

Fresno County Historical Landmarks & Records Advisory Commission Historic Places Application

IDENTIFICATION

- Common name: Arco Garage
- Historic Name(s): L. C. Wesley Super Garage, Richfield Garage, Arco Garage
- Street or rural address: 854-862 Van Ness Avenue
 City Fresno Zip 93721 County Fresno
- Parcel Number: 468-251-10
- Present Owner: Fresno City and County Historical Society
 City Fresno Zip 93706 Ownership is: Public Private
- Present Use Parking on ground level, 2nd floor is vacant
 Original Use Parking and auto maintenance

DESCRIPTION

- 7a. Architectural style: Art Deco

The architectural style should be identified from a list of accepted style identifications from the following list:

Adobe	Arts & Crafts	Art Deco	Austrian Succession
Baroque	Beaux Arts	Byzantine	Cape Cod
Chateausque	Classical	Revival	Colonial Craftsman
Dutch Colonial	Eastlake	Egyptian	English Tudor
Four-Square	French Tudor	Georgian	Gothic
Half-Timber	International	Islamic	Log Cabin
Mediterranean	Mission	Monterey	Normandy
Prairie	Pueblo	Ranch	Richardsonian
Romanesque	Second Empire	Spanish Colonial	Stick
Swiss Chalet	Victorian		

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition. Descriptions should include number of rooms, interior materials, fireplaces, and other parts which may represent a specific style. Include additional elements of the site such as detached garage, barn, tankhouse, outhouse, coral, entrance gates, pond, canal, storage shed, kiln, packing shed, gardens, arbors, landmarks trees, and others.

Please see Item 7b of the Supplemental Historic Building Survey prepared by John Edward Powell, 9/30/94.

8. Construction date: Estimated _____ Factual: 1931
9. Architect: H. Rafael Lake
10. Builder: Shields, Fisher and Lake
11. Approximate property size (feet) 100 Frontage 150 Depth of approx. acreage .34 acre
12. Condition: Excellent Good Fair Deteriorated No longer in existence
13. Alterations: Original Richfield Oil Co. sign, exterior light fixtures removed
14. Please enclose a photograph, black & white if possible.

Dates(s) of enclosed photograph(s):

15. Locational sketch map. (Draw and label size and surrounding streets, roads, and prominent landmarks.)



16. Surroundings: (check more than one if necessary)
 Open land Scattered buildings Densely built-up
 Residential Industrial Commercial
 Other
17. Threats to site: None known Private development Zoning
 Vandalism Public works project
 Other: Deterioration
18. Is the structure: On its original site? Yes Moved? Unknown? _____
19. Related Features: None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Please see Item 19 of the Supplemental Historic Building Survey prepared by John Edward Powell, 9/30/94.

The interaction between various business owners, which occurred at the Richfield Garage contributed to the prosperity of Fresno. The role of the Richfield Garage went beyond that of an establishment for housing motor vehicles. It served as a forum where business and social interactions occurred simultaneously among businessmen.

21. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure Economic/Industrial
 Exploration/Settlement Government Military
 Social/Education Religion
22. Sources (List books, documents, surveys, personal interviews and their dates).
 Polk City Directory 1931
 Draft Environmental Impact Report (SCH No. 99121050)
 Trewitt, Shields, (et.al) Contract List 1910-1952
 Supplementary Historic Building Survey, Historic Resources Survey, September 30, 1994
 Personal account by R. R. "Bud" Baird

23. Date form prepared: 1/17/08

By: (name) Roger Bordenaux Taylor, Susan Pappas, Karen Bosch Cobb

Organization: Fresno County Landmarks and Records Advisory Commission

Address: 2420 Mariposa Street

City: Fresno

Zip: 93721

Telephone: (559) 488-3185

FAX: (559) 488-1971

E-mail: _____

24. Signature of owner:

Date:

Please forward completed application to:

Karen Bosch Cobb, Secretary of HLRC
and County Librarian
Historical Landmarks & Records Advisory Commission
Fresno County Library
2420 Mariposa Street
Fresno, CA 93721

L.C. Wesley Super Garage, LLC
942 East Olive Avenue
Fresno, CA 93277

12 January 2009

Fresno County
Historic Landmarks and Records Advisory Commission

Attn: Karen Bosch Cobb
Fresno County Library
2420 Mariposa Street
Fresno, California 93721

Historic Landmarks and Records Advisory Commission:

L.C. Wesley Super Garage, LLC (property owner) requests the commercial building located at 862 Van Ness Avenue in downtown Fresno to be added to Fresno County's Register of Historic Resources. The L.C. Wesley Super Garage was constructed in 1931 by the architecture firm Shields, Fisher and Lake. The garage was known as the Richfield Garage from 1934 to 1974. After 1976 the garage was closed and referred to as the ARCO Garage.

The Fresno County Landmarks application form completed by Roger Taylor is attached. In addition, this packet includes a historic resource inventory form completed by John Edward Powell in 1994.

Please review the included application and consider this building for listing on the Fresno County Register.

Sincerely,



Christopher Johnson
Member
L.C. Wesley Super Garage, LLC



Bruce Owdom
Member
L.C. Wesley Super Garage, LLC



Jim Morfar
Director
Fresno Historical Society

Personal account of the Richfield Garage business as remembered by R.R. "Bud" Baird, proprietor, written by his daughter, Susan Baird Pappas.

Richfield Garage 1934-1974

For almost forty years, my family operated the Richfield Garage. My father, the late Ray E. Baird, worked for the General Petroleum Corporation in the late 1920s and early 1930s as a tank truck salesman. In 1934, my father became a clerk working at the Richfield Garage and in 1936 he became the manager. My dad told me that the Milo Rowell Corp. had leased the building to the Richfield Oil Company of California and shortly thereafter, my father, Ray E. Baird, leased the Richfield Garage from the Richfield Oil Corporation. When I returned home from WWII in 1945, I became a partner in the family business. My father and I were partners in the Richfield Garage until my father's death in 1961 when I became the sole proprietor. I ran the Richfield Garage until 1974 when I turned over my lease of the Richfield Garage to Jack Parker, a former employee.

The Richfield Garage stands at the intersection of Kern Street and Van Ness Avenue in downtown Fresno. This unique building located at 862 Van Ness Ave. may have opened up in 1931 with a big fanfare as the "Wesley Super Garage", but that name lasted only a brief time. Quickly within two years the Wesley sign was gone and the Richfield sign went up. Even before my father became manager in 1936, the garage was already referred to as the "Richfield Garage". Advertisements for stores like Gottschalk's which ran in the Fresno Bee as early as 1933, refer to the building as the "Richfield Garage". Throughout the many years my family owned and operated the garage, we always conducted business under the name of the "Richfield Garage". Only after 1976 when it closed was it referred to as the "ARCO Garage".

When I was fifteen years old, my dad allowed me to work at the Richfield Garage on Saturdays and sometimes after school. I pumped gasoline into cars, washed windshields, and checked oil and tire levels. I remember the gas pump had a large clear glass container at the top of the pump. Gasoline was 11 cents a gallon in 1940. At the end of WWII, I returned to Fresno, and became a partner in the Richfield Garage with my father. During the war, the only help my dad could hire were women. So when I took over as manager I started employing returning servicemen. We could park roughly 50 cars upstairs. The parking spaces upstairs allowed three cars to be parked between the pillars. It was okay until the cars became larger in size. Sometimes the gals had to climb out the window, as it was too hard to squeeze out the door. If today's cars were parked upstairs, you would only be able to park two cars between the pillars. We could park around 30 cars on the main floor. During the holiday season, I would stand in the street while cars were trying to come into our garage. I would tell them to go around the block again as I was sure someone would be leaving by then. Some days we could park 150 to 200 cars as cars would go in and out all day. For a time, architect H. Rafael Lake who designed the Richfield Garage, lived at the Californian Hotel and parked his car with us. I knew him well. I remember a time when Hormel Meat Company had a weeklong meeting at the Californian Hotel and they parked all their new Chevy cars with us. The salesmen would pick their cars up in the morning and call on

stores in the valley all day. In the evening the salesmen would return the cars to the garage and we would wash and gas them up for the next day.

The fundamental structure of the Richfield Garage has remained in tact over the many years my family owned the business however many cosmetic changes have occurred throughout the years. The outside light fixtures that hung in the center of each outside pillar creating that art deco look are gone from the building now. They were present on the building when I relinquished my lease in 1974. My guess is that the county removed them when they gutted the inner structure sometime after 1976. The original metal and glass hanging light fixtures, which hung down from the second floor were replaced in the 1950s with modern incandescent light bulbs throughout the garage. The old glass gas pump, I remember as a boy, disappeared before I returned home from WWII, replaced with modern more efficient pumps. To accommodate traffic in and out of the garage, the original placement of the gasoline pumps were modified in the fifties from facing parallel to Van Ness Ave. to facing perpendicular to Van Ness Ave. and cement blocks, two feet high, were placed between pillars to direct traffic in a particular direction. There were two gasoline tanks located under the asphalt on Kern Street just east of Van Ness Ave. The access valves for those gas tanks are filled with cement, and visible on the Kern Street sidewalk between pillars. During the sixties, I installed an electric man-lift located in the northwest corner of the building connecting the first and second floors, which eliminated running up and down the ramps to get cars. The Richfield Garage operated 24 hours a day until the early 1970s, at that time I installed a wooden gate at the middle of the ramp to the second floor to secure and protect the cars stored overnight on the second floor. The wooden gate has survived these many years and sometime after the garage closed a modern wrought iron gate was added at the entrance of the ramp. The original tower on top of the building, which spelled out 'RICHFIELD', disappeared by 1936. In the early fifties, I saw a large magnificent blue Richfield eagle in Bakersfield. I called the Richfield Corporate office and requested that they put a sign, like the one I saw, on top of my building. They complied and the sign remained on the top of my building until the Atlantic Richfield Oil Corporation relinquished its lease on the building. I know the Fresno Neon Sign Company removed the eagle and took it to their salvage yard. I saw it there for years. For a short time in the early 1960's, a hole was cut in the south wall to allow cars to pass from the Richfield Garage to the Golden West Garage next door, which I leased at the time to accommodate additional parking. That hole was patched when additional parking was no longer needed. On the east side of the main floor between the storage area and the ramp, gone now, was a room with large glass windows facing the parking area, which housed a tire shop. As part of the Richfield Garage on the Van Ness Ave. side was a small retail store space and at the back of the retail shop was an outside staircase that led to an office located above the retail store, which housed our business office. Both my father and I had offices in that space. Over the years many different businesses have operated out of the retail space. In 1936, W. L. Eaton opened a Studebaker sales and service operation. For many years my dad and I operated B & B Liquor store in that space. I remember George Noroian sold his fruit from that location, delicious dried fancy fruit that was a big hit at Christmas.

In the late 30s, we rented out space to Hills & Hughes Automobile Laundry, which was located upstairs. In 1941, Fred Hughes took over the car wash business. He could knock out 10 cars a day and make them look like new. The price of a wash job was 75 cents in 1946. In the 1940's, G.J. McNeece then in 1947 Harry Waite operated a tire shop at the rear of our first floor. Earl

Morris ran the auto repair shop for many years. Customers were amazed how Earl could be such a top mechanic with only one arm. The customers loved him. He was with us for many years. We even had a shoeshine stand run by Arthur Sneed. The Bible House located down the street rented storage space for extra merchandise. Jones Ambulance Service and Valley Armored Transport of Fresno (owned by Ray E. Baird and Ernie Wenersten) ran their vehicles out of the Richfield Garage. Parking was 50 cents all day. A customer could park his car for a couple hours of shopping, and during that time his car could be filled up, washed, lubed, and checked under the hood or get a new battery or have their tires replaced. What a good deal. During the early years of our business, downtown Fresno was the place to be. We were open 24 hours with three shifts running back to back. Our overnight customers came from guests at the Californian Hotel in addition to cars, trucks, and buses from the F.B.I., Board of Equalization, Department of Alcoholic Beverage Control, Sunshine Biscuit Company, and Yosemite Park and Curry Company. In the daytime our main business was parking cars for Fulton shoppers, although we did have numerous monthly customers from the surrounding businesses. The Californian Hotel was the hot spot in Fresno. Many organizations held their monthly meeting there and parked their cars with us, such as Fresno Lyon's Club, Breakfast Club, Rotary Club, and Shrine Club. The Hardy Theater, just half a block down on Van Ness Ave. hosted the San Joaquin Valley Lecture Hall series, which brought national speakers to Fresno. I remember our garage would fill up fast on the days there was a speaker. 1934 through 1950 when celebrities came to Fresno, they usually stayed at the Californian Hotel and parked with us. One such celebrity was Jack Haley, from the Wizard of Oz who came to Fresno several times a year and parked with us. We became very good friends as he visited Fresno quite often. Fresno hosted many statewide activities; I recall a California State Skeet Championship competition headquartered at the Californian Hotel for at least three days kept the garage packed.

The Richfield Garage has always played an important part of my life. The Richfield Garage was a good family business located in the heart of downtown Fresno, across the street from the Californian Hotel and just a short block away from Fulton Street where all the main department stores in Fresno were originally located: Gottschalk's, Berkeley's, Harry Coffee's, Walter Smith's, Penney's, Famous Department Store, Cooper's, Roos-Atkins to name a few but times were changing. Business was booming until the opening of Manchester Shopping Center. Even with the revitalization of Fulton Street in 1964 into the Fulton Mall, Fresno was growing "North" where new, more modern shopping centers were flourishing. One-way streets encircled the downtown shopping area, directing traffic in a specific pattern. The downtown stores struggled to stay open. Slowly things were changing downtown then Fashion Fair Shopping Center opened. This new shopping mall located at the north end of town drew even more shoppers from downtown, and with them, went other downtown businesses too, even Fig Garden Village Shopping Center played a role in the demise of the shopping area in downtown Fresno. The Californian Hotel also was no longer the best hotel in town and the Richfield Garage had fewer and fewer customers.

From its highly publicized opening in 1931 to its current state of disarray in 2008, the Richfield Garage has come full circle. I hope that it can be resurrected to its original state. I have a lifetime of fond memories of the Richfield Garage.

HISTORIC RESOURCE INVENTORY

HABS	NAER	Doc	SHE. No.	NR Status
UTM: A			C	
B			D	

IDENTIFICATION

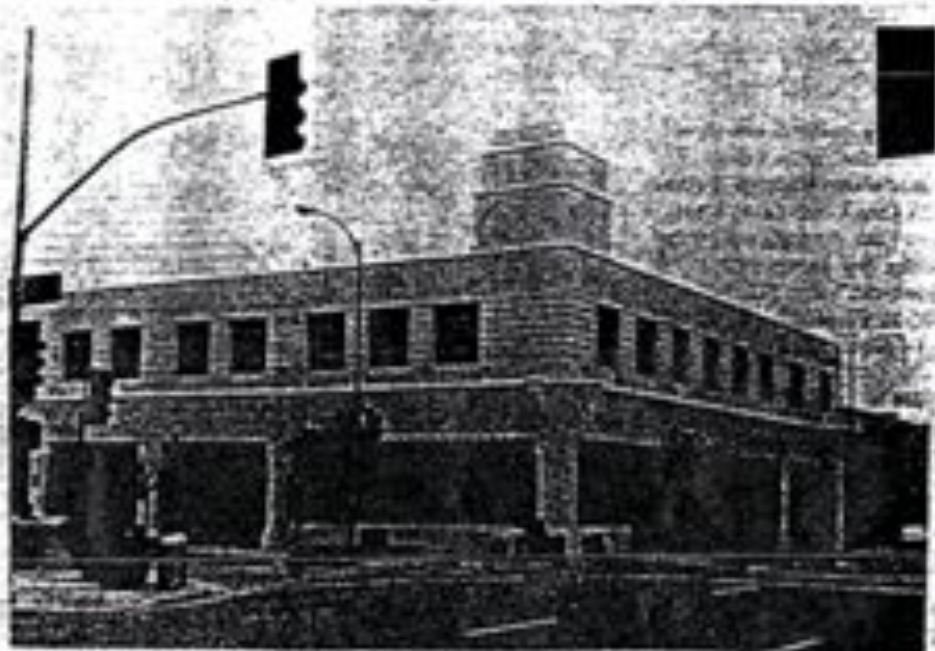
- Common name: Richfield Super Garage (Map Reference No. 41)
- Historic name: L.C. Wesley Super Garage
- Street or rural address: 862 Van Ness Avenue
City: Fresno Zip Code: 93721 County: Fresno
- Parcel number: 458-252-10
- Present Owner: County of Fresno Address: 2220 Tulare Street
City: Fresno Zip Code: 93721 Ownership is: Public Private
- Present Use: County vehicle parking Original Use: Commercial garage

DESCRIPTION

7a. Architectural style: Perpendicular style (Art Deco influence)

7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The L.C. Wesley Super Garage is located .18 miles southeast of the Fresno County Courthouse on the easterly side of Van Ness Avenue at the intersection of Van Ness Avenue and Kern Street. The two-story detached commercial garage has a rectangular footprint measuring approximately 100' in width by 150' in depth, or approximately 300,000 gross square feet on two levels. The ground floor originally included a service floor, office, storage area and a poured-in-place reinforced concrete ramp leading to a board-formed reinforced concrete second floor parking level. These conditions are generally intact, with the exception of the small south corner office which has been recently demolished. The garage is built of reinforced concrete post and beam construction with brick infill. The roof is flat and is supported on the second deck by a grid of wood posts supporting wood beams that span the floor area. In style the building is Perpendicular with Art Deco detailing. The front facade is generally symmetrical in composition, open on the two street level elevations and closed to the rear alley. A closed southern elevation is per lot line with an adjacent commercial building. Upper floor fenestration on the two formal street facades is regularly spaced, composed of repetitive 5:4 steel sash windows, each having a 3:2 operable center panel. Window units are separated by seven equally spaced paneled horizontal speedlines creating a continuous banding of the facade. Other distinguishing architectural features include a stubby, stepped corner tower relieved by shallow, vertical fluting. The short tower form was originally designed as a platform to carry Richfield corporate "radio beacon" signage. Perimeter columns repeat the perpendicular theme, as do Zig-Zag lines and second deck waist banding. Applied ornamental work consisted of lightning bolt iron balcony railing and Art-Deco scones, the latter removed during a recent repainting of the building in a uniform white - a bland shift from the original color scheme which had high chroma yellow and blue painted accents. Nonetheless, the garage has survived 63 years with a high degree of architectural integrity, having sustained only minor evolutionary alterations over time as outlined above. SETTING: The garage relates well to adjacent structures as one of a cluster of historic properties at the intersection that recall an earlier architectural moment in the community. Public landscaping is of recent vintage and follows the Civic Center prototype. Surfaces are primarily color-impregnated, stamped and textured concrete with densely spaced, but immature, street trees, historic light standards and potted seasonal seed flowers. The upgrade was designed by Robert Boro, ASLA, and Lutz Seng & Boudreau Architects. (See Continuation Sheet 1 of 1)



