



REPORT TO THE HISTORIC
PRESERVATION COMMISSION

AGENDA ITEM NO.	V.A.
COMMISSION MEETING	06/28/99
APPROVED BY	
DEPARTMENT DIRECTOR	<i>[Signature]</i>

June 21, 1999

FROM: LYNN BOWNESS, Housing and Neighborhood Revitalization Manager
Neighborhood Services Division

BY: *[Signature]*
DOLORES MELLON, Historic Preservation Specialist
Neighborhood Services Division

SUBJECT: REVIEW AND DETERMINATION, WORK PROPOSED FOR THE FRESNO WATER
TOWER SITE, HISTORIC RESOURCE #1

BACKGROUND

Attached are plans for restoration and new construction work proposed at the Fresno Water Tower site. As the Historic Preservation Commission (HPC) is aware, this ongoing project has been the subject of numerous meetings between the HPC subcommittee, the Convention and Visitor's Bureau (the tenant), the project engineer and city staff to ensure that the project does not negatively impact the Tower, while adapting the site to current tenant needs. The result thus far represents a compromise by all parties, with particular sensitivity toward maintaining what is arguably Fresno's most significant historic resource.

Exterior work includes a controlled pressure wash of the building, which will be monitored by Facilities Management to prevent damage. Wire brushing, sanding and/or scraping may be used to remove loose rust and paint from exterior metal--also to be monitored by Facilities Management. It is anticipated that the existing small holes in the Tower's metal cap will be sealed by primer, prior to the application of paint. Exterior paint colors were previously approved by the HPC.(A2.3) A bird deterrent system, "Bird-B-Gone," is proposed for installation at exterior railing, ledges, upper windows, roof and other nesting areas.(A2.4)

Site work such as rough grading, curb cuts, the extension of a retaining wall and the installation of a plumbing line from the street to the location of the proposed restroom building has been approved in advance of full HPC review.(A1.1, A1.2) Also approved by the subcommittee was the method used to abate the lead-based paint covering the first and second floor interior brick, and interior demolition work including the removal of the existing stairs, second floor and toilet.(A2.0)

Replacement of the front door is planned, as is removal of the rear exit door and surround, which are not original.(A2.6) Also proposed is a metal exit gate.(A2.4) Glazing in the entrance transom and porthole windows will be replaced where necessary. The stained glass window above the balcony will be repaired. Wood window frames will be repaired wherever possible. When historic fabric must be replaced, the HPC will be consulted prior to removal.(A2.4) New duct work is to be concealed in the tank.(A2.7)

Improvements include the construction of a small, Mission-style restroom building located to the south of the Tower.(Plans A2.2, A2.5) The restroom building will be constructed of materials similar to the Tower, in an effort to complement the Tower while minimizing visual impact. In addition, paving, landscaping and parking will be installed/upgraded.(A1.0-A1.6) A sign is to be located at the Fresno/"O" Streets corner.(A1.0) The engineer is seeking direction from the HPC regarding design of the sign.(S1.3)

Within the Tower, a mezzanine is planned. The mezzanine (13.5') and soffit (11') will be placed so as not to obscure the radiating brick arches topping the doorways.(A2.7) Stairs to the mezzanine will be a prefabricated unit with closed riser.(A2.1) The engineer is seeking direction from the HPC in terms of the handrail and baluster to be used. Display racks, counters, video screen, storage rooms, and doors will be installed as part of the Visitor's Center.(A2.1) The HPC has previously offered direction on the avoidance of incorporating elements in the Visitor's Center which may create a false sense of history.

Interior and exterior lighting is addressed.(E1, E2) Fixtures will be mounted in the passageway between the walls, and on the exterior deck. At this time the electrician is unsure how this lighting will be affixed to the building, and this work will be addressed at a future HPC meeting.

The HPC subcommittee has elected to refer items such as the security gate and installation of the exterior spike system to the entire Commission for its review. As previously stated, recommendations on interior railing and exterior signage are requested by the engineer. Improvements not yet finalized, such as what historic fabric may need to be replaced vs. repaired, and the installation of a new concrete floor for the Tower, will be addressed at a future meeting of the HPC.

ISSUE

Should the Historic Preservation Commission review and make a determination on the work thus far proposed for the Fresno Water Tower site?

CONCLUSIONS AND RECOMMENDATIONS

It is recommended that the Historic Preservation Commission review the project and those items now finalized, provide direction where requested, and determine if all proposed work is appropriate for the Fresno Water Tower site.

Draft

**REGULAR MEETING
FRESNO HISTORIC PRESERVATION COMMISSION**

**Monday, June 28, 1999, 5:00 p.m.
New City Hall, 2nd Floor
2600 Fresno Street, Council Chambers
Fresno, California 93721**

**I. SITE INSPECTION, WATER TOWER, 2444 FRESNO STREET, HISTORIC RESOURCE #1 -
4:15 P.M. TO 4:45 P.M.**

The Commission viewed the exterior and interior of the Water Tower.

II. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:02 p.m. by Chair Enns-Rempel.

