AND 12-1617(h)(1) AND RELATED ENVIRONMENTAL ASSESSMENT.

..Body

RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. APPROVE Application P20-01149 for rehabilitation, including exterior alterations visible from the public right-of-way, of the Bixler Vapor Dry Cleaning Company Building (HP #313) located at 2049 Broadway pursuant to FMC 12-1606(a)(2) and make a finding that FMC 12-1617(h)(1) applies for the project with the following conditions:
 - a) Staff will be allowed to photograph before, during and upon completion of the project; and,
 - b) Any changes to the approved project will be submitted to the Historic Preservation Specialist prior to the commencement of any related work.
2. CONSIDER Environmental Assessment No. _____, a Categorical Exemption pursuant to CEQA Guidelines Section 15331/Class 31 (Historical Resource Restoration/Rehabilitation) and Section 15332/Class 32 (In-fill Development) pursuant to the California Environmental Quality Act (CEQA).

EXECUTIVE SUMMARY

The owners of the Bixler Vapor Dry Cleaning Company Building have requested that Application P20-01149 for rehabilitation be considered for Historic Review. Because this project proposal is a substantial alteration to a Historic Resource visible from the public right-of-way, it requires review by the Historic Preservation Commission. The applicant submitted a Pre-Application, consisting of conceptual rehabilitation plans, in May 2019. The Commission provided review and comment on these conceptual plans at their meeting on May 20, 2019. Primary concerns for Staff are the street-facing façades of this building, as

they consist of the character-defining features of this historic resource. Pursuant to FMC 12-1606(a)(2) and 12-1617, Staff requests that the Commission consider and make findings on Application P20-01149.

At the conclusion of the meeting of July 27, 2020, the Commission appoint a subcommittee consisting of Commissioner Goldbeck and Commissioner Halajian and Secretary Sanchez to perform a walk-through of the building with the project applicant to get a better understanding of the proposal. A summary of this site visit is detailed below.

BACKGROUND

The Bixler Vapor Dry Cleaning Company Building (1920) consists of a three-story commercial/industrial building, constructed of brick, in the Lowell Neighborhood. A one-story caretaker's studio was constructed within the rear portion of the rooftop of the building in 1940. The period of significance identified for this property is 1920-1956, the estimated period during which the Bixler Vapor Dry Cleaning Company owned and operated the Building.

Local Register of Historic Resources

The Bixler Vapor Dry Cleaning Company Building was designated as a Historic Resource to the Local Register of Historic Resources by Fresno City Council on June 27, 2019. The Building is greater than 50 years of age and possesses integrity of location, design, feeling, and association (FMC 12-1607). Additionally, it is significant under Local Register Criterion i because it is associated with early 20th century commercial and industrial development in the Lowell Neighborhood in Fresno and Criterion iii because it has distinction as an Industrial – Industrial Loft property type.

Current Application

The owners of the Bixler Vapor Dry Cleaning Company Building have requested that Application P20-01149 for rehabilitation be considered for Historic Review. Because this project proposal is a substantial alteration visible from the public right-of-way, it requires review by the Historic Preservation Commission pursuant to Fresno Municipal Code sections 12-1606(a)(2) and 12-1617(h). The applicant submitted a Pre-Application, consisting of conceptual rehabilitation plans, in May 2019. The Commission provided review and comment on these conceptual plans on May 20, 2019.

The rehabilitation plans entail a program for the building that includes ground floor commercial use and upper story residential use. Work taking place on the exterior essentially consists of exterior paint and stucco refinish; the replacement of storefronts and upper story windows within the existing framework of openings on elevations facing Broadway, Divisadero Street, and E Voorman Avenue with floor-to-ceiling windows, each set vertically framed by dark bronze metal and topped by a dark bronze metal header; the installation of a metal-framed awning that spans the width of the façade above the storefronts that is infilled with glass and that inclines upwards away from the building with

support by cables; and a rear/rooftop addition with metal cladding and anodized aluminum storefront and upper story windows. The plans also depict a conceptual blade sign, which will be submitted for review under a separate permit application. These rehabilitation plans are being proposed by the applicant for tenant improvement purposes.

Standards

Upon initial review of Application P20-01149 for the Bixler Vapor Dry Cleaning Company Building, Staff finds that the project, as proposed, appears to be in accordance with applicable standards 1, 9, and 10 of the *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Staff finds that the street-facing façades of this building are the primary concerns as they consist of the character-defining features of this historic resource. Although this building was originally used for commercial/industrial purposes, the upper stories have been utilized for residential purposes for over 40 years; residential use does not entail change to the building's distinctive design and materials.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

For the current application, the replacement of the substantially altered and deteriorated storefronts and upper story windows will take place within the existing framework of openings on street-facing elevations, with compatible design and materials that minimize potential adverse effects.

Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For the proposed project, the rear/rooftop addition offers a new uniform structure to the existing additions on the rear and rooftop portions of the building, that is differentiated from the old and that does not detract from the overall historic character of the property. If any proposed exterior alterations or additions were removed in future, the essential form and

integrity of the historic property would be unimpaired. The rehabilitation plans as currently proposed appear to be consistent with, and enhanced from, the conceptual plans submitted and commented upon by the Commission in May 2019. The proposed rehabilitation at the Bixler Vapor Dry Cleaning Company Building will retain and enhance the historic integrity of the property.

Therefore, Staff recommends approval with conditions based upon findings that the proposed rehabilitation meets applicable standards 1, 9, and 10 of the *Secretary of the Interior's Standards for Rehabilitation*.

Duties and Powers of the Commission:

The City's Historic Preservation Ordinance is located at Chapter 12, Article 16 of the Fresno Municipal Code.

Section 1606 outlines the duties and powers of the Commission. Section 1606(a)(2) specifically refers to the duties entailing review of alterations to historic resources:

(a)(2) The regulation of exterior alterations visible from a public right-of-way including demolition, relocation and new construction, and interior alterations which would affect the significance of Historic Resources or Historic Districts.

Section 1617 outlines the Historic Resource Permit Review Process.

Section 1617(h) provides that: "No application or proposal shall be approved or approved with modifications unless the Commission makes the following findings:

- (1) The proposed work is found to be consistent with the purposes of this article and the Secretary of the Interior's Standards, not detrimental to the special historical, architectural or aesthetic interest or value of the Historic Resource; or
- (2) The action proposed is necessary to correct an unsafe or dangerous condition on the property; or
- (3) Denial of the application will result in unreasonable economic hardship to the owner. In order to approve the applicant, the Commission must find facts and circumstances, not the applicant's own making, which establish that there are no feasible measures that can be taken that will enable the property owner to make a reasonable economic beneficial use of the property or derive a reasonable economic return from the property in its current form; or
- (4) The site is required for a public use which will directly benefit the public health, safety and welfare and will be of more benefit than the Historic Resource.
- (5) For applications for relocation of an Historic Resource, the Commission shall find that one or more of the above conditions exist, that relocation will not destroy the historical, architectural or aesthetic value of the Resource and that the relocation is part of a definitive series of actions which will assure the preservation of the Resource."

For the proposed project, Staff recommends that the Commission find that Section 1617(h)(1) applies as the plans are consistent with the purposes of the City's Historic Preservation Ordinance and the Secretary of the Interior's Standards for Rehabilitation, and also are not detrimental to the special historical, architectural or aesthetic interest or value of the Building.