- Construction date
Estimated: (19) Factual: (1931)
- Architect: H. Rafael Lake
- Builder: Shields, Fisher & Lake
- Approx. property size (in feet)
Frontage: 100' Depth: 150'
or approx. acreage: .34 acre
- Date(s) of enclosed photograph(s):
June 1994

13. Condition: Excellent Good Fair Poor Deteriorated Not in existence
14. Alterations: Removal of shop office and ornamental exterior sconce lighting fixtures
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other: Californian Hotel (1923), Fresno Republican Printing, NHP (1919)
16. Threats to site: None known Private Development Zoning Vandalism Public Works Project
Other: Owner disinterested in managed historic restoration
17. Is the structure: On its original site? Moved? Unknown?
18. Related features:

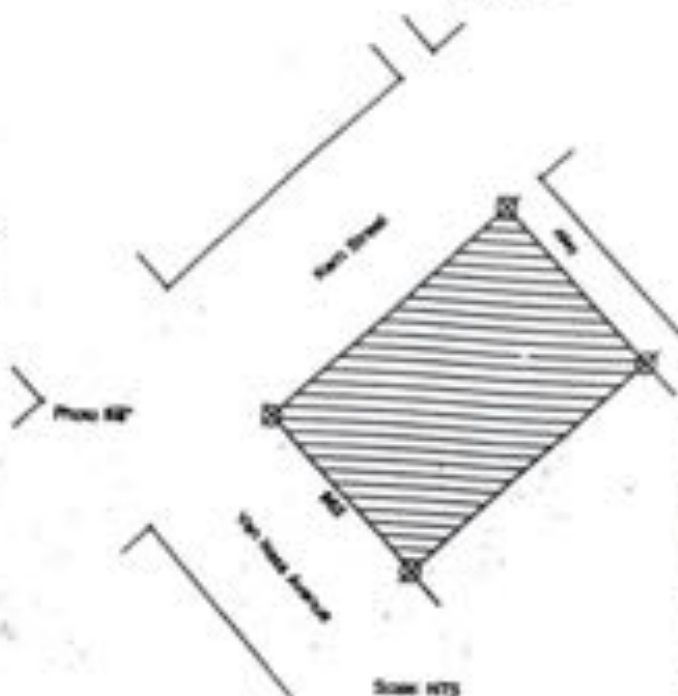
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

The L.C. Wesley Super Garage was constructed for L.C. Wesley (1900-1948) by Shields, Fisher and Lake, architects and managers of construction. The garage was first occupied in April of 1931, providing full-service care for vehicles and trucks, including covered parking; a washing, polishing and greasing service; tire sales and service (General Tire Company); radio repair and battery service. In 1932, W.L. Eaton, "veteran automobile distributor from Seattle," took over the building for his Studebaker sales and service agency. In recent years, the building has been operated exclusively as a parking garage, albeit on the ground floor only. It is presently owned by the County of Fresno. The second level is gated and unused. Designed by architect H. Rafael Lake (1894-1958), the L.C. Wesley Super Garage is a striking example of his advanced modernistic work during the 1930s, and preceded his more lyrical design for the Blue Cross Veterinary Hospital in 1936, at 1821 Van Ness Avenue. Lake began his architectural education at the University of California, then transferred to the Massachusetts Institute of Technology, from which he graduated in 1916. He apprenticed under Cass Gilbert and worked in New York for five years, except for military service during World War I. In May 1921 Lake visited Fresno, where his father was then involved in planning the Californian Hotel for Sun Maid Hotel Corporation. After practicing in San Francisco, he moved to Fresno in 1922 when he received the commission to design the hotel. Lake joined Trewitt-Shields Company in late 1923 as staff architect. The firm became Shields, Fisher and Lake in 1924, then in 1925, Fisher, Lake and Traver. Fisher and Traver manned the firm's Los Angeles office and Lake its Fresno office. Among the firm's projects were the Stillwell Apartments in Long Beach, the Hollywood Roosevelt Hotel, the Phoenix Westward Ho Hotel, and the Wilson Theatre in Fresno. Again, during the early 1930s, a Shields, Fisher and Lake alliance constructed this Super Garage. Lake designed a number of fine residences in Fresno, including a Sunnyside home for himself in 1925, the Ralph Merritt Home on Huntington Boulevard in 1926, the Arthur Bernhauer Home in Old Fig Garden in 1928, and the Harry W. Shields Home on Huntington Boulevard in 1936. Lake joined Allied Architects during the Depression to design the Fresno County Hall of Records and the Memorial Auditorium. During the 1940s Lake joined William Hastrop in the firm of Lake and Hastrop. Their most visible project together was the new clubhouse for Sunnyside Country Club designed in 1946. In 1948 Lake formed a partnership with Elsie Di Luck that lasted into the 1950s. H. Rafael Lake died in Fresno on August 9, 1958. CONTEXT: This property is important architecturally because it represents the earliest major use of Art Deco imagery in the community, and contributes to the broader context of exemplary examples of similarly styled Fresno properties, notably the Fresno County Hall of Records (1935), the Scottish Rite Temple (1937) and the Tower Theatre (1938). The L.C. Wesley Super Garage appears eligible for listing in the Local Official Register of Historic Resources and (See Continuation Sheet 1 of 1)

Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

NORTH ▲



20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture Arts & Leisure
Economic/Industrial Exploration/Settlement
Government Military Religion
Social/Education

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates). Fresno Grants-Grantee Index, Chicago Title Deed Index, Fresno Subdivision Maps, 1912 Raisin Exchange Map, FMR (3-31-12), 1923 Atlas, USGS Quad Maps, 1939 Land Use Survey, Fresno Water Plans, Fresno Parcel Maps, Sanborn Insurance Maps, Powell Index, Ben Walker Index, FB (6-29-48), Fresno See Index, Woodward Index, FCL, Suhr Index, Fresno City Directories, 1930-36, FB (4-29-31, p. 38, L.C. Wesley Section)(13-29-32, p. 18)(11-4-36, p. 38). Exile.

22. Date form prepared: August 31, 1994
By: John Edward Powell, Michael McGuire, Maps and Photos
Organization: California State University, Fresno Foundation
Address: 2771 East Shaw Avenue
City: Fresno Zip Code: 93726
Phone: (209) 278-0650

Local Register of Historic Resources (Fresno, California):
Van Ness Avenue

[Van Ness Gate Entrance \(2208 S. Van Ness Avenue\)](#)

[Bekins Van and Storage \(301 Van Ness Avenue\)](#)

[James Phelan Building \(700 Van Ness Avenue\)](#)

[Hotel California \(851 Van Ness Avenue\)](#)

[Kern Kay Hotel \(906-912 Van Ness Avenue\)](#)

[Liberty Theater \(944 Van Ness Avenue\)](#)

[Fresno Bee Building \(1545 Van Ness Avenue\)](#)

[Sadler Office Supply Company \(1717 Van Ness Avenue\)](#)

[Adam Baird Home \(136 N. Van Ness Avenue\)](#)

[Barkalew Home \(153 N. Van Ness Avenue\)](#)

[McAlpine Home \(171 N. Van Ness Avenue\)](#)

[in Fairweather Home \(248 N. Van Ness Avenue\)](#)

[W. D. Coates Home \(264 N. Van Ness Avenue\)](#)

[Fathy Home \(844 N. Van Ness Avenue\)](#)

[Maracci Home \(985 N. Van Ness Avenue\)](#)

[Porteous Home \(1095 N. Van Ness Avenue\)](#)

[Miller Home \(1516 N. Van Ness Avenue\)](#)

[Russ Clements Service Station \(2740 N. Van Ness Avenue\)](#)

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H. Rafael Lake

H. Rafael Lake (1894-1958) began his architectural education at the University of California, then transferred to the Massachusetts Institute of Technology, from which he graduated in 1916. He apprenticed under Cass Gilbert and worked in New York for five years, except for military service during World War I.

In May 1921 Lake visited Fresno, where his father was then involved in planning the [Californian Hotel](#) for Sun Maid Hotel Corporation. After practicing in San Francisco, he moved to Fresno in 1923 when he received the commission to design the hotel. Lake joined the Trehitt-Shields Company in late 1923 as staff architect. The firm reorganized as Shields, Fisher and Lake in 1924, then in 1925, reformed as Fisher, Lake and [Traver](#). Fisher and Traver manned the firm's Los Angeles office and Lake its Fresno office. Among the firm's projects were the Stillwell Apartments in Long Beach, the Hollywood Roosevelt Hotel and the Phoenix Westward Ho Hotel. In Fresno Lake designed the [Wilson Theatre](#) (1926), the [L. C. Wesley Garage](#) (1931), and the [Blue Cross Veterinary Clinic](#) (1936). Lake also designed several fine residences in Fresno, including a Sunnyside home for himself in 1925, the Ralph Merritt Home on Huntington Boulevard in 1926, the Arthur Bernhauer Home in Old Fig Garden in 1928, and the Harry W. Shields Home on Huntington Boulevard in 1936.

During the Great Depression Lake became part of [Allied Architects](#), and in the 1940s he joined William Hastrup in the firm of Lake and Hastrup. Their most visible project together was the new clubhouse for Sunnyside Country Club designed in 1948. In 1949 Lake formed a partnership with Elso Di Luck that lasted into the 1950s. H. Rafael Lake died in Fresno on August 9, 1958.

*Written by John Edward Powell.
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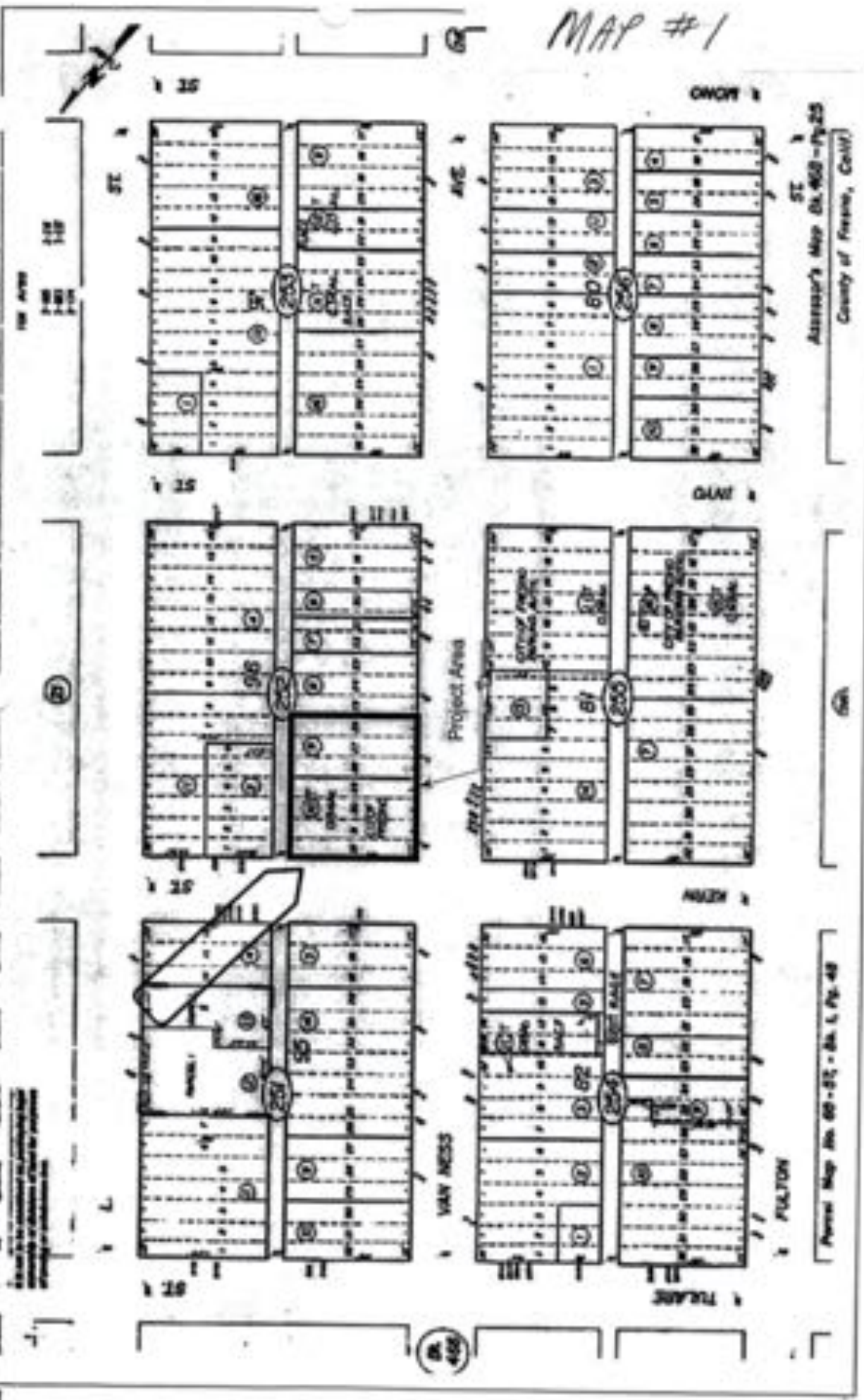
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MAP #1



Assessor's Map Bl. 468 - Pg. 25
County of Fresno, Calif

6A

Assessor's Map Bl. 60-57 - Bl. 1, Pg. 49

ASSESSOR'S PARCEL MAP
 Demolition of 662 and 644 Van Ness
 Fresno County
 Fresno, CA
 FIGURE 2.2