Members Present:	Kevin Enns-Rempel	Chair
	Wilson H. Hanna, IV	Commissioner
	Christopher Johnson	Commissioner
	Goldie Lewis	Commissioner
	James D. Michael	Commissioner
	Lisa Schumacher	Commissioner
	Scott Vincent	Vice Chair

Members Absent:	Lisa Schumacher	Commissioner
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Dolores Mellon, Historic Preservation Specialist
Chris Weibert, Recording Secretary

III. APPROVE MEETING MINUTES

A. MAY 17, 1999

Commissioner Johnson requested a correction on page 2, to reflect "light-pole" instead of "flagpole."

On motion made by Vice Chair Vincent, seconded by Commissioner Michael, it was agreed to approve the meeting minutes with the change noted; motion carried.

**Ayes: Enns-Rempel, Hanna, Johnson, Lewis, Michael, Vincent
Noes: None
Absent: Schumacher**

IV. APPROVE AGENDA

On motion made by Commissioner Michael, seconded by Commissioner Lewis, it was agreed to approve the agenda; motion carried.

**Ayes: Enns-Rempel, Hanna, Johnson, Lewis, Michael, Vincent
Noes: None
Absent: Schumacher**

V. COMMISSION ITEMS

A. REVIEW AND DETERMINATION, WORK PROPOSED FOR THE FRESNO WATER TOWER SITE, HISTORIC RESOURCE #1 - DOLORES MELLON, DEPARTMENT OF HOUSING AND NEIGHBORHOOD REVITALIZATION

Dolores Mellon reviewed the staff report and indicated those portions of the project still unresolved which will be the subject of further Historic Preservation Commission meetings. Rick Ransom and Jeff Cazaly, Brooks Ransom Associates answered questions.

On motion made by Commissioner Michael, seconded by Commissioner Johnson, it was agreed to provide direction to: 1) use Ecopic Corporation bird deterrent, 2) install the security gate inside the rear doors instead of outside of the rear doors, and add lights to the alcove if additional security is required, 3) use simple line rails, brushed stainless steel, for the interior stair railing, 4) reconstruct the stairs and rails at the front entrance, 5) return to the Commission with the sign design, 6) correct the plans to reflect installation of lighting from 6.5 feet to 7 feet, 7) mark where the plaster is to be repaired and invite Dolores Mellon to inspect the proposed repairs, 8) contact Dolores Mellon for any unforeseen problems that may arise, and 9) determine all proposed work is appropriate for the Fresno Water Tower site; motion carried.

**Ayes: Enns-Rempel, Hanna, Johnson, Lewis, Michael, Vincent
Noes: None
Absent: Schumacher**

Due to a conflict of interest, Commissioner Johnson was not present for Item V.B.

B. REVIEW AND DETERMINATION, NEW CONSTRUCTION, HOLY TRINITY ARMENIAN APOSTOLIC CHURCH SITE, 2226 VENTURA STREET - DOLORES MELLON, DEPARTMENT OF HOUSING AND NEIGHBORHOOD REVITALIZATION

Ms. Mellon presented the staff report and stated that Architect Robby Antoyan was available to answer questions. The Commission complimented Mr. Antoyan on his endeavors.

On motion made by Vice Chair Vincent, seconded by Commissioner Michael, it was agreed to approve staff's recommendation that the plans proposed for the National Register site are appropriate; motion carried.

**Ayes: Enns-Rempel, Hanna, Lewis, Michael, Vincent
Noes: None
Absent: Schumacher
Abstain: Johnson**

Mr. Antoyan presented an update on the rehabilitation of the Twining Laboratories building.

Commissioner Johnson returned to the meeting.

C. ELECTION OF FY 99 OFFICERS

1. CHAIR

On nomination made by Commissioner Michael, seconded by Commissioner Lewis, it was agreed to appoint Vice Chair Vincent to Chair; motion carried.

**Ayes: Enns-Rempel, Hanna, Johnson, Lewis, Michael, Vincent
Noes: None
Absent: Schumacher**

2. VICE CHAIR

On motion made by Vice Chair Vincent, seconded by Commissioner Michael, it was agreed to appoint Commissioner Lewis to Vice Chair; motion carried.

**Ayes: Enns-Rempel, Hanna, Johnson, Lewis, Michael, Vincent
Noes: None
Absent: Schumacher**

VI. CHAIR'S REPORT - *No Formal Report*

VII. UNSCHEDULED ITEMS

A. COMMISSIONERS

1. Commissioner Michael stated he would not be attending the July meeting.

2. Commissioner Johnson reported that there was a letter to the editor in The Fresno Bee regarding the historic Chevron station underground tanks.

B. STAFF

1. Ms. Mellon stated the County Board of Supervisors will be reviewing the initial study as part of the EA process regarding the demolition of the Arco Garage on June 29, 1999, after 9:00 a.m.
2. Ms. Mellon informed the Commission that the historic building survey completed in 1994 was not submitted to the SHPO.

C. GENERAL PUBLIC - *No Formal Report*

VIII. NEXT MEETING

The next meeting is scheduled for July 26, 1999.

IX. ADJOURNMENT

There being no further business to bring before the Commission, Chair Enns-Rempel adjourned the meeting at 6:30 p.m.

Chair Scott Vincent

ATTEST: Lynn Bowness, Secretary

APPROVED this 20th day of JULY, 1999