Environmental Analysis

Environmental review is required by Fresno Municipal Code Section 12-1617(c) as "No hearing shall be held by the Commission for applicant or proposals to demolish, grade, remove or substantially alter the Historic Resource until such application or proposal has undergone environmental review in accordance with the California Environmental Quality Act." If the Commission finds that the proposed plans for the Building appear to be consistent with Rehabilitation Treatment protocol of the Secretary of the Interior's Standards then the project can utilize a Categorical Exemption Class 31 which includes: "projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties..." as well as a Class 32 exemption for in-fill development. Further, none of the exceptions in CEQA Guidelines 15300.2 apply to this project.

Site Visit of 2049 Broadway

On August 4, 2020, the HPC Subcommittee toured the Bixler Building (HP #313) with Project Applicant Mr. Andrew Young. Mr. Young outlined his intentions to the group as depicted in Exhibit D. Improvements include refurbishing third floor window facing Broadway; relocate windows facing Voorman Avenue to the second floor facing Broadway and modify widths accordingly; elevations along Voorman and Broadway to have a standard storefront frame with grid pattern installed; First floor elevation along Broadway to have wood transom windows; propose removal of the existing tile and plaster on Broadway elevation to reveal the original concrete brick. The applicant also took the time to outline which portions of the building are to be removed.

Upon completion of the visit, the applicant submitted for staff review the attached Exhibits D and E for the Commissions consideration.

Staff finds that the proposed reuse of the Bixler Vapor Dry Cleaning Company Building, as proposed and clarified by the applicant, appears to be in accordance with applicable standards 1, 9, and 10 of the *Secretary of the Interior's Standards for Rehabilitation as noted above*. Staff recommends that the Commission find that Section 1617(h)(1) applies as the plans are consistent with the purposes of the City's Historic Preservation Ordinance and the Secretary of the Interior's Standards for Rehabilitation, and also are not detrimental to the special historical, architectural or aesthetic interest or value of the Building.

Historic Review Application Submittal Check List

The Submittal Check List for the Historic Review Application includes the following:

- Current photographs
 - At least one overall view of the property
 - A detailed view of each historic feature that involves the proposed work
- Construction Documents
 - An existing site plan (and a proposed site plan if different from existing), drawn to scale, which clearly indicates all structures located on the parcel; and, the parcel's North, South, East, and West property lines
 - Detailed drawings, visuals, and descriptions for the proposed work

Attachments

Exhibit A: State of California Survey Forms for the Bixler Vapor Dry Cleaning Company Building 2049 Broadway Prepared May 7, 2019 by Laura Groves van Onna for the City of Fresno.

Exhibit B: Historic Review Application Submittal from the owners of the Bixler Vapor Dry Cleaning Company Building (HP #313) located at 2049 Broadway, May 2020.

Exhibit C: Environmental Assessment No. P20-01149 dated June 19, 2020.

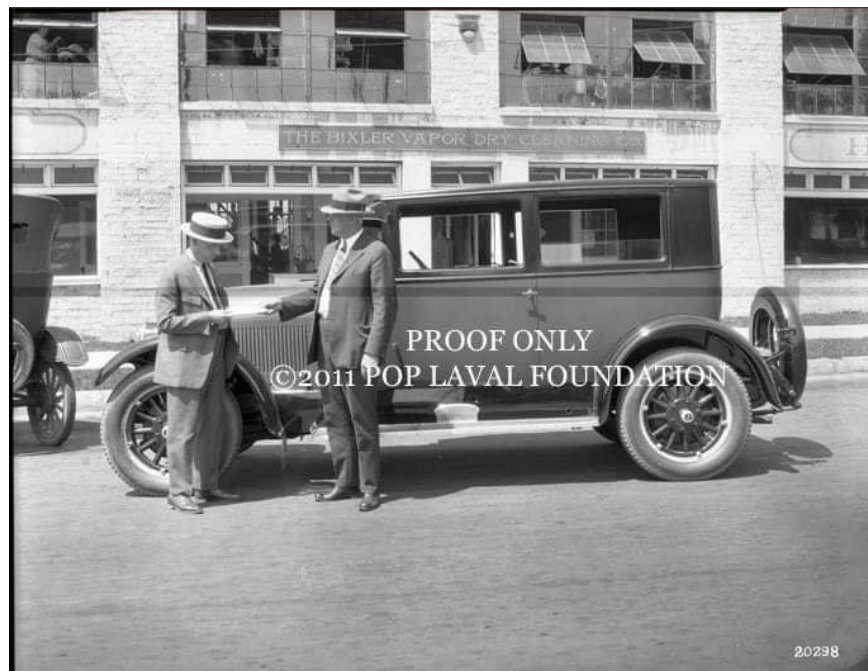
Exhibit D: Statement of Intent via AYC Construction