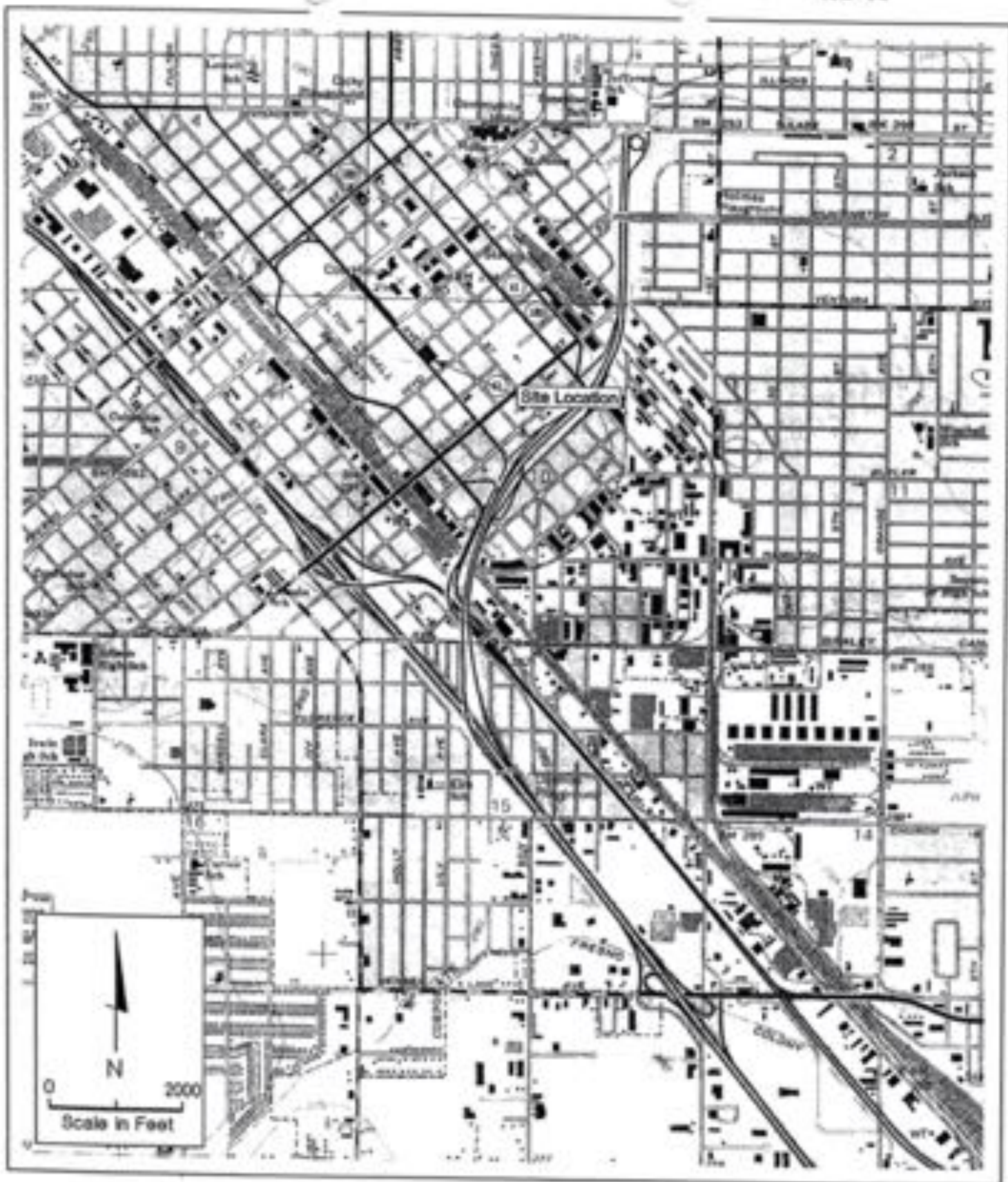
MAP #2



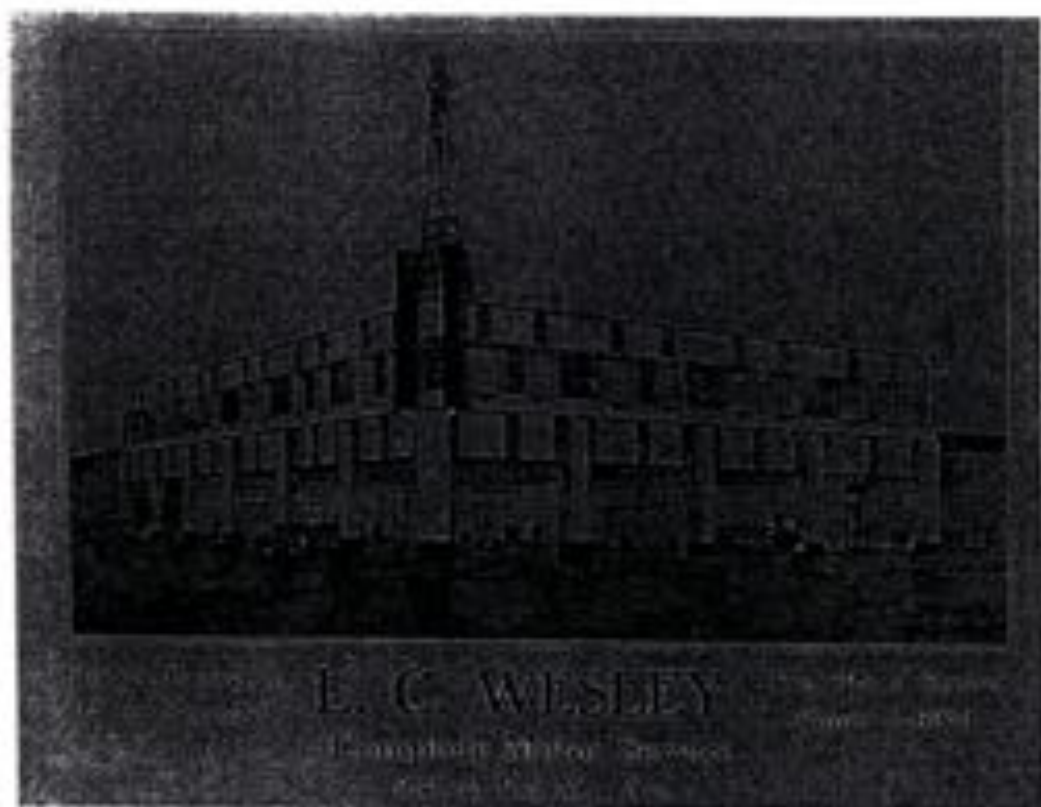
 **DAMES & MOORE**
 1500 California Street, Suite 1000
 San Francisco, CA 94109
 Phone: 415.774.2500
 Fax: 415.774.2501
 www.damesmoore.com

PROJECT: 2008-117
 DATE: 11/11/08
 DRAWING: 2.3

EXISTING LAND USE
 Demolition of 802 and 844 Van Ness
 Fresno County
 Fresno, CA
 FIGURE 2.3



SCANNED image of
RAFAEL LAKE rendering
from 1931 folk Directory.





FRESNO COUNTY PUBLIC WORKS & DEVELOPMENT SERVICES DEPARTMENT

MAILING ADDRESS:
2220 Tulare Street, 6th Floor
Fresno, CA 93721

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite "A"
Street Level
Fresno Phone: (209) 262-4055
Toll Free Phone: 1-800-742-1011

APPLICATION FOR:

- Amendment Application
- Amendment to Text
- Conditional Use Permit
- Director Review and Approval
- Site Plan Review / Occupancy Permit
- Variance / Minor Variance
- Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Demolition of concrete
garage two story
structure (ARCO Parking
Garage)

PLEASE TYPE OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements and deeds as specified on the Conference Checklist.

LOCATION OF PROPERTY: northeast side of Van Ness Ave.
between Kern St. and Inyo St.
Street address: 462 Van Ness Ave.

APN 468-252-10T Parcel Size 150' x 100' Sec-Twp / Rg. 3 - 14S, 20E

LEGAL DESCRIPTION: (Attach Copy of Deed)

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

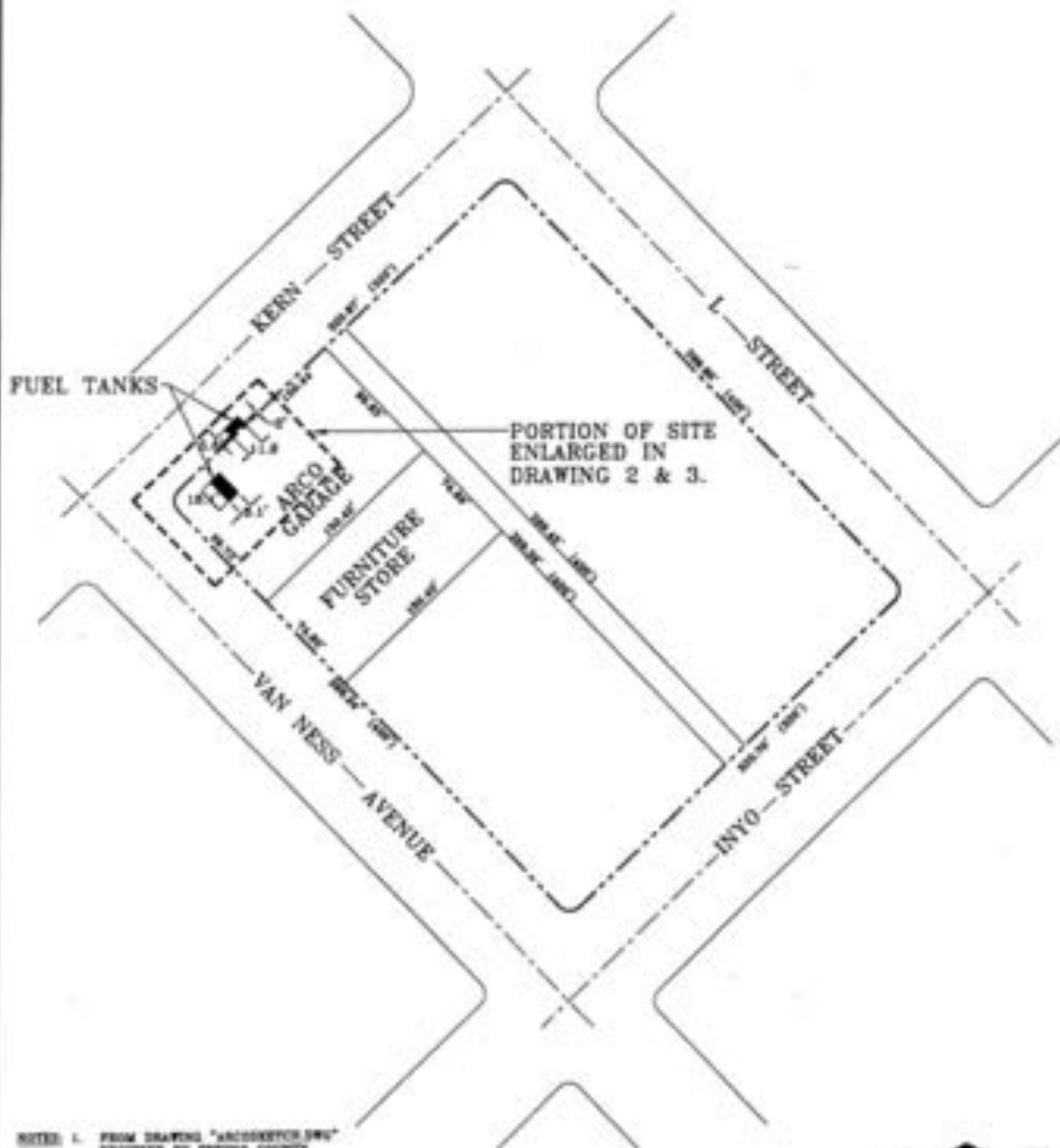
County of Fresno 2220 Tulare St. Fresno CA 93721
Owner (Print or Type) Address City Zip Phone
same
Applicant (Print or Type) Address City Zip Phone
Ed Gaylord Pw&DS-Design 262-4109
Representative (Print or Type) Address City Zip Phone

OFFICE USE ONLY

WHEN VALIDATED THIS APPLICATION IS YOUR RECEIPT

Application Type / No.: _____ Fee: _____ PLU _____
Application Type / No.: _____ Fee: _____ PLU _____
Application Type / No.: _____ Fee: _____ PLU _____
Application Type / No.: _____ Fee: _____ PLU _____
Environmental Assessment No.: 4517 Fee: 595.37 PLU 5a
Health Department Review: _____ Fee: 184.69 PLU 44
Received by: Charles Saito
This permit is sought under Ordinance Section: _____
Related Applications: _____
Drafting verification: Zone District: _____
APNR: _____ - _____ - _____
APNR: _____ - _____ - _____
APNR: _____ - _____ - _____
Sec. Twp. Rg. _____ - _____ / _____
Parcel Size: _____

8999
EA 395.37
HD FEE 124.00
REY TOTL 719.37
X 272410=32APR.15'991 CHARGE 719.37
LINE 05



- NOTES:
1. FROM DRAWING "ANCOCKEYOR.DWG" PROVIDED BY FRESNO COUNTY PUBLIC WORKS.
 2. FUEL TANKS WERE LOCATED BY SHOOTING EXISTING PAINT MARKS AS DIRECTED BY M. ETHERIDGE.



BOUNDARY DATA FOR ARCO GARAGE
 860 VAN NESS AVENUE
 FRESNO, CALIFORNIA

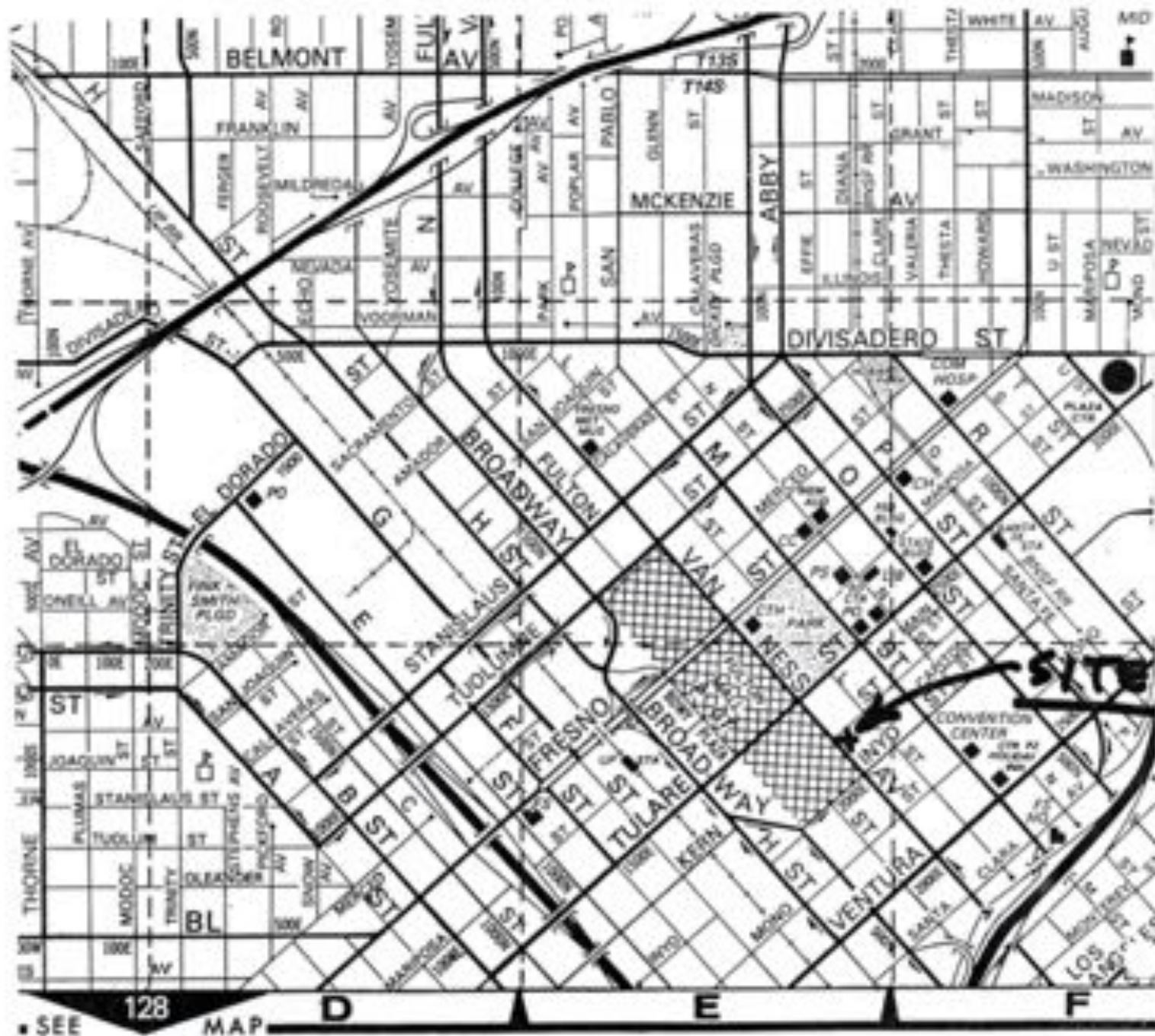
FILE NO. 28318-02	DATE 4-7-99
DRAWN BY: PNG	APPROVED BY:
PROJECT NO. 428218.01	DRAWING NO. 1

THE TWINING
 LABORATORIES, INC.

10000 Van Ness Avenue, Fresno, CA 93705

PROJECT LOCATION

ARCO Parking Garage
862 Van Ness Avenue
Downtown Fresno, California



PROJECT DESCRIPTION

ARCO Parking Garage

Work to be Done:

The work to be done consists, in general, of demolition and disposal of The ARCO Parking Garage (with a two-story 15,000 square foot footprint including concrete slab first and second floors, concrete frame with brick infill first floor, brick second floor and wood roof). Project includes abatement of asbestos containing materials and removal of underground storage tanks. The Garage shares one common wall with an adjoining building, the common wall is to remain and the adjacent building's roof parapet rebuilt. Site demolition includes concrete flatwork, removal of contaminated soil (if found to exist), and existing landscaping.

Asbestos containing material (ACM) is to be removed as part of this project and it is anticipated that removal of ACM will not result in the release of airborne asbestos fibers to the atmosphere. The ACM material consists of roofing materials.

Condition of Building:

A Structural Evaluation (Wood-Wiley & Associates, July 28, 1995) has been prepared and has determined that the upper floor is unsafe due to roof leakage and damage to the internal steel reinforcing within the second story concrete supporting beams. This damage is considered non-repairable, and the second floor beams would require replacement. Parking is permitted on the ground floor but access to the second floor is restricted and is blocked off. Due to the condition of the structure, the applicant (County of Fresno) has decided to demolish the structure.

7. Section/Township/Range: 3 / 14S / 20E 8. Parcel Size: 150' x 100'
 9. Assessor's Parcel No.: 468-252-10T
 10. Land Conservation Contract No. (If applicable): not apply
 11. What other agencies will you need to get permits or authorization from:

LAFCo (annexation) SJVUAPCD (Air Pollution Control District)
 CALTRANS Reclamation Board
 Division of Aeronautics Department of Energy
 Water Quality Control Board Airport Land Use Commission
 Other State Historic Preservation Officer (SHPO)

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District: C-4-CCO (Central Trading District)
Convention Center Redevelopment Area
 14. Existing General Plan Land Use Designation: Mixed Use Level 2
Central Area Community Plan
City of Fresno

ENVIRONMENTAL INFORMATION

15. Present land use: Two story concrete garage structure
 Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing the previously listed improvements:
(see attached project description)

Describe the major vegetative cover: majority of site covered by garage

Any perennial or intermittent water courses? If so, show on map: NONE

Is property in a flood prone area?

Describe: No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: office building

South: commercial

East: commercial

ENVIRONMENTAL ASSESSMENT APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY	
EA No.	_____
PROJECT NAME:	_____
APPLICATION REC'D:	_____

GENERAL INFORMATION

1. Property Owner: County of Fresno Phone/Fax: _____
 Mailing Address: 2281 Tulare St Fresno CA 93721
Street City State/Zip
2. Applicant: County of Fresno Phone/Fax: _____
 Mailing Address: same _____
Street City State/Zip
3. Representative: Ed Gaylord Phone/Fax: 262-4109
 Mailing Address: 2220 Tulare St Fresno CA 93721
Street City State/Zip
4. Proposed Project: Demolition of two story concrete parking garage (ARCS) Parking Garage
5. Project Location: Southeast corner of Van Ness Ave. and Kern St. in Downtown Fresno
6. Project Address: 862 Van Ness Ave.