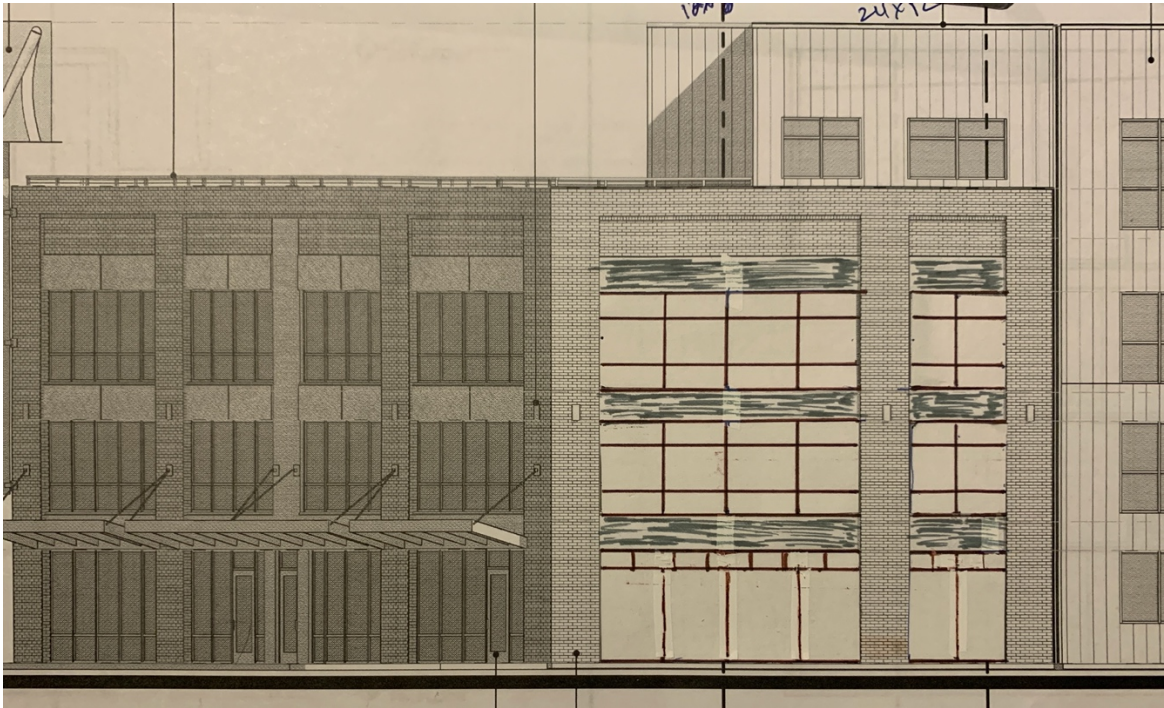
Exhibit E: Revised Elevations

Hi Mike,

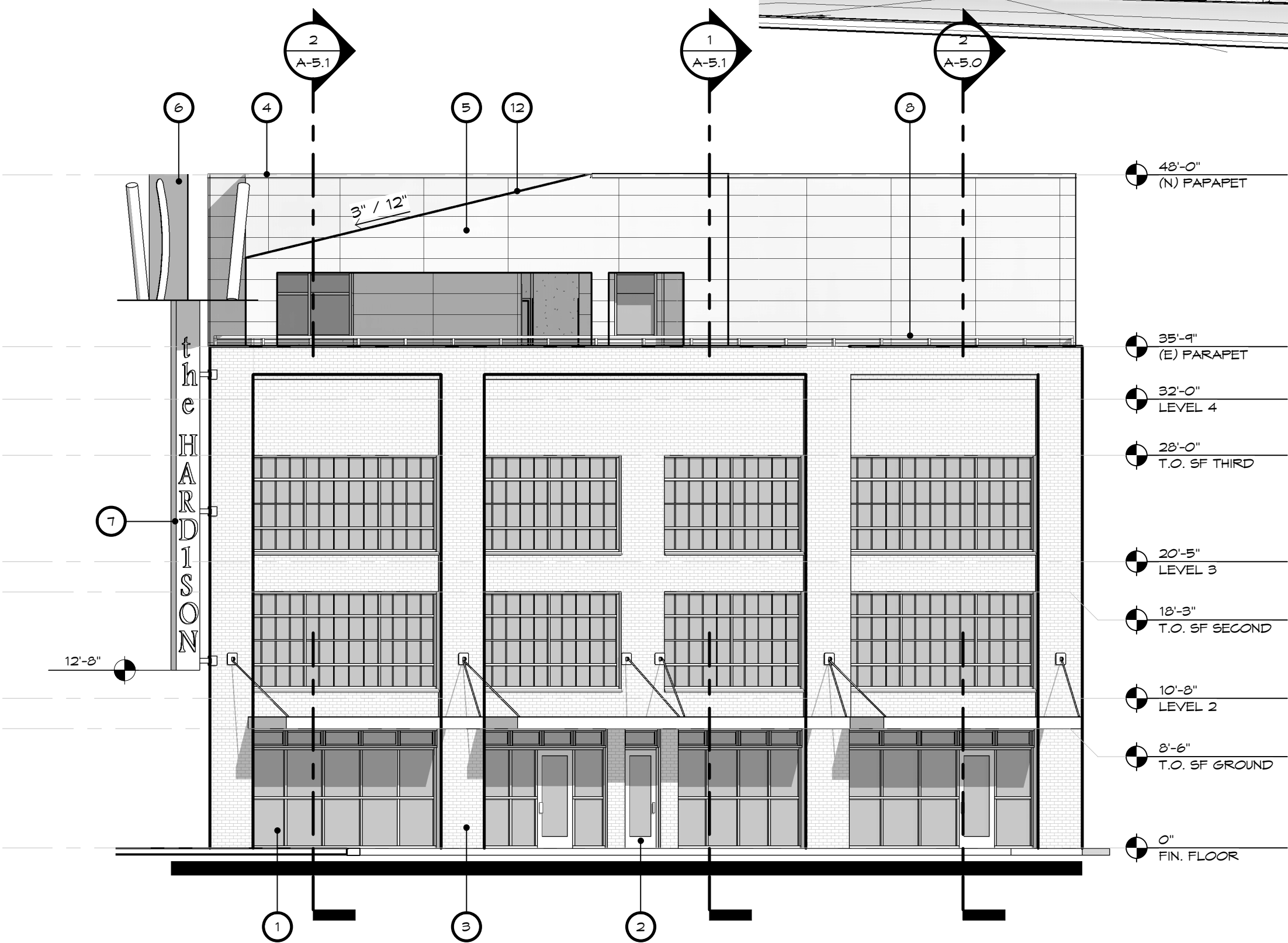
Please see attached revised window detail for Historical commission review.

- Propose to refurbish existing 3rd floor window frames facing Broadway and replace all glass with a more thermally efficient glass.
- Relocate windows facing Voorman to the 2nd floor facing Broadway. Modify widths to match 3rd floor and align as needed. Refurbish frames and replace all glass with a more thermally efficient glass.
- Voorman and Divisadero elevations to have a standard storefront frame with grid pattern installed. Shown on the elevation in the 2nd photo below facing Voorman. The dark shaded areas are representing the existing concrete beams for clarity.
- 1st floor to have wood transom windows above store front doors across entire face of Broadway. Proposing to the Historical Commission that we install the transoms over the front Broadway elevation only.
- Propose to remove the existing tile and plaster on Broadway elevation to reveal the original concrete brick as seen on the Divisadero and Voorman elevation.





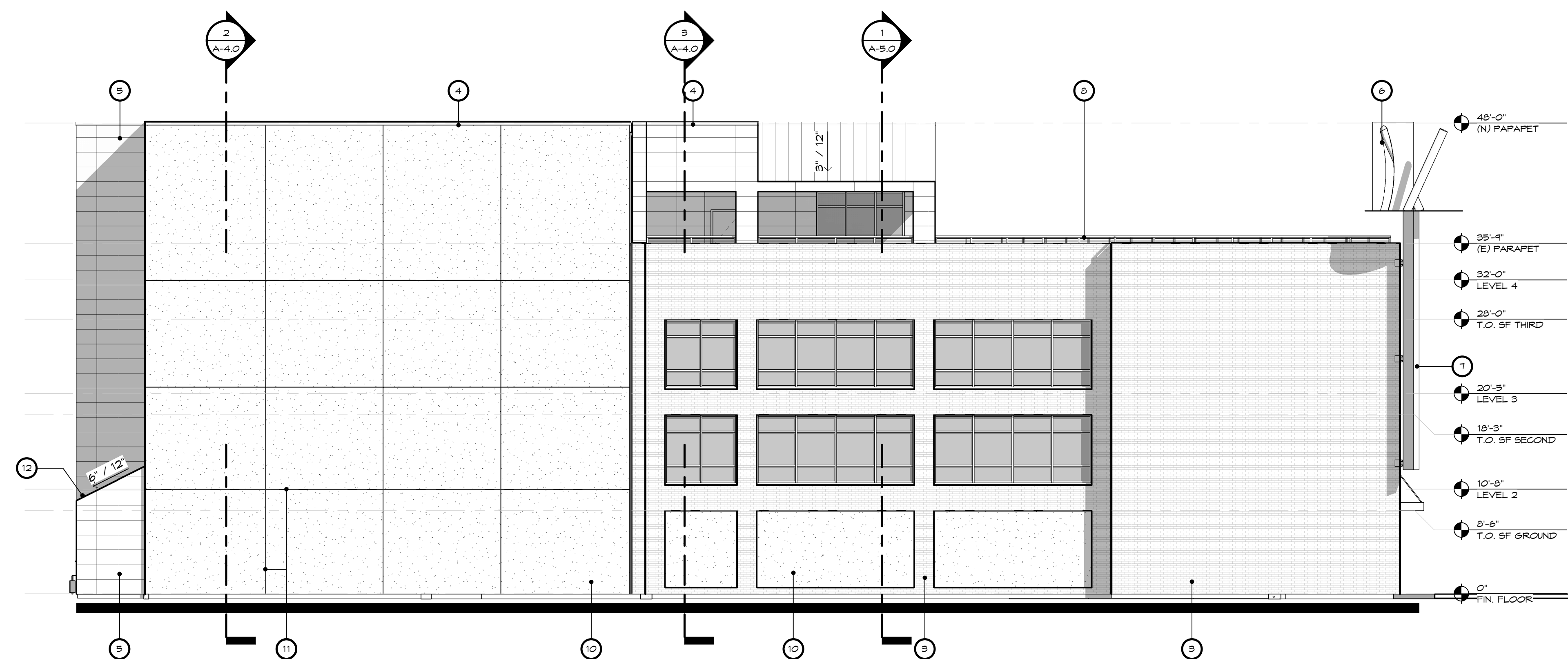
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE, INCORPORATED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED, IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED, IS STRICTLY PROHIBITED.