Public Works & Development Services Department

Carolina Jimenez-Hogg
Director

DATE: April 15, 1999

TO: Planning Section, Attn: ALUC, ALCC, Joanne Striebich
Projects Section, Attn: Stan Ediger
Development Services, Attn: Zoning/Counter, Dennis Ellis
Development Services, Attn: Redevelopment, Gina Francis
Development Services, Attn: Plan Check, Jim Witte
Resources Division, Attn: Solid Waste, Jerry Prieto
Environmental Health, Attn: Stephanie Kahl
Design Division, Attn: Transportation, Lynn Gorman
County Counsel, Attn: Kevin Briggs
City of Fresno, Redevelopment Department, Attn: Jerry Freeman
City of Fresno, Development Department, Attn: Al Solis
City of Fresno, Public Works Department, Attn: Ray Salazar
City of Fresno, Development Department, Attn: Ray Beach
CA Regional Water Quality Control Bd, Attn: Bert E. Van Voris
CA Dept. of Fish & Game, Attn: Dale Mitchell
CA Environmental Protection Agency, Dept. of Toxic Substance Control, Attn: Tom Kovac
CA Archaeological Information Center, Attn: Adele Baldwin
CA Integrated Waste Management Board, Permitting & Enforcement, Environmental
Review Section, Attn: Mark DeBie
San Joaquin Valley Unified Air Pollution Control District, Attn: Dave Mitchell
Fresno Metropolitan Flood Control District, Attn: Doug Harrison
City of Fresno Fire Protection District
Fresno City & County Historical Preservation Society
✓ Fresno County Landmarks Commission

FROM: Charles Seltz, Development Services

SUBJECT: ENVIRONMENTAL ASSESSMENT APPLICATION NO. 4517

The project described in the attached Environmental Assessment Application is being reviewed by the Fresno County Public Works & Development Services Department, Development Services Division, for environmental effects as mandated by the California Environmental Quality Act, and for conformity with plans and policies of the County.

Please review the proposal and respond to the questionnaire. Answer the questions according to your specific area of expertise.

We must have your comments by April 23, 1999. Comments received after this date may not be used. **THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS.**

Please address any correspondence or questions related to environmental issues to me at 262-4334.

Project Work Code for Dev. Svcs. Div.: 2852 E10043 (0200) 4352 E10070 (0300)

CS:sc \SreetTalk\FW@FDP-05@Server\FWDS\DEV\S&PL\NEA\4517RTG.DOC

Bosch-Cobb, Karen

From: Mendoza, Elida
Sent: Monday, November 17, 2008 12:05 PM
To: Randy McFarland; Roger Taylor (mataylor2@hotmail.com); Bosch-Cobb, Karen
Subject: Arco Garage

Hello Everyone,

Lauren McDonald called to ask what the next step is for the Arco discussion. It is listed under landmarks on the agenda this week. See below.
Maybe I should have moved it to a different category. I copied the section of the minutes over the last 3 months pertaining to the Arco garage. Lauren said that if all the Commission is looking for is an update then she or Chris Johnson can supply that info via email if there is no need for them to attend.

Please let me know what you think so I can respond to her today if possible. Thank you.

P.S. - Karen is out of town at a conference and is not expected in the office until Weds.

November agenda under landmarks:

- 3) Suggestions for other applications
 - a) Sierra Sky Park - Update from Bill Secrest, Jr.
 - b) Arco Garage - Chris Johnson
 - c) Inventory

March minutes

a) Arco Garage: Escrow has closed, and Mr. Chris Johnson and Mr. Bruce Owdom are now the owners of the building, and as discussed at a previous meeting, the Fresno City and County Historical Society owns the façade. They hope to submit an application for historic designation by the next meeting.

May minutes

- a) Arco Garage: There was no new information about the application. Ownership of the building has transferred to Mr. Chris Johnson and Mr. Bruce Owdom, and the Fresno City and County Historical Society owns the façade. There was discussion about the condition of the exterior of the building. The City of Fresno has been focusing on improving several blocks along Kern Street, and some members of the Commission expressed concern that the lack of repairs to the building may have a negative impact on the neighboring businesses. Mr. Taylor volunteered to contact Mr. Owdom to express the Commission's concerns, and he will report back to the Commission.

Discussion moved to strengthening the County Historic Preservation section of the County General Plan, and a suggestion was made to invite Mr. Bernard Jimenez to the September meeting to discuss this matter further.

September meeting

- c) Arco Garage: Mr. Taylor spoke with Mr. Chris Johnson and reported that the Arco Garage would need painting on the lower floor of the exterior and broken windows would need to be refurbished. Mrs. Bosch Cobb received an email from Ms. Lauren McDonald, Architect Chris Johnson's historian that Chris Johnson will be attending the next Commission meeting.

11/20/2008



Agenda Item

DATE: September 19, 2000

TO: Board of Supervisors

FROM: *Philip S. Cronin*
Philip S. Cronin, County Counsel *Richard L. Brogan*
for Carolina Jimenez-Hogg, Director, Planning & Resource Management
Richard L. Brogan, Director, Department of Public Works *Richard L. Brogan*

SUBJECT: ADOPTION OF FINDINGS AND FINAL ACTION TO CERTIFY THE ENVIRONMENTAL IMPACT REPORT FOR THE DEMOLITION OF 862 AND 844 VAN NESS AVENUE AND CONSTRUCTION OF A DOWNTOWN FRESNO COUNTY OFFICE BUILDING ADOPT ASSOCIATED FINDINGS AND APPROVE THE ASSOCIATED MITIGATION MONITORING PROGRAM.

RECOMMENDATION ACTION:

1. Adopt Resolutions certifying the Final Environmental Impact Report and adopting findings and statements pursuant to the California Environmental Quality Act.
2. Approve the Mitigation Monitoring and Reporting Program prepared for the project.
3. Adopt Resolution Authorizing the Director of Public Works to prepare recordation documentation acceptable to the Fresno County Historical Landmarks and Records Advisory Commission.
4. Adopt Resolution Authorizing the Director of Public Works to have prepared demolition plans and specifications for Contract 2000-S-03, advertise for bids, and set bid opening when plans are complete.

ADMINISTRATIVE OFFICE REVIEW *Carol D. Davis* Page 1 of 2
 BOARD ACTION: DATE September 19, 2000 APPROVED AS RECOMMENDED _____ OTHER _____

UNANIMOUS _____ ARAMBULA No CASE Aye KOLSIAN Aye LEVY Aye OKEN Aye

DISCUSSION:

On September 12, 2000, your Board held a public hearing to consider the Final Environmental Impact Report for the demolition of the buildings located at 862 and 844 Van Ness and the construction of a new downtown Fresno County office building at that location. The Board tentatively adopted findings and authorized the Department of Public Works to have prepared historical resource recordation documents, demolition plans and specifications for Contract 2000-S-03, advertise for bids and set bid opening when plans are complete. The Board directed County Counsel and staff to develop findings for its review and final action.

County Counsel and the Planning and Resource Management Department have developed findings as articulated by the Board at its public hearing on September 12, 2000. Those findings and mitigation measures are set forth in the resolution adopting findings and certifying the Environmental Impact Report. Your Board's action also included the adoption of the Mitigation Monitoring and Reporting Program; and direction to the Department of Public Works to proceed with the preparation of historical resource recordation documents, demolition plans and specification, to advertise for bids and set bid opening when plans are completed. The findings, mitigation measures and approvals are submitted for the Board approval.

SENT VIA FAX – 1 Page

Please call 488-3185 if there is problem with this transmittal.

DATE: April 23, 1999

TO: Charles Seitz, Staff Analyst
Public Works & Development Services FAX # 262-4893

FROM: Elida Mendoza, Administrative Secretary *em*

SUBJECT: ARCO Garage

Mr. Seitz, below are Mr. Kallenberg's comments. He dictated them to me over the phone this afternoon and asked me to send this to you as a draft.

In response to your request for information concerning the historic status of the ARCO garage, it was listed as an eligible historic property in the *Supplementary Historic Building Survey* authored by architectural historian John Powell for the City of Fresno. The garage is neither on the County's Historic Landmarks list nor on any other list according to the information in our database. The Commission has not reviewed this information and will not be able to do so until its May 13 meeting.

Given its inclusion in the *Supplementary Historic Building Survey*, I recommend that the County at least document the building through photos as it currently stands pointing to the noted historical elements included in the *Supplementary Historic Building Survey* for deposit in California History and General department of the Fresno County Library. In doing preliminary work on this matter, the Library does not have any photographic evidence of the existence of this building.

Should the County wish to consider other historic preservation issues in the future, such as a plaque or design elements in any future building. Please do not hesitate to contact me.



DATE: April 26, 1999

AGENDA ITEM: 11a1
5/13/99

TO: Charles Seitz, Staff Analyst
Public Works & Development Services FAX # 262-4893

FROM: John K. Kallenberg, Secretary
Historic Landmarks & Records Advisory Commission

SUBJECT: Environmental Assessment Application #4517 - ARCO Garage

In response to your request for information concerning the historic status of the ARCO garage, it was listed as an eligible historic property in the *Supplementary Historic Building Survey* authored by architectural historian John Powell for the City of Fresno. The garage is neither on the County's Historic Landmarks list nor on any other list according to the information in our database. The Commission has not reviewed this information and will not be able to do so until its May 13 meeting.

Given its inclusion in the *Supplementary Historic Building Survey*, I recommend that the County at least document the building through photos as it currently stands pointing to the noted historical elements included in the *Supplementary Historic Building Survey* for deposit in California History and General department of the Fresno County Library. In doing preliminary work on this matter, the Library does not have any photographic evidence of the existence of this building.

Should the County wish to consider other historic preservation issues in the future, such as a plaque or design elements in any future building. Please do not hesitate to contact me.



**Supplementary Historic Building Survey
Historic Resources Survey
(Ratkovich Plan)
Fresno, California**

Appropriations Resolutions
No. 93-202 (FY93)
No. 93-258

Prepared by

John Edward Powell, A.B., M.A., Architectural Historian
with student assistant
Michael J. McGuire, B.A., B.S.C.E.

California State University, Fresno Foundation
2771 East Shaw Avenue
Fresno, California 93726

Prepared for

Department of Housing and Neighborhood Revitalization
City of Fresno Historic Preservation Commission
Fresno City Hall
2600 Fresno Street
Fresno, California 93721

September 30, 1994

HISTORIC RESOURCES INVENTORY

HABS	HAER	Lat	Ser. No.	SHE. No.	NR Status
UTM	A				C
	B				D

IDENTIFICATION

1. Common name: B.F. Shepard Business Building (Map Reference No. 37)
2. Historic name: B.F. Shepard Business Building
3. Street or rural address: 2428-2448 Tulare Street
City: Fresno Zip Code: 93721 County: Fresno
4. Parcel number: 458-184-21/25
5. Present Owner: R.A.C.F. (Redevelopment Agency) Address: 2600 Fresno Street
City: Fresno Zip Code: 93721 Ownership is: Public Private
6. Present Use: Commercial Original Use: Commercial

DESCRIPTION

- 7a. Architectural style: Streetcar Commercial (Period Revival Influence)
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The B.F. Shepard Business Building is located one-quarter mile east of the Fresno County Courthouse on the southwesterly corner of Tulare and O streets. The one-story, flat-roofed detached commercial building historically had a rectangular footprint (now L-shaped with small rear additions) with core measurements of 150' in width by 75' in depth. A rear masonry extension and a galvanized metal-roofed shed represent 1440 square feet of addition footprint. The building is natural red brick with 9 side-by-side commercial storefront bays. Presently, six recessed storefront entries are represented on the front facade. Storefront windows have multi-ite clerestory transoms overhead. Doors are single-ite French units with overhead glazed transoms. Casework is wood and appears substantially original. Brickwork is common bond. Brick weathering, end-coursed sills, soldier-coursed lintels, recessed sign panels along the parapet and double end-coursing along the cornice line comprise the extent of ornamental brick detailing of the building. The building represents the Streetcar Commercial style (Period Revival Influence). Exposed scuppers and downspouts complete the design. Remnants of canvas awnings remain over the three westerly bays. The rear elevation is functionally utilitarian with 2:4 steel sash window types, window-mounted evaporative coolers and HVAC units and surface-mounted electrical and natural gas services. The B.F. Shepard Business Building has survived 66 years with a high degree of architectural integrity, having sustained only minor alterations over time, most apparent being changes in tenant signage. The present tenant mix includes a photography studio, barber and restaurant. SETTING: The building relates positively to the neighborhood, sharing a similar scale and compatible stylistic features with adjacent properties, including the modular unit design of Civic Center Square. Public frontage landscaping meets Civic Center design standards, including stamped concrete walks, closely spaced saplings and low Boxwood hedges. These public amenities are extremely well maintained under the design management controls adopted by this urban redevelopment area. However, a sea of side and rear asphalt parking generally isolates the building from the lushly upgraded setting of its newer commercial neighbors.



8. Construction date
Estimated: () Factual: (1928)
9. Architect: Unknown
10. Builder: Fisher & McNulty
11. Approx. property size (in feet)
Frontage: 150' Depth: 175'
or approx. acreage: .5 acre
12. Date(s) of enclosed photograph(s):
June 1964

13. Condition: Excellent (x) Good () Fair () Poor () Deteriorated () No longer in existence ()
14. Alterations: 15' x 30' addition to (1941), corrugated metal shed to rear (1948)
15. Surroundings: (Check more than one if necessary) Open land () Scattered buildings () Densely built-up ()
Residential () Industrial () Commercial (x) Other: municipal and state office buildings and parking lots
16. Threats to site: None known () Private Development (x) Zoning () Vandalism (x) Public Works Project (x)
Other:
17. Is the structure: On its original site? (x) Moved? () Unknown? ()
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

The B.F. Shepherd Business Building was constructed for Benjamin Franklin Shepherd, Jr. (1886-1941) by Fisher & McNulty General Contractors in 1928. The structure represented a \$30,000 investment and replaced a residence on the site that was originally part of the Byrd Estate. B.F. Shepherd, Jr., president of Shepherd-Knapp-Appleton, Inc., was acknowledged at the time of his death as a "pioneer in San Joaquin Valley land, oil and mining development." Born in Georgetown in the California Mother Lode, where his English-born father had settled during the gold rush, Shepherd lived in Fresno for over 50 years, entering business locally during the early 1890s. As a principal in the Shepherd-Teague Land Company, Shepherd was instrumental in the development of Clovis, California, utilizing the colony system to attract English settlers to the area between 1905-1911. Through his Producers Oil Company, Shepherd was a pioneer oil producer in Taft, California. His business ventures included large vineyard holdings in Fresno County and mining interests in Siskiyou County and Goldfield, Nevada. Socially, Shepherd was a charter member of the University-Sepulch Club, a founding member of the Sunnyside Country Club and a member of the Bohemian Club in San Francisco. Revere Paul Fisher (1895-1973) and Hugh McNulty (1893-1974), both of whom were educated at Stanford, were influential in the Valley's construction industry as designers, engineers and builders, constructing homes and commercial buildings throughout the area, including Twining Laboratories, listed in the National Register of Historic Places. Fisher, who attended Belmont Military Academy before entering Stanford to study engineering, was renowned locally as a star athlete. He played rugby and basketball and rowed on the Stanford Crew. During World War I, he served with the 605th Engineers in France. In 1918, he participated in the Inland Games, playing on the All-American Rugby team during the Paris competition. McNulty, also a gifted athlete at Stanford, was a heavyweight collegiate boxing champion. **CONTEXT:** This property is important architecturally because it represents an excellent example of the Streetcar Commercial style (Period Revival influence) in the community. The property appears eligible for listing in the Local Official Register of Historic Resources with architectural and social significance. Such building types were commonly built in Fresno during the early decades of the 20th century. For half a century such structures gave the city its urban depth and textural character until largely destroyed by the 1960s Gruen Plan. There are few surviving local examples of this calibre. The property embodies a type (small urban commercial building), period (post-World War I), method of construction (masonry), and displays structural and material integrity. It has architectural distinction and is the work of a master building firm. Additionally, it is associated with a pioneer real estate developer in local and regional history.

Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (1) Arts & Leisure ()
Economic/Industrial () Exploration/Settlement ()
Government () Military () Religion ()
Social/Education (2)

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates), Fresno Grantor-Grantee Index, Chicago Title Deed Index, USGS Quad Maps, 1939 Land Use Survey, Fresno Water Plans, Fresno Parcel Maps, Sanborn Insurance Maps, Powell Index, Ben Walker Index, Fresno Bee Index (FB, 4-21-41)(FB, 7-19-45), Woodward Index, PCL, Sulher Index, Building Permits (#7079, 4-5-28)(#4264, 6-5-41), FB (4-6-28, p. 6)(3-25-28, p. 63)(7-6-28, p. 63)(1-31-73, 83)(8-26-74, p. C7).

22. Date form prepared: August 31, 1994
By: John Edward Powell, Michael McGuire, Maps and Photos
Organization: California State University, Fresno Foundation
Address: 2771 East Shaw Avenue
City: Fresno Zip Code: 93725
Phone: (209) 278-0890



HISTORIC RESOURCES INVENTORY

HABS UTM	HAER	LL	Ser. No.	
			SHE. No.	NR Status
A			C	
B			D	

IDENTIFICATION

- Common name: Richfield Super Garage (Map Reference No. 41)
- Historic name: L.C. Wesley Super Garage
- Street or rural address: 862 Van Ness Avenue
City: Fresno Zip Code: 93721 County: Fresno
- Parcel number: 468-252-10
- Present Owner: County of Fresno Address: 2020 Tulare Street
City: Fresno Zip Code: 93721 Ownership is: Public Private
- Present Use: County vehicle parking Original Use: Commercial garage

DESCRIPTION

- Architectural style: Perpendicular style (Art Deco influence)
- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The L.C. Wesley Super Garage is located .18 miles southeast of the Fresno County Courthouse on the easterly side of Van Ness Avenue at the intersection of Van Ness Avenue and Kern Street. The two-story detached commercial garage has a rectangular footprint measuring approximately 100' in width by 150' in depth, or approximately 300,000 gross square feet on two levels. The ground floor originally included a service floor, office, storage area and a poured-in-place reinforced concrete ramp leading to a board-formed reinforced concrete second floor parking level. These conditions are generally intact, with the exception of the small south corner office which has been recently demolished. The garage is built of reinforced concrete post and beam construction with brick infill. The roof is flat and is supported on the second deck by a grid of wood posts supporting wood beams that span the floor area. In style the building is Perpendicular with Art Deco detailing. The front facade is generally symmetrical in composition, open on the two street level elevations and closed to the rear alley. A closed southerly elevation is zero lot line with an adjacent commercial building. Upper floor fenestration on the two formal street facades is regularly spaced, composed of repetitive 5:4 steel sash windows, each having a 2:2 operable center panel. Window units are separated by seven equally spaced panelized horizontal speedlines creating a continuous banding of the facade. Other distinguishing architectural features include a stubby, stepped corner tower relieved by shallow, vertical fluting. The short tower form was originally designed as a platform to carry Richfield corporate "radio beacon" signage. Perimeter columns repeat the perpendicular theme, as do Zig-Zag lintels and second deck waist banding. Applied ornamental work consisted of lightning bolt iron balcony railing and Art-Deco sconces, the latter removed during a recent repainting of the building in a uniform white - a bland shift from the original color scheme which had high chroma yellow and blue painted accents. Nonetheless, the garage has survived 60 years with a high degree of architectural integrity, having sustained only minor evolutionary alterations over time as outlined above. SETTING: The garage relates well to adjacent structures as one of a cluster of historic properties at the intersection that recall an earlier architectural moment in the community. Public landscaping is of recent vintage and follows the Civic Center prototype. Surfaces are primarily color-impregnated, stamped and textured concrete with densely spaced, but immature, street trees, historic light standards and potted seasonal seed flowers. The upgrade was designed by Robert Boro, ASLA, and Lutz Seng & Boudreau Architects. (See Continuation Sheet 1 of 1)



- Construction date
Estimated: () Factual: (1931)
- Architect: H. Rafael Lake
- Builder: Shields, Fisher & Lake
- Approx. property size (in feet)
Frontage: 100' Depth: 150'
or approx. acreage: .34 acre
- Date(s) of enclosed photograph(s):
June 1984

13. Condition: Excellent () Good (X) Fair () Poor () Deteriorated () No longer in existence ()
14. Alterations: Removal of shop voice and ornamental exterior sconce lighting fixtures
15. Surroundings: (Check more than one if necessary) Open land () Scattered buildings () Densely built-up (X)
Residential () Industrial () Commercial (X) Other: Californian Hotel (1923), Fresno Republican Printery, NRP (1919)
16. Threats to site: None known () Private Development () Zoning () Vandalism (X) Public Works Project (X)
Other: Owner disinterest in managed historic restoration
17. Is the structure: On its original site? (X) Moved? () Unknown? ()
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

The L.C. Wesley Super Garage was constructed for L.C. Wesley (1900-1948) by Shields, Fisher and Lake, architects and managers of construction. The garage was first occupied in April of 1931, providing full-service care for vehicles and trucks, including covered parking; a washing, polishing and greasing service; tire sales and service (General Tire Company); radio repair and battery service. In 1932, W.L. Eaton, "veteran automobile distributor from Seattle," took over the building for his Studebaker sales and service agency. In recent years, the building has been operated exclusively as a parking garage, albeit on the ground floor only. It is presently owned by the County of Fresno. The second level is gated and unused. Designed by architect H. Rafael Lake (1894-1958), the L.C. Wesley Super Garage is a striking example of his advanced modernistic work during the 1930s, and preceded his more lyrical design for the Blue Cross Veterinary Hospital in 1936, at 1821 Van Ness Avenue. Lake began his architectural education at the University of California, then transferred to the Massachusetts Institute of Technology, from which he graduated in 1915. He apprenticed under Cass Gilbert and worked in New York for five years, except for military service during World War I. In May 1921 Lake visited Fresno, where his father was then involved in planning the Californian Hotel for Sun Meid Hotel Corporation. After practicing in San Francisco, he moved to Fresno in 1923 when he received the commission to design the hotel. Lake joined Trewitt-Shields Company in late 1923 as staff architect. The firm became Shields, Fisher and Lake in 1924, then in 1925, Fisher, Lake and Traver. Fisher and Traver manned the firm's Los Angeles office and Lake its Fresno office. Among the firm's projects were the Billwell Apartments in Long Beach, the Hollywood Roosevelt Hotel, the Phoenix Westward Ho Hotel, and the Wilson Theatre in Fresno. Again, during the early 1930s, a Shields, Fisher and Lake alliance constructed this Super Garage. Lake designed a number of fine residences in Fresno, including a Sunnyside home for himself in 1925, the Ralph Merritt Home on Huntington Boulevard in 1926, the Arthur Bernhauser Home in Old Fig Garden in 1928, and the Harry W. Shields Home on Huntington Boulevard in 1936. Lake joined Alled Architects during the Depression to design the Fresno County Hall of Records and the Memorial Auditorium. During the 1940s Lake joined William Hestrup in the firm of Lake and Hestrup. Their most visible project together was the new clubhouse for Sunnyside Country Club designed in 1946. In 1940 Lake formed a partnership with Elso O. Lusk that lasted into the 1950s. H. Rafael Lake died in Fresno on August 9, 1958. CONTEXT: This property is important architecturally because it represents the earliest major use of Art Deco imagery in the community, and contributes to the broader context of exemplary examples of similarly styled Fresno properties, notably the Fresno County Hall of Records (1935), the Scottish Rite Temple (1937) and the Tower Theatre (1936). The L.C. Wesley Super Garage appears eligible for listing in the Local Official Register of Historic Resources and (See Continuation Sheet 1 of 1)

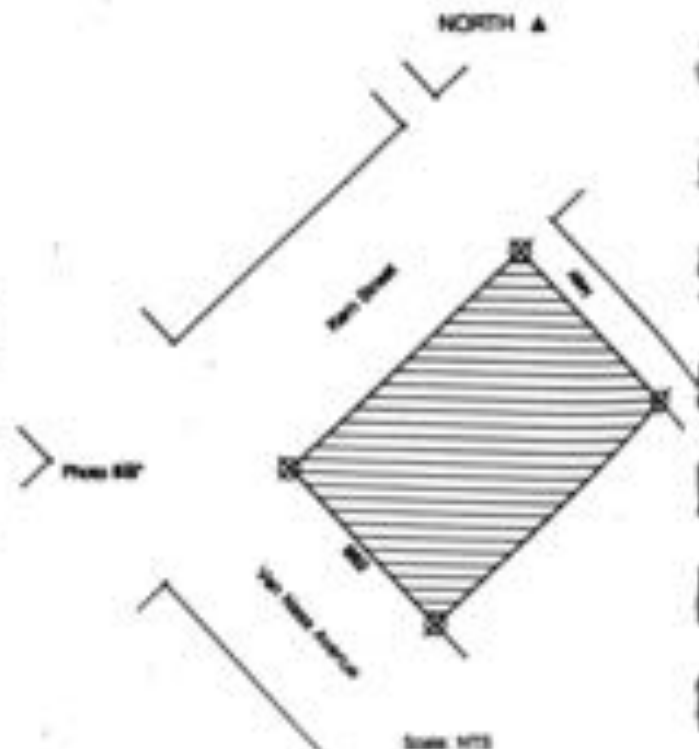
Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (1) Arts & Leisure ()
Economic/Industrial () Exploration/Settlement ()
Government () Military () Religion ()
Social/Education (2)

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates). Fresno Grantor-Grantee Index. Chicago Title Deed Index. Fresno Subdivision Maps, 1912 Raisin Exchange Map, FMR (3-31-12). 1923 Atlas. USGS Quad Maps. 1938 Land Use Survey. Fresno Water Plans. Fresno Parcel Maps. Sanborn Insurance Maps. Powell Index. Ben Walker Index, FB (5-25-48). Fresno See Index. Woodward Index. FCL Suttler Index. Fresno City Directories, 1930-36. FB (4-29-31, p. 28. L.C. Wesley Section)(12-29-32, p. 18)(11-4-36, p. 38). Exile.

22. Date form prepared: August 31, 1994
By: John Edward Powell, Michael McGuire, Maps and Photos
Organization: California State University, Fresno Foundation
Address: 2771 East Shaw Avenue
City: Fresno Zip Code: 93726
Phone: (208) 276-0600



Common name: Richfield Super Garage (Map Reference No. 41)

Historic name: L.C. Wesley Super Garage

Street or rural address: 862 Van Ness Avenue

City: Fresno

Zip: 93721

County: Fresno

SIGNIFICANCE 19 (continued)

is the National Register of Historic Places with architectural and social significance. There were few examples in this idiom built in the community, and fewer still survive matching this calibre of architectural excellence. The property embodies a type (urban commercial garage) period (Depression era), method of construction (decorated reinforced concrete) and displays structural and material integrity. It has architectural distinction and is the work of a master builder and master architect. Additionally it is associated with prominent business professionals in local history. (See Continuation Sheet 2 of 2)

HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No.	SP	NR Status
UTM: A					C
B					D

IDENTIFICATION

- Common name: Fresno Fire Department Station No. 3 (Map Reference No. 42)
- Historic name: Fresno Fire Department No. 3
- Street or rural address: 1406-1430 Fresno Street
City: Fresno Zip Code: 93706 County: Fresno
- Parcel number: 467-065-87
- Present Owner: City of Fresno Address: 2600 Fresno Street
City: Fresno Zip Code: 93721 Ownership is: Public Private
- Present Use: Fire station Original Use: Fire station

DESCRIPTION

- 7a. Architectural style: PWA Moderne
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Fresno Fire Department No. 3 is located six-tenths of a mile southwest of the Fresno County Courthouse on the southerly side of Fresno Street between F and E streets in West Fresno (Chinatown). The flat-roofed, two-story detached municipal structure has a rectangular footprint measuring approximately 66' in width by 88' in depth. Interior access was not granted, thus plan and room configurations were not recorded. However, the ground floor is comprised of vehicular storage and operational offices, defined at the time of the building's construction to include equipment storage, captain's office, hose storage, boiler and coat rooms and sanitary facilities. Fire crew housing, on the second floor, was designed to include dormitory accommodations for thirty-two fire personnel, locker rooms, shower and sanitary facilities, a reception room, kitchen and a dining room seating thirty. The station is board-formed reinforced concrete in construction in the PWA (Public Works Administration) Moderne style. Exterior surfaces have a stucco sand finish and are painted a sandstone color. The front facade is symmetrical in composition with regularly spaced windows and doors. Upper story windows are 2:6 steel casements over single-lite transom units set in pairs over a field of four horizontal, projecting V-section speedlines characteristic of Moderne motifs. Broad, vertical fluting over each pair of windows completes Moderne window ornamentation up to a shallow, stepped parapet. Five massively quined ground-floor piers divide the front facade into five bays, three of which provide vehicular access through roll-up metal doors. One bay has unfortunately been remodelled into a contemporized entrance with a surface-mounted HVAC unit overhead. The ground floor is demarcated from the second by an overscale V-section speedline similar to those on the window banding above. The F Street elevation paraphrases the Fresno Street frontage with the exception that three side-by-side vehicular doorways (one metal roll-up and two wood bi-folds) are offset by two idiosyncratic window units on the ground floor elevation. Other distinguishing architectural features include incised signage denoting building identity and station number in a Moderne typeface. Opaque-lensed carister sconces are mounted along the frontage. Station No. 3 has survived 55 years with a high degree of architectural integrity, having sustained only minor evolutionary alterations over time as outlined above. Less sensitive alterations are clearly reversible. The site includes a Moderne-faced remodel of an older hipped-roof masonry maintenance and repair shop building, with a clerestory ridge dormer (remodel, 1936); a training office; classroom; and a five-story reinforced concrete training tower running 268' contiguously, but (See Continuation Sheet 1 of 1)



- Construction date
Estimated: Factual: (1936)
- Architect: Edward W. Peterson
- Builder: Trewitt, Shields & Fisher
- Approx. property size (in feet)
Frontage: 150' Depth: 400'
or approx. acreage: 1.36 acres
- Date(s) of enclosed photograph(s):
June 1994

13. Condition: Excellent () Good (X) Fair () Poor () Deteriorated () Not in existence ()
14. Alterations: Altered front entrance and surface mounted HVAC equipment
15. Surroundings: (Check more than one if necessary) Open land (X) Scattered buildings () Densely built-up ()
Residential () Industrial () Commercial (X) Other:
16. Threats to site: None known () Private Development () Zoning () Vandalism (X) Public Works Project ()
Other:
17. Is the structure: On its original site? (X) Moved? () Unknown? ()
18. Related features: Repair shop, ladder storage, training office, classroom, and a reinforced concrete training tower (1952)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

Fresno Fire Department No. 3 (Public Works Project No. 1467-P) was dedicated on May 8, 1939. It replaced a fire battalion facility previously on the site. "Declared to incorporate some of the newest innovations in fire department headquarters," although retaining use of "proverbial" brass fire poles, the structure cost \$85,000. When dedicated, 250 fire chiefs from across the state were in attendance. This station was the last major PWA project completed locally under the direction of Allied Architects during the 1930s. This Depression-era consortium of local architects also designed the Fresno County Hall of Records, Memorial Auditorium and the Fresno School Administration Building. Each project was managed by one of the participating members of the group. Fire Station No. 3 was designed by architect E.W. Peterson and Trewitt, Shields & Fisher General Contractors. Edward W. Peterson was born in Chicago on January 13, 1886. He studied architecture at Armour Institute in Chicago, now Illinois Institute of Technology. Coming to California in 1906, Peterson settled in Kingsburg to work on his uncle's ranch. After the San Francisco earthquake, he went to San Francisco to work on the reconstruction of government buildings. He then worked in Sacramento for the California Department of Engineering before moving to Fresno in 1923. Peterson was a modest and quiet man who pursued his career without leaving much documentation to identify the breadth of his work. Among his known projects, however, were a number of small rural schools, including Bowles School (1922), Caruthers School (1922), and Palain City School (ca. 1925). His largest and perhaps finest work was the Fowler Presbyterian Church (1922). For a short time he was associated with Glass & Butner Architects, and is said to have worked on the plans for the Fresno Physicians Building (1925), which is listed in the National Register of Historic Places. During the early 1930s he redesigned portions of the Lakeshore Resort after heavy snows destroyed its dining wing. During the mid-1930s Peterson was a member of Allied Architects of Fresno, comprised of W.D. Coates, Fred L. Swartz, H. Rafael Lake, Charles H. Franklin, E. J. Kump, Sr., and Peterson. In 1938 Peterson designed Fire Station No. 3, the striking PWA Moderne structure in Chinatown. Having trained at the turn of the century, Peterson was well versed in the visual vocabulary of the Beaux Arts tradition, yet he adapted well to modernist changes in architecture that came after World War I. His 1949 design for the U.S. Post Office in the Tower District is a clean little International style building that adds measurably to the character of that unique commercial neighborhood. Edward W. Peterson was the last surviving member of Allied Architects. He died on November 2, 1977. The firm of Trewitt & Shields was founded in 1910 in San Francisco, by W.D. Trewitt (1863-1945) and H.W. Shields (1881-1957). Its first San Joaquin Valley office was in Hanford. In 1912, the partners moved their headquarters to Fresno. They incorporated as Trewitt, Shields & Fisher in 1925. R.R. Fisher served as chief engineer of the company. The firm contracted. (See Continuation Sheet 1 of 1)

Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

20. Main theme of the historic resource: (if more than one is checked, number in order of importance.)

Architecture (X) Arts & Leisure ()
Economic/Industrial () Exploration/Settlement ()
Government () Military () Religion ()
Social/Education (X)

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates). USGS Quad Maps, 1939 Land Use Survey, Fresno Parcel Maps, Sanborn Insurance Maps, Powell Index, Ben Walker Index, Fresno Bee Index, Woodward Index, FCL Suiter Index, Interviews, Station personnel (7-30-84), Building Permits (FFD Shop, 1420 Fresno Street, 1938)(#1251, 9-2-38)(#1741, 5-6-32), FB (8-21-36, p. 18)(5-7-36, p. 18). Exile.

22. Date form prepared: August 31, 1984
By: John Edward Powell, Michael McGuire, Maps and Photos
Organization: California State University, Fresno Foundation
Address: 2771 East Shaw Avenue
City: Fresno Zip Code: 93728
Phone: (209) 278-0850



HISTORIC RESOURCES INVENTORY CONTINUATION SHEET

Sheet 1 of 1

Common name: Fresno Fire Department Station No. 3 (Map Reference No. 42)

Historic name: Fresno Fire Department No. 3

Street or rural address: 1406-1430 Fresno Street

City: Fresno

Zip: 93706

County: Fresno

DESCRIPTION 7b (continued)

detached from the main station building, along Fagan Alley. The tower was constructed by Harris Construction in 1962 for \$63,585. An on-site gas pump is situated at the rear of the main station structure adjacent to an attached shop and ladder storage addition. Two-thirds of the site is paved and utilized for parking. SETTING: Station No. 3 relates adequately to the neighborhood, but is a standout property given its general austerity and the half-block parcel size on which it sits. Although it does not share a similar scale with adjacent properties, it is stylistically compatible with an eclectic array of structures within its general vicinity. There is no landscaping on the site.

SIGNIFICANCE 19 (continued)

throughout California and Nevada. Between 1910-1953, Trewitt, Shields & Fisher built over 267 commercial, industrial, municipal, military and school projects, including the Tower Theatre (NRHP), Hamilton Junior High School and the Roosevelt High School Gymnasium. CONTEXT: This property is important architecturally because it represents an excellent example of the PWA Moderne style in the community that contributes to a modest context of similarly styled buildings, notably Fresno Memorial Auditorium, listed in the National Register of Historic Places and the Local Official Register of Historic Resources (No. 52); and the Fresno County Hall of Records, also listed in the Local Register (No. 17). Fire Department Station No. 3 appears eligible for listing in the Local Official Register of Historic Resources with architectural and social significance. PWA Moderne municipal facilities were common building types constructed throughout California and Fresno during the Depression-era 1930s. There are few surviving local examples of this calibre. The property embodies a type (PWA-funded municipal building), period (Depression era) and method of construction (reinforced concrete), and displays structural and material integrity. It has architectural distinction and is the work of a master building firm and a master architect. Additionally, it is associated with a federally-funded building program instituted during the 1930s to stimulate construction activity and employment during the Great Depression and, therefore, is significant in local, regional and national history.