East 2
1/8" = 1'-0" 2



East 1
1/8" = 1'-0" 1



South
1/8" = 1'-0" 3

Keyed Elevation Notes

- 1 ALUMINUM CENTER LOADED STOREFRONT (KANNEK 'TRI-FAB' 451 SERIES 2' x 4 1/2') WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 2 STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 3 EXISTING MASONRY WALL.
- 4 GSM PARAPET CAP FLASHING. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 5 NIGHIA ARCHITECTURAL WALL PANELS ANP1010. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 FUNCTIONING METAL ARTWORK UNDER SEPARATE PERMIT.
- 7 MARQUEE SIGN UNDER SEPARATE PERMIT.
- 8 STEEL PIPE GUARDRAIL @ 42" ABOVE FINISH FLOOR. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 9 NIGHIA ARCHITECTURAL WALL PANELS ANP1010. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 10 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) @ WIRE MESH @ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) @ SHEATHING. PROVIDE GSM KEEP SCREEN AT BASE (TYP). REFER TO COLOR-MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY w/ LATEST CBC CHAPTER 25.
- 11 EXPANSION JOINT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 12 STANDING SEAM METAL ROOFING.

it ARCHITECTURE
 1465 North Van Ness Avenue
 Fresno, California 93728
 559.442.1642
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 www.itarch.com

Project
The Hardison
 2049 Broadway
 Fresno, California 93721

Owner
AYC Construction
 7638 N. Ingram Avenue
 Suite #210
 Fresno, California 93711

Publishing Status	
Schematic	
Design Develop't	
Site Plan Review	03/25/20
Bidding	
Plan Check	

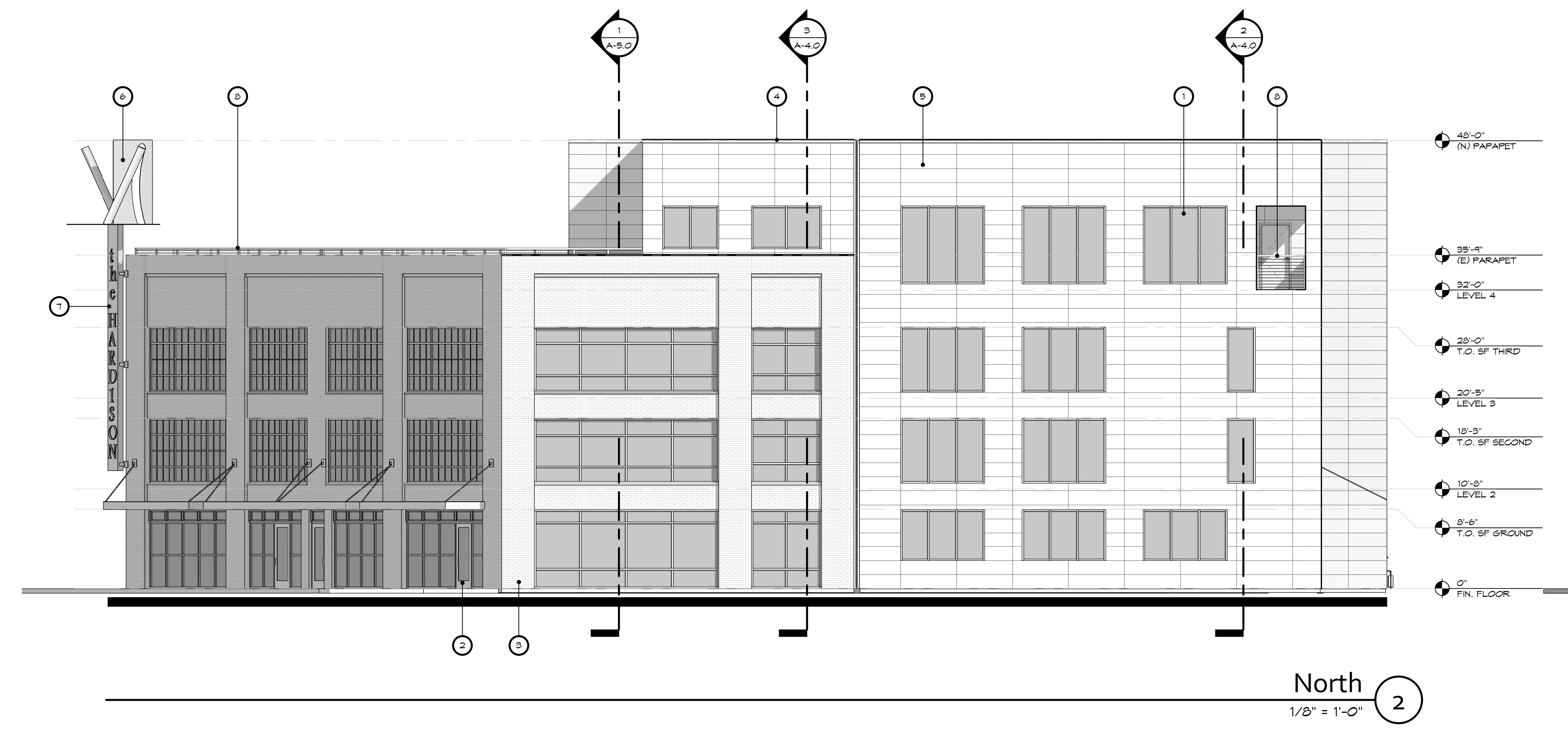
Revisions	

Scale	1/8" = 1'-0"
Project Manager	IAN ROBERTSON
Project Number	18-024
Sheet	

Exterior Elevations

A-3.0

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- 7 MARQUEE SIGN UNDER SEPARATE PERMIT.
- 8 STEEL PIPE GUARDRAIL @ 42" ABOVE FINISH FLOOR. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 9 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) w/ WIRE MESH w/ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) w/ SHEATHING. PROVIDE GSM KEEP SCREED AT BASE (TYP). REFER TO COLOR-MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY w/ LATEST CBC CHAPTER 25.
- 10 LOCATION OF DOOR AND FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 11 STANDING SEAM METAL ROOFING.
- 12 GAS METERS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

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Project Manager	IAN ROBERTSON
Project Number	18-024
Sheet	A-3.1

Exterior Elevations



State Center Warehouse Building

An Adaptive Re-Use of a Historic Building

747 R. Street | Downtown Fresno | Historic Property #242

PH

PAUL HALAJIAN
ARCHITECTS

www.halajianarch.com

Request for Interpretation for Minor Deviation

3 July 2020

To: Interim Historic Preservation Manager

Proposed Adaptive Re-Use Project Was Originally Reviewed and Approved

12 December 2016

Minor Deviation for Awning Reconstruction Was Reviewed and Approved

14 November 2018

Architect's Brief:

General property characteristics are highlighted on the next slide.

Character defining features of the building are highlighted on the next slide.

In our original proposed design, the project stated intent was to preserve the existing steel sash windows and single pane glass. Our solution - now permitted for construction - was to preserve the existing windows and construct a new ordinary aluminum frame window on the inside.

After careful consideration of alternatives for historic integrity, energy performance and better structural integration, we propose to use an extruded aluminum frame system designed specifically for use as a replacement of existing historic windows. Attached are details and diagrams that depict the proposed window replacement system.