- d) Discussion of Mills Act – Nothing new to report. No discussion.
- e) L. C. Wesley Garage (Arco Garage) Demolition - It was moved, seconded, and carried to move discussion of this item to this section of the agenda should any action be required. Mr. Kallenberg reported that he had received a notice that an environmental assessment of the garage was going to be prepared by the County. He also noted that this property is not on the County's List of Historic Places, however it is considered to have some historic value. The garage was included in John Powell's inventory of historic structures.

Mr. Charles Seitz from the County Public Works Development Services who is doing the environmental assessment was present, and he was accompanied by Mr. Claude Dechow and Ms. Gina Francis also of Public Works. Their purpose for attending the meeting was to gather information and consider reasonable alternatives for the garage should any be suggested

As a part of their review, Public Works requested comments and some of the comments received were from the Historic Landmarks Commission and the City Historical Preservation Commission. Mr. Seitz said they will also be appearing before the City Commission to answer questions and receive additional comments. They explained the choices to be considered: 1) recommend negative declaration, 2) recommend a mitigated negative declaration, 3) recommend an environmental impact report, 4) or recommend demolition of the building.

After receiving information from the Public Works staff and some discussion, a motion was made and seconded to accept Mr. Kallenberg's comments to the E.I.R. report dated April 23, 1999 on behalf of the Commission. Motion carried. There were no further comments from the Commission.

Personal comments by individual members will be accepted until the end of next week.

(10) Records

- a) Information from Secretary of State – Mr. Kallenberg will contact the staff at the California Heritage Preservation Commission and will report back in September.

(10) Reports

a) Chairman's Report

- 1) L. C. Wesley's Garage (ARCO Garage) Demolition – Commissioner Taylor commented that after attending the Board of Supervisors meeting where the garage was discussed, he concluded that the County staff and the Board members need to be educated on the benefit and potential of preservation of historic buildings. Mr. Taylor reported that the Board had voted to demolish the building. However, the Historical Preservation Society's attorney has filed an injunction to prevent the County from proceeding with the demolition. At this time the demolition project is on hold.
- 2) District 4 Vacancy – Chairman McFarland met with Supervisor Case and recommended some individuals for consideration.
- 3) Set Date November Meeting – It was moved by Commissioner Herrera and seconded by Commissioner Comegys to reschedule the November meeting to November 4, due to the Veteran's Day holiday on November 11. Motion carried.

b) Secretary's Report

- 1) Web Page Demonstration & Review – Mr. Kallenberg explained and reviewed the HLRC Web page. It was suggested that a link be added from that address to Secretary Kallenberg's office. The Web page is accessible from the Library's front page and will also link to the County's Web page. The Web page design and the revised application form were approved.

c) Commission Member Comments – None.

(11) Announcements

The next regular meeting will be held on Thursday, November 4, 1999.

(12) Adjournment

The amended applications will be considered at the January meeting.

- c) Centennial Farm Applications – None.
- d) Centennial Businesses – None.
- e) Discussion of Mills Act - No additional information.
- f) Discussion of County General Plan Process – No additional information.

(7) **Records**

- a) Records Retention Schedules
None.
- b) Report from subcommittee working on a meeting of public agencies
- No new information to report.

(8) **Reports**

- a) Chairman's Report
 - 1) ~~L. C. Wesley's Garage (ARCO Garage) Demolition – Mr. Taylor reported the Historical Society and the City Preservation Committee have filed a lawsuit challenging the County's environmental assessment report and they've also filed a restraining order to prevent the County from proceeding with demolition. The demolition is now on hold.~~
Correction attached
This matter will be kept on the agenda for further status reports.
 - 2) District 4 Vacancy – Chairman McFarland will contact Supervisor Case. There are no member terms expiring in 2000.
- b) Secretary's Report – Mr. Kallenberg reported that Linda Sitterding is now the Madera County Librarian. Ray Silvia is the new Local History Librarian, and he will be attending the next meeting.

HISTORICAL LANDMARKS & RECORDS ADVISORY COMMISSION
CORRECTION OF NOVEMBER 4, 1999 MINUTES
REGARDING L. C. WESLEY GARAGE (ARCO GARAGE) DEMOLITION

After reviewing the minutes of the November 4, 1999 HLRC meeting, Commissioner Roger Taylor noted that his report under item (8) a) 1) was incorrect. Discussion followed, and the Chair agreed to allow Mr. Taylor to review the recorded minutes. After review, Mr. Taylor offered the following correction:

Mr. Roger Taylor reported on the status of the L. C. Wesley Super Garage. The County Board of Supervisors approved a mitigated environmental assessment of the demolition of the "Garage." An appeal of the decision was filed by the Friends of the L. C. Wesley Garage. The Board of Supervisors then agreed to prepare an Environmental Impact Report. The Friends of the L. C. Wesley Garage also considered filing a demolition restraining order but did not do so.

- e) Discussion of General Plan Process – The Draft General Plan has been released for public review. Chairman McFarland has written a letter on behalf of the subcommittee to the County asking that they recognize and list historic resources.

A public hearing before Planning Commission will probably be held in April and before the Board of Supervisors in June.

The General Plan is available on the world wide web for review. Paper copies of the sections of the Plan related to historic landmarks will also be distributed to the Commission.

- f) Slide Presentation of Historic 1894 Fresno Water Tower – The Commission viewed slides of the Water Tower narrated and presented by Mr. Taylor.

(7) Records

- a) Records Retention Schedules - None.
- b) Report from subcommittee working on a meeting of public agencies - Commissioners received and discussed a draft report prepared by subcommittee members Mrs. Comegys, Mrs. Herrera, and Mrs. Bos. Action to be taken at the next meeting.

(8) Reports

- a) Chairman's Report
 - 1) L. C. Wesley's Garage (ARCO Garage) Demolition – No further report.
 - 2) District 4 Vacancy – No appointment has been made. The vacancy has been brought to Supervisor Case's attention by Chairman McFarland.
 - 3) Field Trip – Chairman McFarland will contact the San Joaquin River Parkway about a possible trip to the San Joaquin River.

Mr. Ray Silvia will work with the subcommittee. Chairman McFarland thanked the subcommittee members for their excellent report. They will report back to the Commission at a later date.

(9) Reports

a) Chairman's Report

- 1) L. C. Wesley's Garage (ARCO Garage) Demolition – A draft EIR on the demolition has been released. Mr. Kallenberg noted that the County Public Works Department has added comments to the EIR related to a recommendation to proceed to tear down the building.

Commissioners commented on local policies related to historic preservation.

- 2) District 4 Vacancy – A memo will be sent to Supervisor Case concerning this vacancy.
- 3) Field Trip – No report.

b) Secretary's Report

Mrs. Gardner is considering resigning due to health problems. She is currently filling a Commission-nominated position. If she resigns, Mr. Kallenberg suggested that a letter be sent to historical societies and other interested parties along with the nomination form to solicit applications.

Mr. Kallenberg explained the procedure he has been following in response to EIR's. The Commission was satisfied with the procedure he outlined and there was no further discussion.

- c) Local History – A program titled "Legends, Legacies, and Desperadoes" by Bill Secret and Catherine Rehart will be held on July 18 in the McCardle Room.
- c) Commission Member Comments – La Paloma Guild's Historical Home Tour will be held on May 21st. Mr. Taylor distributed some handouts from the Historical Society's Walking Tour.

Some Commissioners said they were uncomfortable with the tower design, and added that the focus point "needs to be more distinctive," "more substantial."

Ms. Feller thanked the Commissioners for their comments and said at this point she still continuing to work on the design and considered it as work in progress

On behalf of the Commission, Chairman McFarland thanked her for a fine presentation.

- b) Update report from the Department of Public Works of the preparation of the recordation documentation process for 856 Van Ness Avenue (Arco Garage).

A copy of the final EIR was provided to Mr. Kallenberg for the Commission. One of the actions taken by the Board of Supervisors related to the demolition of the Arco garage was to direct the HLRC to oversee the recordation of the ARCO building.

Mr. Dechow explained the recordation process. The existing building is to be photographed for posterity, and a historical display is to be located in a prominent place in the new building.

The timeline was briefly discussed. KMD will be handling the design of the new building. County staff will be administering a contract for the recordation portion of the work as well as completing the demolition and documentation for the Arco Garage.

Plans include hiring a professional photographer to do the 4 X 5 format photography of the garage. The photos will be printed on acid free paper. Mr. Kallenberg volunteered the Library to research and collect photos taken during the history of the garage.

During discussion there was a question about the original architect plans. Public Works staff said there weren't any located on file with the City. Mr. Dechow was asked again about the role of the Commission in the entire process of reviewing the plans for the new building and in the demolition. He stated that the main mission of the Commission will be to be of recordation, and that the Board of Supervisors has already approved the design.

The date of the next meeting was discussed, and since some County offices will be closed on November 9 for Temporary Office Closure, the date of the meeting was moved to November 16. Public Works staff will bring a report back to the Commission at that time.

Chairman McFarland suggested that maybe the November 16 meeting might consist of a field trip to the Arco Garage.

(3) Records

- a) Consider approval of the records retention schedule for the Coroner/Public Administrator/Public Guardian (continued from September 14)

Mr. Kallenberg summarized the discussion held at the last meeting. At that meeting the Commission determined that the type of records listed on the retention schedule submitted for consideration are Public Guardian and not Coroner records. The Commission had previously approved the Coroner division records related to inquests and autopsy reports.

The Commission was confused by the way the records were listed and sited and what division was used.

Mr. Franco said he and Mrs. Anderson had discussed the Commission's concerns and the schedule will be revised and brought back to the Commission. He also stated they discussed whether or not the retention schedule was too general, and they concluded that it was important for the schedule to remain general so that it could be applied to a variety of records

Mr. Kallenberg said it is the Commission's intention is that the schedule should be general enough to cover what needs to be covered, but so general as to jeopardize historic records. It should not be too ambiguous.

This item be brought back for further discussion on November 16.

(4) Comments from the Public

None.

(5) Announcements

Due to the holiday on November 10 and the County's Temporary Office Closure schedule, the next meeting will be held on November 16, 2000.

(6) Adjournment

There was no further business and the meeting was adjourned.

HISTORICAL LANDMARKS & RECORDS ADVISORY COMMISSION

The regular meeting of the Historical Landmarks and Records Advisory Commission was held on January 11, 2001.

Members present: Virgil Ahlberg, Ben Amirkhanian, Steve Barile, Aileen Bos, Randy McFarland, Margaret Murphy, Bud Olson, Mabelle Selland, Roger Taylor, Prudence Zalweski *sent 2/11/01, JH 3/10/01*

Members absent: Adrian Threlkeld, Robert Wash, Steve McDonald

Others present: Melissa Scroggins, Elida Mendoza, Jim Witte

AGENDA ITEMS

- (1) The meeting was called to order by Chairman Randy McFarland. He announced that the Library was alerted of the possibility that the power might be turned off beginning at 5:30 p.m.
- (2) Introductions were held. Mrs. Mendoza was attending the meeting for Mr. Kallenberg who was out of town, and Ms. Scroggins was representing Ray Silvia.
- (3) It was moved, seconded and carried to approve the minutes of September 28, 2000 and November 16, 2000.
- (4) Comments from the Public

Mr. Witte from the County Public Works Department reported on the status of the ARCO Garage recordation. The photos have been assembled in three packages. The main package (with negatives) was delivered to the Fresno County Library and two other packages were distributed to the City and County Historical Society and to the California Historical Resource Information Systems in Bakersfield.

Mr. Witte also reported on the research he conducted in response to the concern raised at the November meeting by Mr. Amirkhanian about verifying whether L. K. Condrajian (Cone) was the original architect of the building and that it was built for Mr. Marderos Shooshan.

Mr. Witte said he reviewed a transcription from the diaries of the architect and copies of 1916 sketches of a building. He also obtained more detailed information on the building permits. He found that although there was a service station on the site, there was no building of the size shown on the drawings. He also determined that the Shooshans owned the property next door to the ARCO building in 1919, not the ARCO site.

He said the 1916 drawings did not specifically relate to the ARCO site and he did not find any evidence of those buildings still standing.

Mr. Taylor asked if it would be possible to add additional materials to the records if anything new should be found. Mr. Witte explained that the package of materials he and his department compiled was intended to supplement the existing historical files about the building. The materials have been turned over to the three organizations including the Library history archives and materials can be added. He also emphasized that the Public Works Capital Projects have completely relinquished control of the materials. The organizations have the right to do whatever they want with those records. The Fresno County Library's California History Room has the main set.

There were no further questions, the recordation has been completed, and no further action is required by the Commission.

(5) Landmarks

- a) Properties recommended to the Board of Supervisors since the last meeting:
 - 1) Status report on Sunnyside applications –
No report.
- b) Pending Applications – Action needed.
None.
- c) Centennial Farms
None.
- d) Centennial Businesses

None.

(6) Records

- a) Records Retention Schedules
 - 1) Consider approval of the retention schedule for the County Clerk/Registrar of Voters accounting records and general office correspondence – Mr. Raymond Franco, Stock Clerk, from the County Clerk's office presented information about the records retention schedule and described the records in the record. He stated that his primary responsibility at the Clerk's office is to oversee storage of the Clerk's office records.

- d) Centennial Farms
None.
- e) Centennial Businesses
None.

(7) Records

- a) Records Retention Schedules
 - 1) None.
- b) Report from subcommittee working on a meeting of public agencies:
Subcommittee: Commissioners Comegys, Bos, Herrera

Mrs. Herrera said that due to constraints on her time she is finding it difficult to spend time on this project.

Chairman McFarland reminded members that the subcommittee was formed in response to the HLRC's concern about governing boards and cities in the Fresno County area not having proper record keeping procedures and policies. The subcommittee has been investigating the idea of putting on a workshop to discuss these concerns and provide information.

The Secretary of State's office has been holding similar programs throughout the state, and they held a program in the McCardle Room recently. Mr. Kallenberg commented about his discussion with Mr. Metzler who was the representative at the recent program.

In conclusion, subcommittee members and the Commission agreed to take this item off the agenda and reconsider it again either in September or November if there is interest.

(8) Reports

- a) Chairman's Report
 - 1) L. C. Wesley's Garage (ARCO Garage) Demolition - Mr. Bart Bohn, Fresno County's new County Administrative Officer, and the Board of Supervisors have asked for another review of the building and the project.

1) Hansen House - Chairman McFarland reported that he had been contacted about a proposal to convert the house which is located in Selma and is on the landmarks list, to a day care. Some individuals opposed to this action contacted Commissioners. Mr. Taylor said one of the issues was that the Selma Planning Dept. said they could not identify the property as being on the list of historic places. He suggested that they make sure the California Environmental Quality Act is applied before zoning is changed.

There was further discussion, and Chairman McFarland said that one of the problems is that the City of Selma does not have a historic preservation element in its general plan, nor does it have a historic preservation ordinance. He said this is true for many of the cities in Fresno County.

There was no action taken by the Commission on this matter.

2) L. C. Wesley Garage (ARCO Garage) – Mr. Kallenberg reported that the Board of Supervisors has put development of this property on hold as they are continue to assess other options. It has not been determined what is going to happen with that property. During this discussion, there was mention of the County's possible interest in acquiring the federal courthouse and that this may possibly have an impact on the status of the L. C. Wesley Garage.

3) Huntington Lake Road – Commissioners briefly discussed the status of this project.

4) Vacancies – There were three applications received from persons interested in serving on the Commission, however, one was not eligible to serve because the applicant does not live in Fresno County.

- b) Secretary's Report
No report.
- c) Commission Member Comments

(11) **Announcements**

The next regular meeting is scheduled on Thursday, September 11, 2001, at 4 p.m.

Chairman McFarland asked members for comments about the retention schedules based on the discussion.

Mr. Kallenberg explained the roles of the reviewers. The department submitting the retention schedule determines the adequacy of the schedule for their operational needs. The County Counsel determines the legal requirements, and the Commission reviews the schedules for archival standards.

It was moved by Commissioner Wash, seconded by Commission Zalewski, that the retention schedules presented be approved as recommended by staff. Motion carried.

(8) Reports

a) Chairman's Report

- 1) L. C. Wesley's Garage (ARCO Garage) Demolition – No new information.
- 2) Vacancies – There were three applications received from persons interested in serving on the Commission, however, one was not eligible to serve because the applicant does not live in Fresno County.

Mr. Kallenberg shared Ms. Janice Stevens' application with the Commission. Commissioner Bos said she knows Ms. Stevens and she said she would be an excellent addition to the membership. Chairman McFarland will contact her and let her know her interest is appreciated.

- 3) Various – Chairman McFarland mentioned the refurbished the Big Creek Ranger Station, and he spoke about pending state legislation that may affect the lake area.
- 4) Mrs. Dorothy Gardner – Chairman McFarland said he was greatly saddened by the news that she on September 5. She was 86 years old and had been a member of the Commission for many years. Commissioners observed a moment of silence in memory of Mrs. Gardner.

**Notice of Preparation of an
Environmental Impact Report**

To: Responsible Agencies
Trustee Agencies
Other Interested Parties

Project Title: Environmental Impact Report Regarding Demolition of Buildings
at 862 Van Ness Avenue (AKA Arco Parking Garage) and 844
Van Ness Avenue

**Project
Applicant:** County of Fresno
Planning and Resource Management Department
2220 Tulare Street, Sixth Floor
Fresno, California 93721

The County of Fresno will be the Lead Agency and will prepare an environmental impact report for the project identified in the attached materials.

We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Theresa Acosta-Mena at the address shown above. We will need the name of a contact person in your agency.

Signature: 
Theresa Acosta-Mena

Date: 12-14-99

Telephone: (559) 262-4270

**Project Description
Demolition of Buildings at
862 Van Ness Avenue (AKA Arco Parking Garage)
and 844 Van Ness Avenue**

The project consists of the demolition of two buildings and re-use of the property for new County administrative offices. The buildings to be demolished consist of 862 Van Ness Avenue (also known as the Arco Parking Garage) and 844 Van Ness Avenue in the downtown area of the City of Fresno. Together these properties, totaling approximately 26,252 square feet or 0.6 acre, are the "project area." Please refer to Figure 1 for a vicinity map and Figure 2 for a parcel map of the project area.

The two structures that currently occupy the project area are summarized as follows.

1. The Arco Parking Garage is a two-story building with a 15,000 square foot footprint. The building was designed by H. Raphael Lake, a local architect, and built in 1931 according to the Historic Records Inventory. The building is listed as an eligible historic property in the City of Fresno's 1994 Supplementary Historic Building Survey. A structural evaluation of the Arco Garage determined that the upper floor is unsafe due to extensive roof leakage and damage to the internal steel reinforcing members that buttress the second story concrete support beams. Parking is currently permitted on the ground floor but access to the second floor is restricted and blocked off. Due to its condition, the County of Fresno has decided to demolish the structure.

2. 844 Van Ness is located on the southwest side of the Arco Garage. This structure is estimated to have been constructed in 1918.

The project area is zoned C-4-CCO (Central Trading District) and is designated in the City of Fresno Central Area Community Plan for Mixed Use Level 2. The project area is also located in the City's Convention Center Redevelopment Area.

The proposed re-use of the project area consists of developing additional administrative office space for the County. The addition of the proposed office space will allow for a transfer of one or more program functions currently operating in the downtown area and make the exchanged square footage available for expanded Criminal Justice support and enforcement activity use within the County's existing government center.

Possible environmental issues include but are not limited to the following:

- Demolition of a potentially historic structure,
- Generation of additional parking demand,
- Short term construction noise and dust,
- Asbestos release during demolition,
- Presence of underground fuel tanks, and
- Presence of contaminated soils.

Alternatives to the project under consideration include no project, development of the project using the existing building facades facing Van Ness Avenue and Kern Street, and rehabilitation of the existing structure.



VICINITY MAP

Arco Garage Demolition EIR
 Fresno County
 Fresno, CA

NOTICE OF SCOPING MEETING

EIR for the Demolition of Buildings at 862 Van Ness Avenue (AKA Arco Parking Garage) and 844 Van Ness Avenue

The project consists of the demolition of two buildings and re-use of the property for new County administrative offices. The buildings to be demolished consist of 862 Van Ness Avenue (also known as the Arco Parking Garage) and 844 Van Ness Avenue in the downtown area of the City of Fresno. Together these properties, totaling approximately 26,252 square feet or 0.6 acre, are the "project area."

The proposed re-use of the project area consists of developing additional administrative office space for the County. The addition of the proposed office space will allow for a transfer of one or more program functions currently operating in the downtown area and make the exchanged square footage available for expanded Criminal Justice support and enforcement needs within the County's existing government center.



The County of Fresno will be conducting a meeting to determine the scope and content of the environmental information for the subject EIR.

This meeting will be held on January 5, 2000 in the Fresno County Plaza, Conference Room A, 8th floor, 2220 Tulare Street, Fresno and will begin at 1:30 pm.

Your attendance and participation is encouraged.

Please call Theresa Acosta-Mena at (559) 262-4270 with any questions.

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

Richfield Super Garage (L.C. Wesley Super Garage, ARCO Garage)
862 Van Ness Avenue
Fresno, California 93721

Tim Fleming, Photographer October 22, 2000

- 1 View of Van Ness Avenue side, looking North
- 2 View of Van Ness Avenue and Kern Street corner, looking East
- 3 View of Kern Street side, looking East
- 4 View of Kern Street side, looking South, Californian Hotel in background
- 5 Detail view of corner tower on Kern Street and Van Ness Avenue, looking East
- 6 Detail view of fire escape on Van Ness Avenue side, South end, looking Northeast
- 7 Detail view of Van Ness Avenue side, West end with corner tower, looking North
- 8 Detail view of Kern Street side, North end, looking Southeast with edge of ramp on lower level
- 9 View of lower floor interior looking East
- 10 View of lower level interior looking North, start of ramp visible on right side
- 11 View of upper level interior looking East at top of ramp
- 12 View of upper level interior looking North at car wash bay
- 13 View of upper level interior looking West
- 14 View of upper level interior looking West from near the top of ramp

Copies of photos from the Fresno County Library archives

- 15 November 1966, view looking East at Kern Street and Van Ness Avenue corner, donated by R. R. "Bud" Baird
- 16 July 1960, view looking East at Kern Street and Van Ness Avenue corner, donated by R. R. "Bud" Baird

Negatives are 4" x 5" and were developed by Tim Fleming in accordance with the HABS standards. Prints are 8" x 10" on archival fiber-based paper and were developed by Tim Fleming in accordance with HABS standards.

**Supplementary Historic Building Survey
Historic Resources Survey
(Ratkovich Plan)
Fresno, California**

Appropriations Resolutions
No. 93-202 (FY93)
No. 93-258

Prepared by

John Edward Powell, A.B., M.A., Architectural Historian
with student assistant
Michael J. McGuire, B.A., B.S.C.E.

California State University, Fresno Foundation
2771 East Shaw Avenue
Fresno, California 93726

Prepared for

Department of Housing and Neighborhood Revitalization
City of Fresno Historic Preservation Commission
Fresno City Hall
2600 Fresno Street
Fresno, California 93721

September 30, 1994

IDENTIFICATION

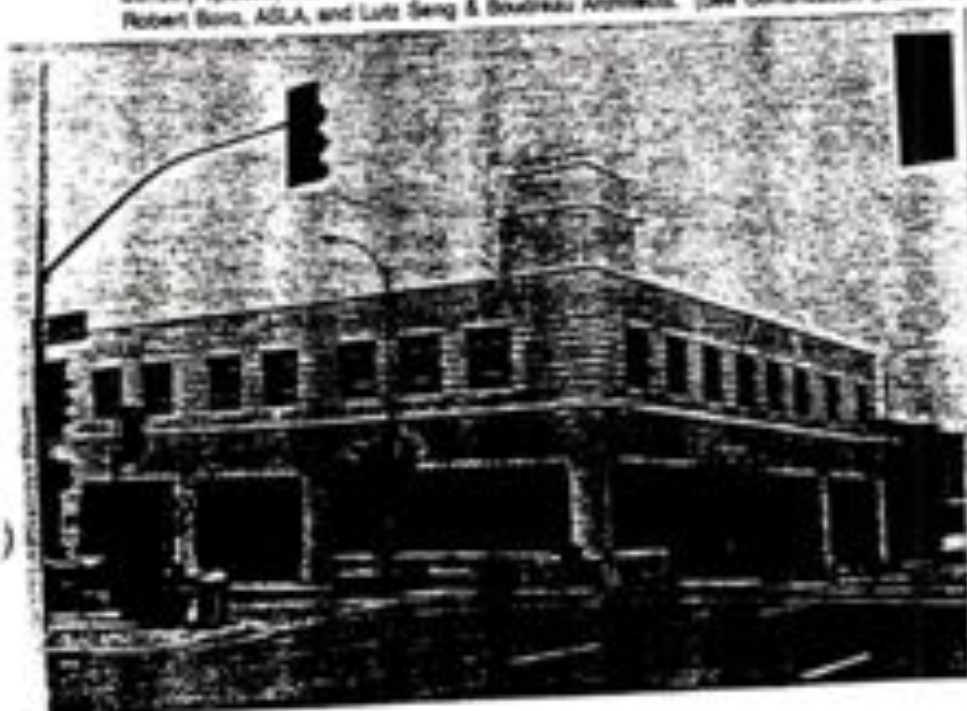
1. Common name: **Ritchfield Super Garage (Map Reference No. 41)**2. Historic name: **L.C. Wesley Super Garage**3. Street or rural address: **802 Van Ness Avenue**City: **Fresno**Zip Code: **93721**County: **Fresno**4. Parcel number: **468-253-10**5. Present Owner: **County of Fresno**Address: **2020 Tulare Street**City: **Fresno**Zip Code: **93721**Ownership is: Public Private6. Present Use: **County vehicle parking**Original Use: **Commercial garage**

DESCRIPTION

7a. Architectural style: **Perpendicular style (Art Deco influence)**

7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The L.C. Wesley Super Garage is located .18 miles southeast of the Fresno County Courthouse on the easterly side of Van Ness Avenue at the intersection of Van Ness Avenue and Kern Street. The two-story detached commercial garage has a rectangular footprint measuring approximately 100' in width by 100' in depth, or approximately 300,000 gross square feet on two levels. The ground floor originally included a service floor, office, storage area and a poured-in-place reinforced concrete ramp leading to a south corner office which has been recently demolished. The garage is built of reinforced concrete post and beam construction with brick infill. The roof is flat and is supported on the second deck by a grid of wood posts supporting wood beams that span the floor area. In style the building is Perpendicular with Art Deco detailing. The front facade is generally symmetrical in composition, open on the two street level elevations and closed to the rear side. A closed southern elevation is zero lot line with an adjacent commercial building. Upper floor fenestration on the two formal street facades is regularly spaced, composed of repetitive 5:4 steel sash windows, each having a 2:2 operable center panel. Window units are separated by seven equally spaced paneled horizontal speedlines creating a continuous banding of the facade. Other distinguishing architectural features include a stubby, stepped corner tower relieved by shallow, vertical fluting. The short tower form was originally designed as a platform to carry Ritchfield corporate "radio beacon" signage. Perimeter columns repeat the perpendicular theme, as do Zig-Zag motifs and second deck waist banding. Applied ornamental work consisted of lightning bolt iron balcony railing and Art-Deco scones, the latter removed during a recent repainting of the building in a uniform white - a bland shift from the original color scheme which had high chroma yellow and blue painted accents. Nonetheless, the garage has survived 63 years with a high degree of architectural integrity, having sustained only minor evolutionary alterations over time as outlined above. SETTING: The garage relates well to adjacent structures as one of a cluster of historic properties at the intersection that recall an earlier architectural moment in the community. Public landscaping is of recent vintage and follows the Civic Center prototype. Surfaces are primarily color-impregnated, stamped and textured concrete with densely spaced, but immature, street trees, historic light standards and potted seasonal seed flowers. The upgrade was designed by Robert Bova, ASLA, and Lutz Seng & Boudreau Architects. (See Continuation Sheet 1 of 1)



8. Construction date
Estimated: (19) Period: (1931)
9. Architect: **H. Russell Lake**
10. Builder: **Shields, Fisher & Lake**
11. Approx. property size (in feet)
Frontage: 100' Depth: 100'
or approx. acreage: .34 acre
12. Date(s) of enclosed photograph(s):
June 1994

15. Surroundings: (Check more than one if necessary) Open land Scattered buildings ... newly built-up
 Residential Industrial Commercial Other: Californian Hotel (1923), Fresno Republican Printery, NRP (1918)
16. Threats to site: None known Private Development Zoning Vandalism Public Works Project
 Other: Owner disinterested in managed historic restoration
17. Is the structure: On its original site? Moved? Unknown?

18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

The L.C. Wesley Super Garage was constructed for L.C. Wesley (1900-1948) by Shields, Fisher and Lake, architects and managers of construction. The garage was first occupied in April of 1921, providing full-service care for vehicles and trucks, including covered parking; a washing, polishing and greasing service; tire sales and service (General Tire Company); radio repair and battery service. In 1922, W.L. Eaton, "veteran automobile distributor from Seattle," took over the building for his Studebaker sales and service agency. In recent years, the building has been operated exclusively as a parking garage, albeit on the ground floor only. It is presently owned by the County of Fresno. The second level is gated and unused. Designed by architect H. Rafael Lake (1894-1958), the L.C. Wesley Super Garage is a striking example of his advanced modernistic work during the 1920s, and preceded his more lyrical design for the Blue Cross Veterinary Hospital in 1926, at 1821 Van Ness Avenue. Lake began his architectural education at the University of California, then transferred to the Massachusetts Institute of Technology, from which he graduated in 1916. He apprenticed under Cass Gilbert and worked in New York for five years, except for military service during World War I. In May 1921 Lake visited Fresno, where his father was then involved in planning the Californian Hotel for Sun Maid Hotel Corporation. After practicing in San Francisco, he moved to Fresno in 1923 when he received the commission to design the hotel. Lake joined Trewitt-Shields Company in late 1923 as staff architect. The firm became Shields, Fisher and Lake in 1924, then in 1925, Fisher, Lake and Traver. Fisher and Traver manned the firm's Los Angeles office and Lake its Fresno office. Among the firm's projects were the Stillwell Apartments in Long Beach, the Hollywood Roosevelt Hotel, the Phoenix Westward Ho Hotel, and the Wilson Theatre in Fresno. Again, during the early 1930s, a Shields, Fisher and Lake alliance constructed this Super Garage. Lake designed a number of fine residences in Fresno, including a Sunnyside home for himself in 1925, the Ralph Merritt Home on Huntington Boulevard in 1925, the Arthur Bernhauer Home in Old Fig Garden in 1928, and the Harry W. Shields Home on Huntington Boulevard in 1926. Lake joined Alfred Architects during the Depression to design the Fresno County Hall of Records and the Memorial Auditorium. During the 1940s Lake joined William Hestrup in the firm of Lake and Hestrup. Their most visible project together was the new clubhouse for Sunnyside Country Club designed in 1948. In 1949 Lake formed a partnership with Eric O. Luck that lasted into the 1950s. H. Rafael Lake died in Fresno on August 8, 1958. **CONTEXT:** This property is important architecturally because it represents the earliest major use of Art Deco imagery in the community, and contributes to the broader context of exemplary examples of similarly styled Fresno properties, notably the Fresno County Hall of Records (1925), the Southern Pike Temple (1927) and the Tower Theatre (1928). The L.C. Wesley Super Garage appears eligible for listing in the Local Official Register of Historic Resources and (See Continuation Sheet 1 of 1)

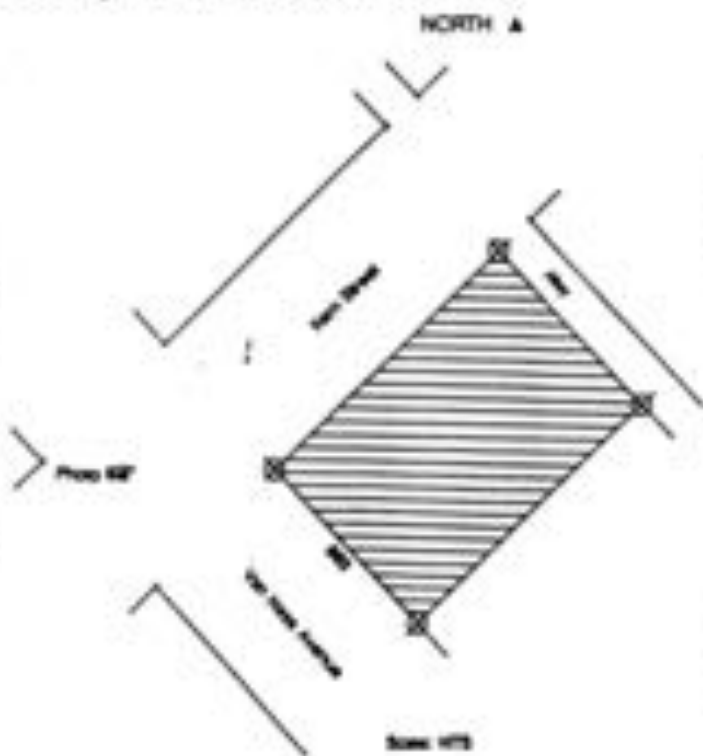
Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

20. Main theme of the historic resource: (if more than one is checked, number in order of importance.)

Architecture Arts & Leisure
 Economic/Industrial Exploration/Settlement
 Government Military Religion
 Social/Education

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates). Fresno Grants-Grantee Index, Chicago Title Deed Index, Fresno Subdivision Maps, 1912 Raisin Exchange Map, FMR (3-21-12), 1923 Atlas, USGS Quad Maps, 1928 Land Use Survey, Fresno Water Plans, Fresno Parcel Maps, Sanborn Insurance Maps, Powell Index, San Walker Index, FB (8-28-48), Fresno See Index, Woodward Index, FCL, Sulzer Index, Fresno City Directories, 1930-36, FB (4-29-31, p. 28, L.C. Wesley Section)(12-29-32, p. 18)(11-4-36, p. 38), Exile.

22. Date form prepared: August 21, 1994
 By: John Edward Powell, Michael McGuire, Maps and Photos
 Organization: California State University, Fresno Foundation
 Address: 2771 East Shaw Avenue
 City: Fresno Zip Code: 93726
 Phone: (209) 278-0830



HISTORIC RESOURCES INVENTORY CONTINUATION SHEET

Sheet 1 of 1

Common name: Richfield Super Garage (Map Reference No. 41)

Historic name: L.C. Wesley Super Garage

Street or rural address: 882 Van Ness Avenue

City: Fresno

Zip: 93721

County: Fresno

SIGNIFICANCE 19 (continued)

the National Register of Historic Places with architectural and social significance. There were few examples in this idiom built in the community, and fewer still survive matching this calibre of architectural excellence. The property embodies a type (urban commercial garage) period (Depression era), method of construction (decorated reinforced concrete) and displays structural and material integrity. It has architectural distinction and is the work of a master builder and master architect. Additionally it is associated with prominent business professionals in local history. (See Continuation Sheet 2 of 2)

SEPTEMBER 2000

ENVIRONMENTAL IMPACT REPORT



DEMOLITION OF 862 AND 844 VAN NESS AVENUE COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

PREPARED FOR



PREPARED BY

 **DAMES & MOORE**
A DAMES & MOORE GROUP COMPANY

3445 WEST SHAW AVE., SUITE 101
FRESNO, CALIFORNIA 93711

Impact No. and Description	Level of Significance	Mitigation Measure No. and Summary	Residual Significance	Responsible Party	Monitoring Program
<p>3.2.2 The project has the potential to result in a demand for parking in excess of available supply of parking spaces.</p>	<p>Less than significant</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>3.2.3 Construction may interfere with traffic operations or pedestrian access.</p>	<p>Less than significant</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>3.3.1 The project has the potential to result in a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.</p>	<p>Significant</p>	<p>3.3.1 Prior to demolition of 862 Van Ness Avenue, Fresno County will record the building to Historic American Buildings Survey (HABS) Standards.</p>	<p>Significant, unavoidable, cumulative</p>		<p>Board of Supervisors shall confirm that the recordation is completed to the HABS standards prior to the award of the demolition contract.</p>

**Mitigation Measure 3.3.1: Historic American Building Survey (HABS)
Documentation Task List**

1. Large-format (4" by 5" negatives) black-and-white photography shall be taken by a qualified photographer and used to capture the physical attributes of the Arco Garage's Van Ness Avenue, Kern Street, and alley elevations to express its context in the landscape and relationship to other structures around it and interior detail photographs taken to document salient features not visible from the outside. The photographer shall meet the Secretary of the Interior's standards.
2. Photographic copies shall be made of existing drawings and as-builts (either original or alteration drawings) and, if available, photographs of the building when it was built.
3. An "architectural data form" shall be prepared which builds on the Historic Resource Inventory and explains what is not readily visible in the photographs. This written documentation shall provide basic data necessary to understand the site's development and evolution throughout its working life. Specific descriptive information shall be recorded, and historical research explains the context, functions, alterations, and theories related to its operation. An architectural data form completed for another project is enclosed as an example.
4. All materials shall be produced to archival standards and specific formats of the HABS program to assure a consistent product. Copies of the material shall be provided to the Fresno County Library, the Fresno City/County Historical Society, the Southern San Joaquin Valley Information Center at CSU Bakersfield and be made available for public education purposes in the new building.