We believe this solution:

- a) resembles the appearance in profile
- b) closely matches the sightline
- c) provides the appearance of true divided lites; and
- d) provides current code compliant energy performance insulated glazing.

Please advise if this deviation is acceptable.



Constructed: 1918 - Two Floors + Partial Basement +- 89,500sf
 Original Use: Warehouse [cold storage]
 Materials: Reinforced Concrete Columns/Floors with Unreinforced Masonry Wall Infill
 Historic Property: #242 - Listed November 2004
 Proposed Use: Mixed Use

- "B - Occupancy" Office for Bitwise Industries
- "B - Occupancy" Office for lease
- "A - Occupancy" Rooftop Conference [New Construction 5,100sf]
- "A - Occupancy" Active Dock featuring Food, Drink and Outdoor Seating

Character Defining Features: Excerpted from Nomination Primary Record

"Regularly spaced 6:6 steel sash windows and 4:2 transom windows..."

"Handsomely painted graphic signage..."

"Covered exterior elevated loading docks...."

"It has architectural distinction and is the work of a master builder and a notable architect. Additionally it is associated with prominent people in the regional agricultural history."

Trewhitt & Shield/N.H. Fisher/Paul A. Mosesian/State Center Warehouse



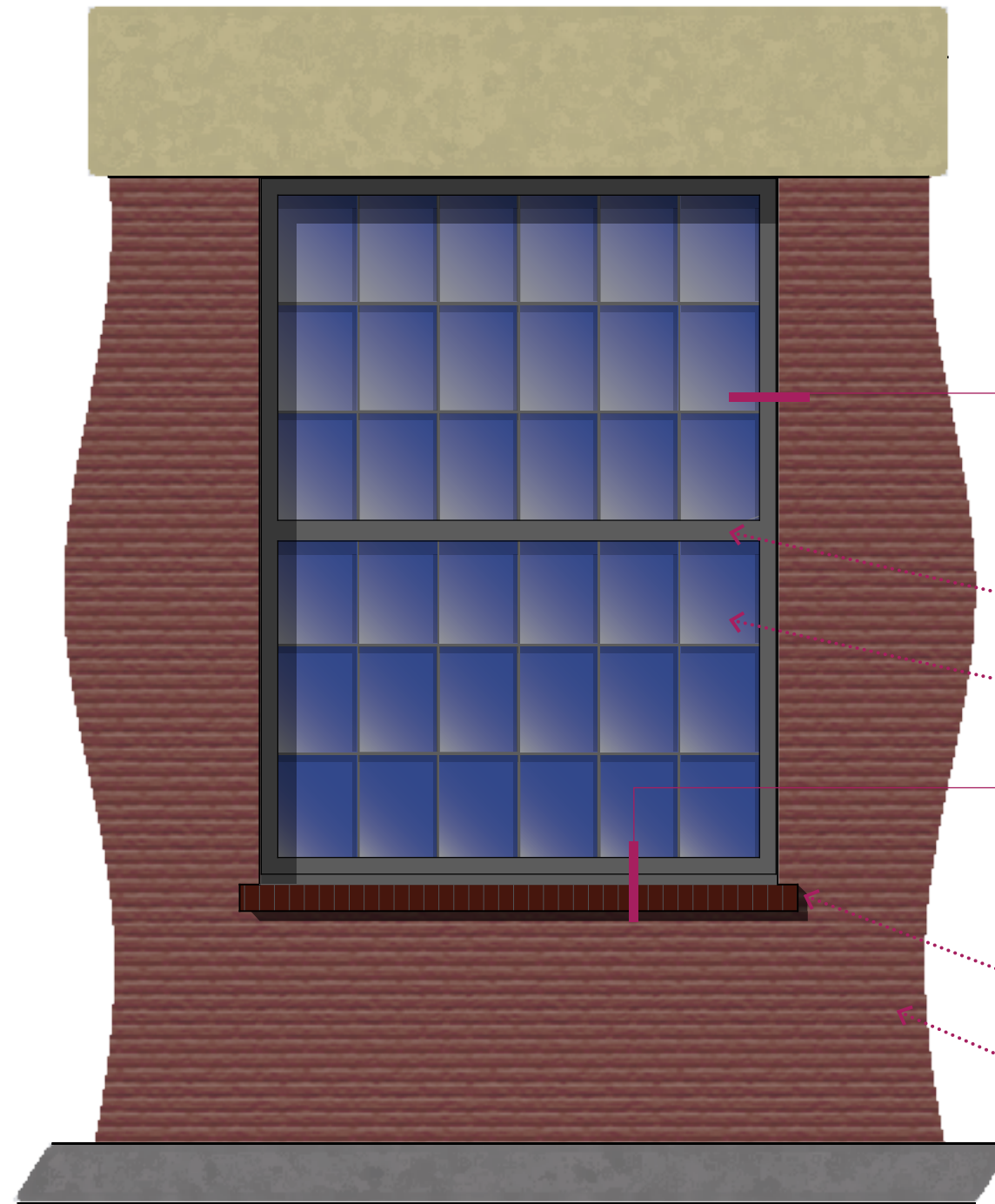
Character Defining Features
01

State Center Warehouse Building
 An Adaptive Re-Use of a Historic Building
 Minor Deviation Request
 3 July 2020

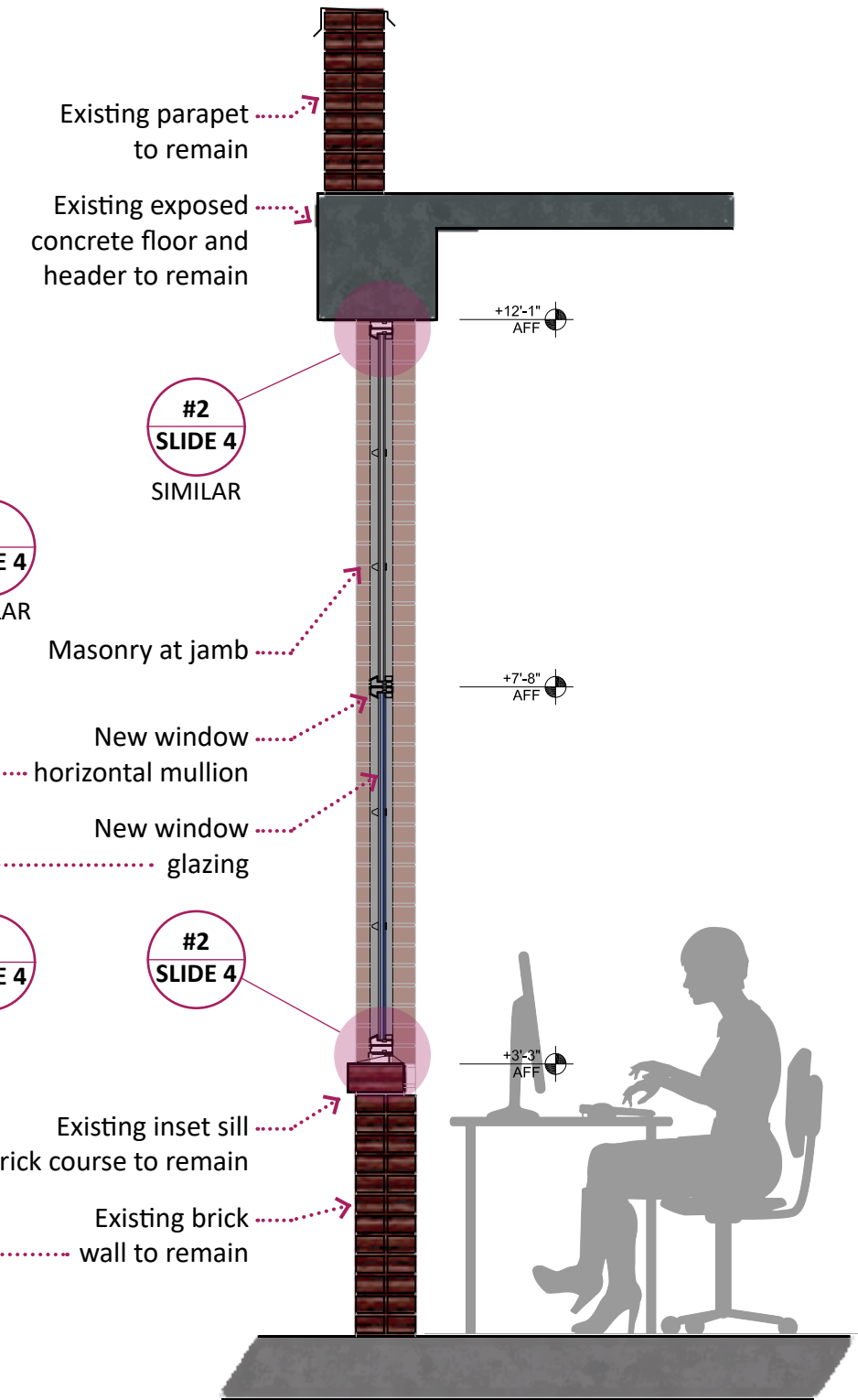




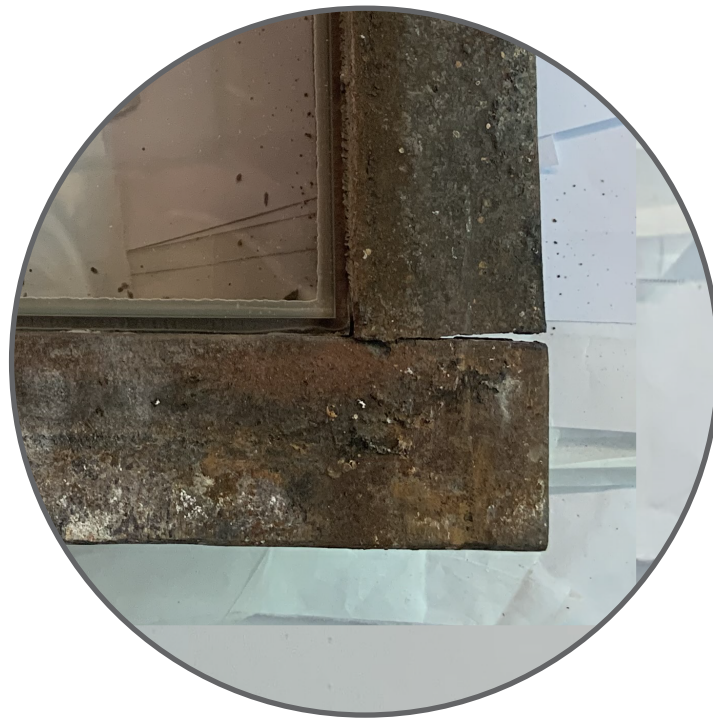
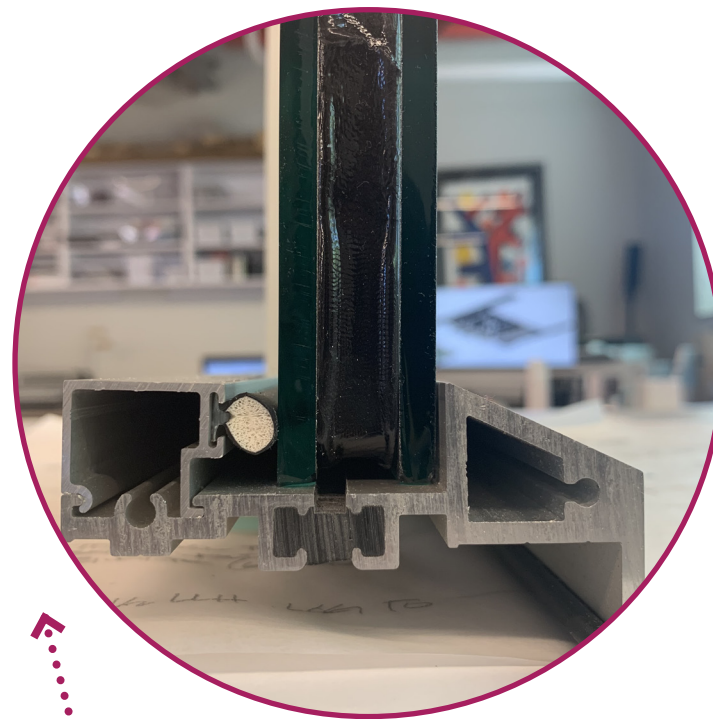
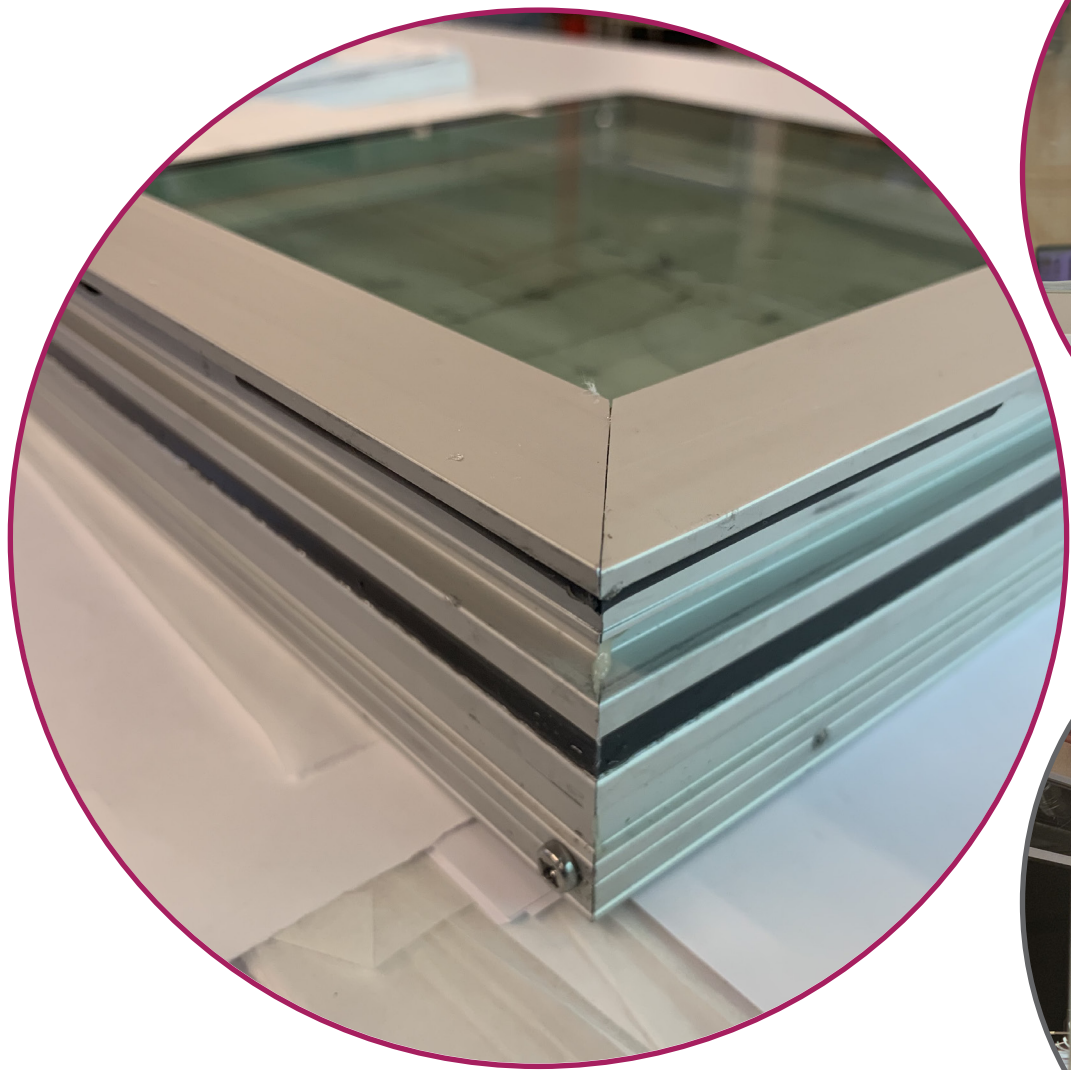
Enlarged Window Elevation - Existing



Enlarged Window Elevation - Proposed [Exterior]



Enlarged Window Section - Proposed



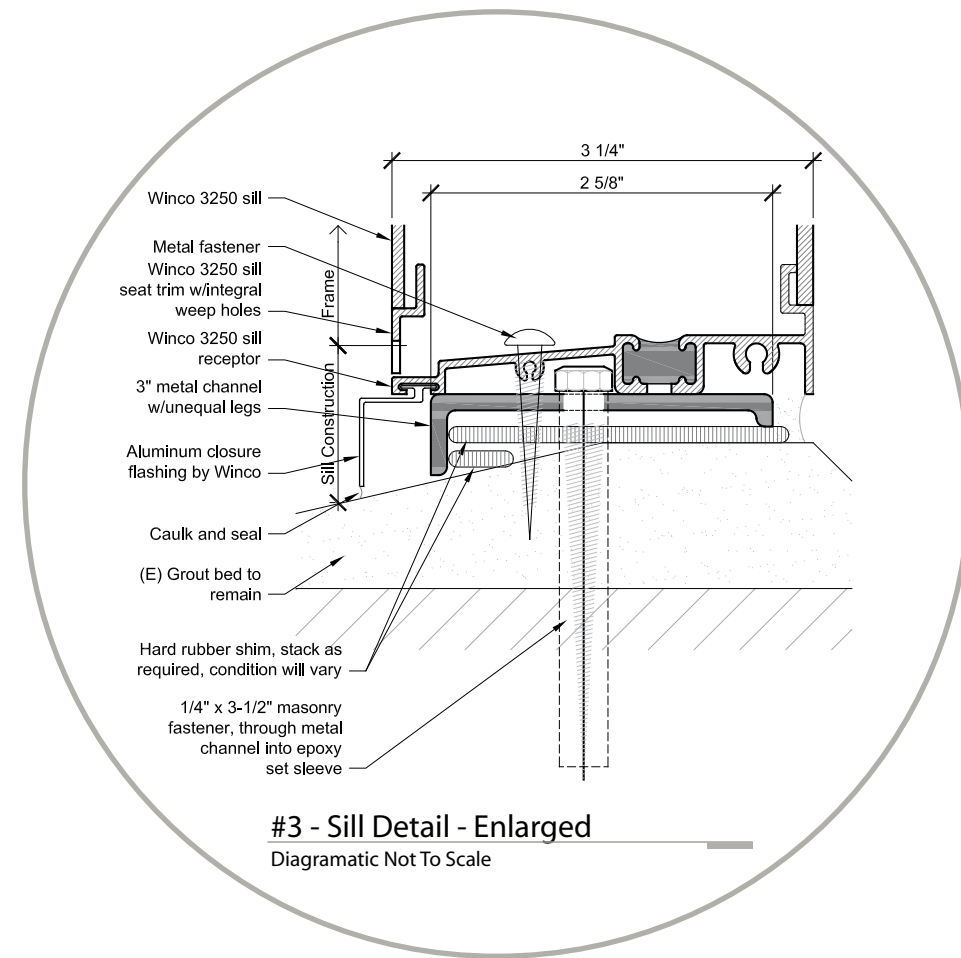
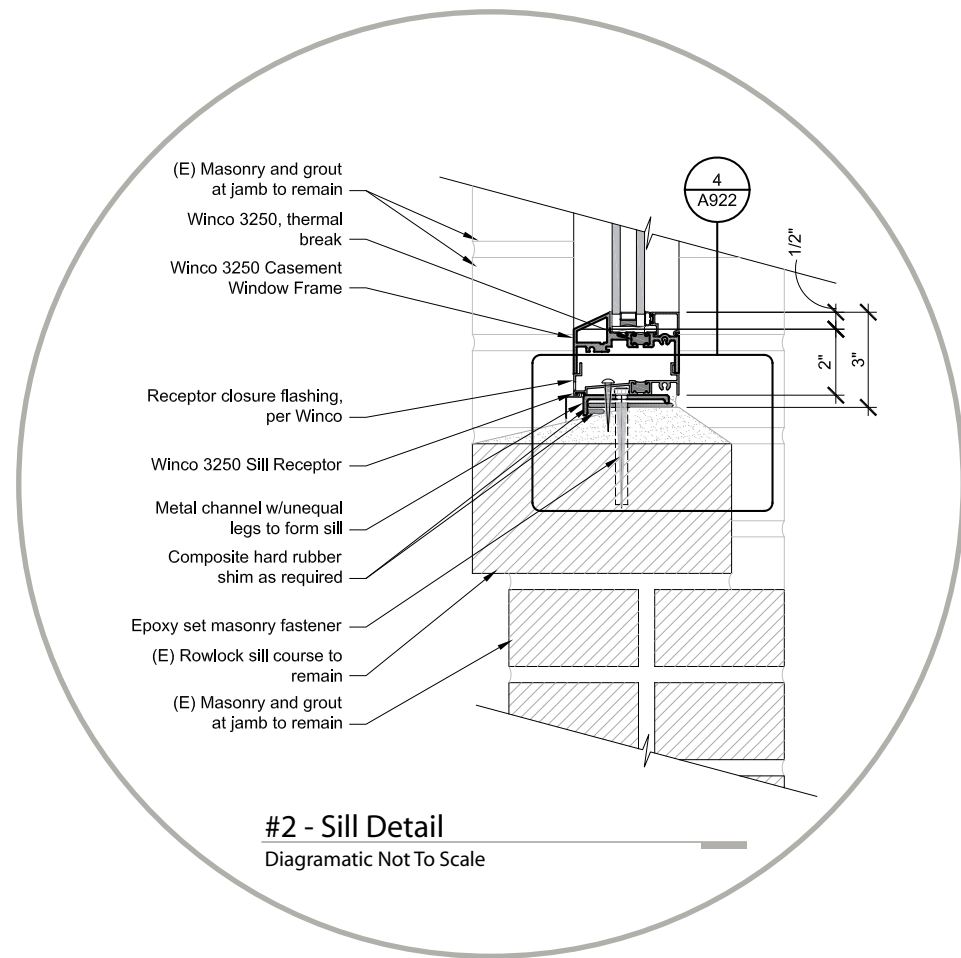
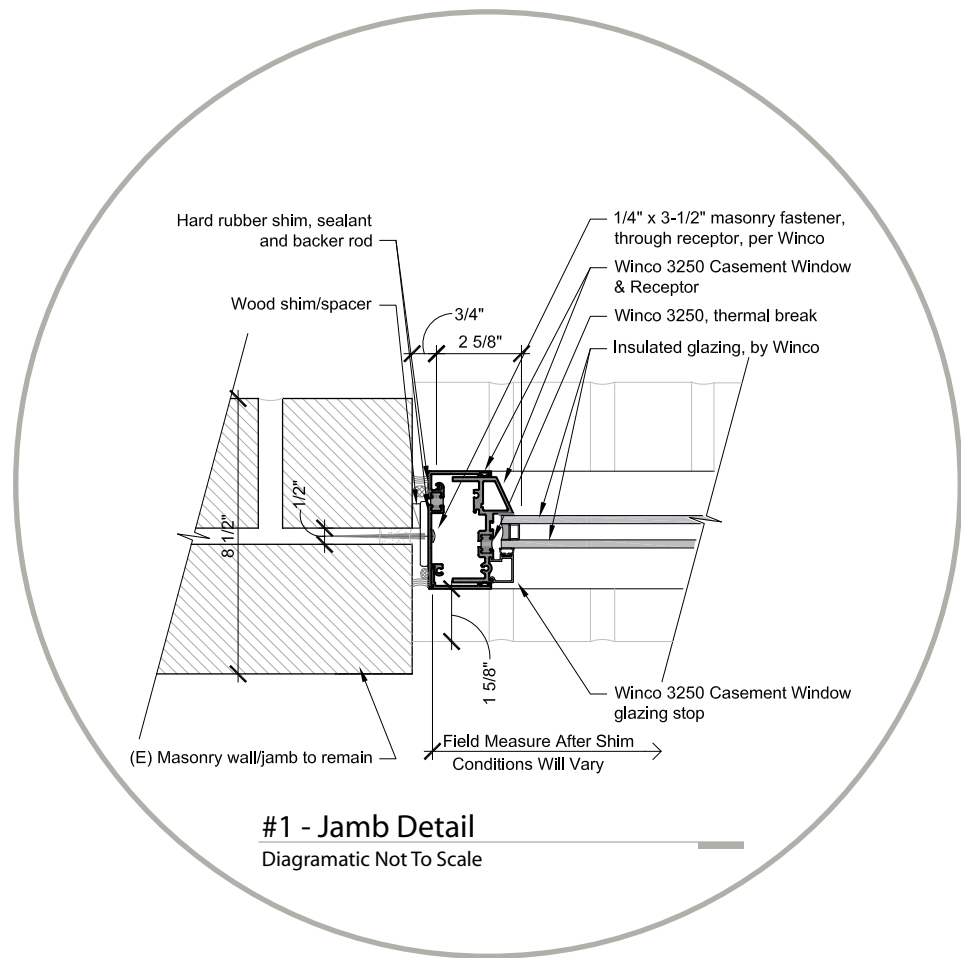
..... **Proposed**
 Historic Replacement Window
..... **Existing**
 Character Defining Window
Finish Color
 Images show clear anodized
 Project will use bronze anodized

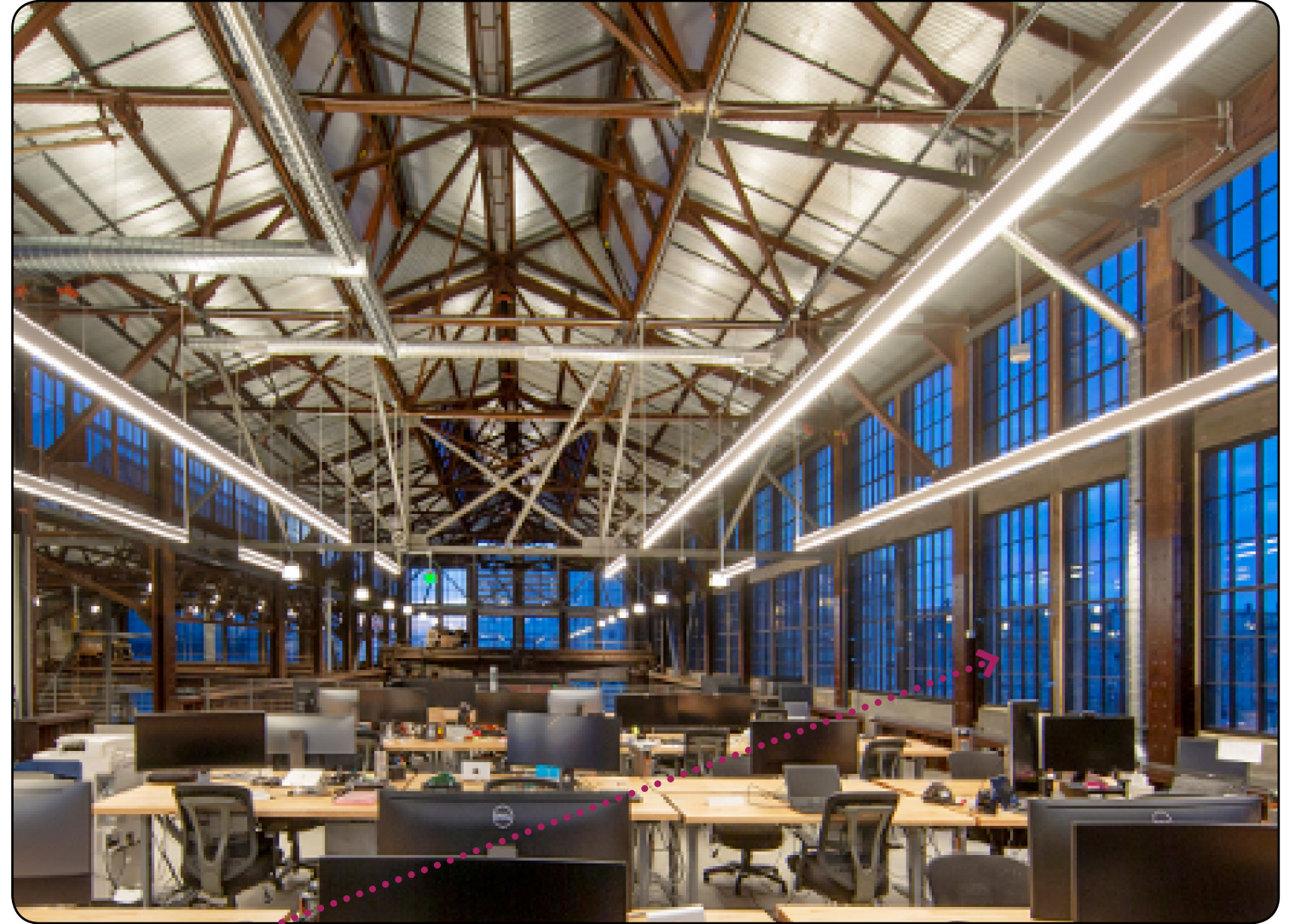
Window Details
 Photographs
 03

State Center Warehouse Building
 An Adaptive Re-Use of a Historic Building
 Minor Deviation Request
 3 July 2020



PAUL HALAJIAN
 ARCHITECTS





Pier 70 Historic Adaptive Re-Use
Windows Shown are Winco 3250
Same Windows Proposed for this
State Center Warehouse project.
View From Exterior
View From Interior

Photo Credit: Billy Hustace

Reference Project
Completed Photos
05

State Center Warehouse Building
An Adaptive Re-Use of a Historic Building
Minor Deviation Request
3 July 2020



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