Response to Comment 4.1:

Historic American Building Survey (HABS) documentation is usually in the form of drawings, photographs, and written data. The level of documentation referred to in Mitigation Measure 3.3.1 is appropriate to the nature and significance of the Arco garage building and is similar to the HABS Level III:

1. Large-format (4" by 5" negatives) black-and-white photography shall be taken by a qualified photographer and used to capture the physical attributes of the Arco garage building's Van Ness Avenue, Kern Street, and alley elevations to express its context in the landscape and relationship to other structures around it and interior detail photographs taken to document salient features not visible from the outside. The photographer shall meet the Secretary of the Interior's standards.

2. Photographic copies shall be made of existing drawings and as-builts (either original or alteration drawings) and, if available, photographs of the building when it was built.

3. An "architectural data form" shall be prepared which builds on the Historic Resource Inventory and explains what is not readily visible in the photographs. This written documentation shall provide basic data necessary to understand the site's development and evolution throughout its working life. Specific descriptive information shall be recorded, and historical research explains the context, functions, alterations, and theories related to its operation. An architectural data form completed for another project is enclosed as an example.


4. All materials shall be produced to archival standards and specific formats of the HABS program to assure a consistent product. Copies of the material shall be provided to the Fresno County Library, the Fresno City/County Historical Society, the Southern San Joaquin Valley Information Center at CSU Bakersfield and be made available for public education purposes in the new building.

These tasks will be included in the Mitigation Monitoring Plan as a clarification of Mitigation Measure 3.3.1.

Comment Letter 5: Bruce Owdom, letter dated May 21, 2000.

Mr. Owdom's comment letter pertained to information that was later revised and recirculated. No response to Comment 5 is presented.

DATE: May 19, 2000

TO: Teresa Acosta-Mena, Project Coordinator
Planning & Resource Management Department 

FROM: Edward R. Gaylord, Design Engineer
Department of Public Works

SUBJECT: Request for Clarification - Draft Environmental Impact Report
SCH No. 99121050 Demolition of 862 & 864 Van Ness Avenue

In the March 2000 issued draft Environmental Impact Report (EIR) Executive Summary Chapter item 3.3.1, the Consultant references a project requirement to record the existing building to HABS standards. We request written documentation of the Consultant's intent of this requirement. Our understanding is that the required documentation is no greater than meeting a level III, HABS report standard.

Additionally, we understand the reporting to be limited to the building located at 862 Van Ness Avenue only and shall include:

- Measured drawings of the existing building.
- Large format photographs using perspective correction and archive quality negatives for black and white printing of the building's exterior street frontages in minimum 4"x 5" enlargement format.
- The Historic Resource Inventory report as prepared by John Powell for the City of Fresno will suffice for the written history and description.
- A copy of field notes is not required.

4.1

It is our understanding the Consultant is suggesting that the County's Landmarks Commission be tasked as the quality assurance evaluator for the documentation and the Main County Library and the County Librarian be the permanent record archivist.

We request that these clarifications be confirmed by the Consultant and made a part of the final EIR.

EG:CD:ctlgvd
DraftEIR-memo

- c Claude D. Dechow, County Architect
Norm Preston, Construction Engineer
John K. Kallenberg, County Librarian
Kristina Feller, Senior Associate / KMD

SUMMARY																							
PERFORMANCE STANDARDS OF THE HISTORIC AMERICAN BUILDINGS SURVEY/HISTORIC AMERICAN ENGINEERING RECORD SUBSYSTEMS																							
SECRETARIAT OF THE HISTORIC FOUNDATION FOR ARCHITECTURAL AND ENGINEERING DOCUMENTATION, FEDERAL ARCHIVES, SEPTEMBER 26, 1983, PP. 44-72B-44-72C																							
STANDARDS	I. CONTENT				II. QUALITY				III. MATERIALS				IV. PRESENTATION										
REQUIREMENTS	"DOCUMENTATION SHALL ACCURATELY EXPLAIN AND ILLUSTRATE WHAT IS SIGNIFICANT AND VALUABLE ABOUT THE HISTORIC BUILDING, NOT STRUCTURE OR OBJECT BEING DOCUMENTED."				"IMAGE AND INFO DOCUMENTATION SHALL BE PROVIDED ACCURATELY FROM SOURCE SOURCES WITH ACCURATELY IDENTIFIED IS FROM APPROPRIATE ORGANIZATION OF SOURCE."				"IMAGE AND INFO DOCUMENTATION SHALL BE PREPARED ON MATERIALS THAT ARE READILY AVAILABLE FOR USE IN ACCESS ALMIGHTY FOR THE STATION. AND IN STANDARD SIZE FOR USE BY SOURCE."				"IMAGE AND INFO DOCUMENTATION SHALL BE CLEARLY AND CONCISELY PRODUCED"										
CRITERIA	LEVEL				I	II	III	IV	I	II	III	IV	I	II	III	IV							
	A. MEASURED DRAWING				I: FULL SET OF WALL THICKNESS; II: PARTIAL SET OF WALL THICKNESS; III: PARTIAL SET OF WALL THICKNESS; IV: PARTIAL SET OF WALL THICKNESS				I: 8 1/2" x 11" PAGES COPY; II: 8 1/2" x 11" PAGES COPY; III: 8 1/2" x 11" PAGES COPY; IV: 8 1/2" x 11" PAGES COPY				I: WITH LETTERS OR FIGURES; II: WITH LETTERS OR FIGURES; III: WITH LETTERS OR FIGURES; IV: WITH LETTERS OR FIGURES				I: WITH LETTERS OR FIGURES; II: WITH LETTERS OR FIGURES; III: WITH LETTERS OR FIGURES; IV: WITH LETTERS OR FIGURES						
	B. PHOTOGRAPHY				I: LARGE FORMAT PHOTOGRAPHY; II: LARGE FORMAT PHOTOGRAPHY; III: LARGE FORMAT PHOTOGRAPHY; IV: LARGE FORMAT PHOTOGRAPHY				I: PHOTOGRAPHY SHALL CLEARLY REFLECT THE ADVANTAGE OF THE PROPERTY AND AREA OF SIGNIFICANCE; II: PHOTOGRAPHY SHALL CLEARLY REFLECT THE ADVANTAGE OF THE PROPERTY AND AREA OF SIGNIFICANCE; III: PHOTOGRAPHY SHALL CLEARLY REFLECT THE ADVANTAGE OF THE PROPERTY AND AREA OF SIGNIFICANCE; IV: PHOTOGRAPHY SHALL CLEARLY REFLECT THE ADVANTAGE OF THE PROPERTY AND AREA OF SIGNIFICANCE				I: PRINTS SHALL ACCOMPANY ALL NEGATIVES; II: PRINTS SHALL ACCOMPANY ALL NEGATIVES; III: PRINTS SHALL ACCOMPANY ALL NEGATIVES; IV: PRINTS SHALL ACCOMPANY ALL NEGATIVES				I: PRINTS SHALL ACCOMPANY ALL NEGATIVES; II: PRINTS SHALL ACCOMPANY ALL NEGATIVES; III: PRINTS SHALL ACCOMPANY ALL NEGATIVES; IV: PRINTS SHALL ACCOMPANY ALL NEGATIVES						
C. WRITTEN DATA				I: HISTORY AND DESCRIPTION IN PARAGRAPHS OR BULLET POINTS; II: HISTORY AND DESCRIPTION IN PARAGRAPHS OR BULLET POINTS; III: HISTORY AND DESCRIPTION IN PARAGRAPHS OR BULLET POINTS; IV: HISTORY AND DESCRIPTION IN PARAGRAPHS OR BULLET POINTS				I: BASED ON PRIMARY SOURCES; II: BASED ON PRIMARY SOURCES; III: BASED ON PRIMARY SOURCES; IV: BASED ON PRIMARY SOURCES				I: SLIDE COPY FOR RECORD; II: SLIDE COPY FOR RECORD; III: SLIDE COPY FOR RECORD; IV: SLIDE COPY FOR RECORD				I: PRINTS SHALL ACCOMPANY ALL NEGATIVES; II: PRINTS SHALL ACCOMPANY ALL NEGATIVES; III: PRINTS SHALL ACCOMPANY ALL NEGATIVES; IV: PRINTS SHALL ACCOMPANY ALL NEGATIVES							
D. OTHER				I: OTHER MEDIA CAN AND MUST WITH INFO CONTACT ARCHIVAL OFFICE BEFORE EMPLOYING A MEDIA OTHER THAN THOSE SPECIFIED ABOVE				I: OTHER MEDIA CAN AND MUST WITH INFO CONTACT ARCHIVAL OFFICE BEFORE EMPLOYING A MEDIA OTHER THAN THOSE SPECIFIED ABOVE				I: OTHER MEDIA CAN AND MUST WITH INFO CONTACT ARCHIVAL OFFICE BEFORE EMPLOYING A MEDIA OTHER THAN THOSE SPECIFIED ABOVE				I: OTHER MEDIA CAN AND MUST WITH INFO CONTACT ARCHIVAL OFFICE BEFORE EMPLOYING A MEDIA OTHER THAN THOSE SPECIFIED ABOVE							
TESTS												I: REVISION BY MEMBERS OF THE STAFF; II: REVISION BY MEMBERS OF THE STAFF; III: REVISION BY MEMBERS OF THE STAFF; IV: REVISION BY MEMBERS OF THE STAFF											
COMMENTARIES												I: HAS THE SUBJECT OF DOCUMENTATION; II: HAS THE SUBJECT OF DOCUMENTATION; III: HAS THE SUBJECT OF DOCUMENTATION; IV: HAS THE SUBJECT OF DOCUMENTATION											
				I: THE RESULTS OF REVISIONS SHOULD BE APPROVED BY THE NATURE AND PURPOSES OF THE BUILDING, SITE, STRUCTURE OR OBJECT BEING DOCUMENTED.				I: THE RESULTS OF REVISIONS SHOULD BE APPROVED BY THE NATURE AND PURPOSES OF THE BUILDING, SITE, STRUCTURE OR OBJECT BEING DOCUMENTED.				I: THE RESULTS OF REVISIONS SHOULD BE APPROVED BY THE NATURE AND PURPOSES OF THE BUILDING, SITE, STRUCTURE OR OBJECT BEING DOCUMENTED.				I: THE RESULTS OF REVISIONS SHOULD BE APPROVED BY THE NATURE AND PURPOSES OF THE BUILDING, SITE, STRUCTURE OR OBJECT BEING DOCUMENTED.							



Agenda Item 5

DATE: July 27, 2004
TO: Board of Supervisors
FROM: John A. Navarrete, Director of General Services
SUBJECT: ARCO Garage Property

RECOMMENDED ACTION

Direct staff regarding the ARCO Garage property.

FISCAL IMPACT

There is no fiscal impact as a result of this recommended action. Your Board is being asked for direction as to use or disposition of County owned property.

REGIONAL JOB INITIATIVE IMPACT:

There will be no job impact as a result of approving the recommended action.

DISCUSSION

The ARCO property was acquired in 1967, as a part of the purchase of the Plaza Building. In February, 2000, your Board approved the construction of a County multi-story administrative office building on the ARCO site and two adjacent properties acquired by the County. This project was cancelled in 2001 by your Board as the cost to build and benefit from the facility were not in the best interests of the County at the time. In addition, there was concern expressed by the public as to the destruction of the ARCO building because of its historical significance.

Other use of the ARCO property by the County has been considered, but as a result of a review in 1995 by County engineers and outside consultants and with estimated repairs of approximately \$1,125,000, no action has been taken to remodel the structure. The second level was closed off and the ground level has been used for employee parking. There are 23 parking stalls and employees pay \$18.00 per pay period to park.

ADMINISTRATIVE OFFICE REVIEW

Page 1 of 2

BOARD ACTION: DATE _____

APPROVED AS RECOMMENDED _____

OTHER _____

UNANIMOUS _____

ANDERSON _____

ARAMBULA _____

CASE _____

LARSON _____

WATERSTON _____

There have been two inquiries to purchase the property. One is from The Downtown Club, in partnership with the Fresno City and County Historical Society, to restore the building and use as parking for patrons of The Downtown Club. The other is Summa Properties which would preserve the art deco building and develop a mixed use residential/commercial facility.

The Recommended Action requests your Board to provide direction to staff regarding the two options as to the use of the ARCO space: 1) retain the property for employee parking, or 2) sell the property.

DTC makes Payments to H.S.
Purchase & Restore (rent)
Assume risks etc

H. South Co. own full title - (non-profit)

2 Primary Roles

Improve Neighborhood

Preserve Historic Building

Propose National Registry

Structural Analysis

Bill Petrucci - Architect & DTC

Pay assessed value -

Does not go out to Bond Because H.S. is non-profit

William Dyke -
Retrofit -

Directed Staff to

1) Get assessed value

2) Have county committee address need for county space

Anderson supports DTC

Armburo - keeps values all go up

Where does revenue go?

Case - get county money out & give to entity that has a track record
of historic preservation maintenance H.S. needs to be addressed
Occasion in selling prop.

Memo

To: Claude Dechow
From: John K. Kallenberg, County Librarian *J. Kallenberg*
Date: October 27, 2000
Re: L. C. Wesley Garage (Arco Garage)

Enclosed here I have provided pictures from documents we have uncovered in the Library. Unfortunately, we have not found the original pictures taken by anyone including the Fresno Bee. We have taken the liberty to use Xerox to provide you with these documents.

If you need other examples of these do not hesitate to contact Ray Silvia in the California and Genealogy Room at 488-3439.

*Yes.
 Lets notify the
 news after
 the pictures
 come in*

10/27

*Mr Kallenberg -
 Ray Silvia says he's picking up
 some photos at Home on Monday
 I thought you might want to
 see them before getting this
 memo out.*

Silvia

May 7, 1999

John K. Kallenberg, Secretary
Historic Landmarks & Records Advisory Commission
The County Free Library
2420 Mariposa Street
Fresno, CA 93721-2285

Dear Commissioners:

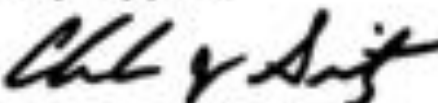
SUBJECT: REVIEW PROPOSAL TO DEMOLISH ARCO GARAGE (EA #4517)
(L.C. Wesley Super Garage, 862 Van Ness Avenue)

Enclosed is information on the evaluation of the above project provided as background for your meeting on May 13, 1999. In Secretary John Kallenberg's comment letter of April 26, 1999, he identified the building as eligible for listing as a historic property. (See Powell Survey enclosed.) Also enclosed is the Historic Preservation Commission Chairman Kevin Ennis-Rempel's letter to Chairman Levy of the County Board of Supervisors which raised questions concerning the status of the ARCO Garage and recommended that alternatives to proposed demolition be debated.

Please review the enclosed information. If you have ideas regarding alternatives or mitigation measures concerning the garage, we would appreciate your comments when we appear before your Commission on May 13th. We would also appreciate your comments on the need for an architectural / historical study of the building, and if recommended, what information it might include.

If you have any further questions, please feel free to contact me at 262-4334.

Very truly yours,



Charles J. Seitz
Staff Analyst

CJS: ss G:\DEVSE\PLN\PLANNING\CHARLES\ARCOM4.doc

c: Norm Preston, Interim Assistant Public Works Director

Enclosures

HISTORIC BACKGROUND MATERIAL ARCO Garage Project

An Initial Study (Environmental Assessment No. 4517) is underway and comments were received from a number of local and State agencies. Inadequate information was identified for the historical impact of the proposed demolition of the building. The following analysis addresses this environmental impact.

COMMENTS RECEIVED

The Historic Preservation Commission requested that additional information be provided which would answer the following questions:

1. What was the decision-making process that culminated in the proposal to demolish the structure? (What alternatives were considered and how/why were they rejected?)
2. Why is it urgent to proceed with the project?
3. What are the plans for reusing the site? (This would allow a meaningful discussion of a future replacement structure, including incorporation of design elements from the ARCO structure.)

RESPONSE TO COMMENTS

Decision-making Process and Project Alternatives

The proposal to clear the land on which the ARCO Garage sits arose in the context of meeting the needs of the County to provide office space for County staff. The Fresno County Justice System Master Plan brought before the Board of Supervisors on March 16, 1999, identified the office space requirements for the Justice System. The Plan projects a need for 329,102 SF by the year 2007. The assigned available space for the criminal justice agencies is 118,352 SF. This leaves a need to provide approximately 211,000 SF additional space. Three County-owned buildings (Sheriff's Headquarter Building, Hall of Records and County Plaza Complex) were identified by the report as being able to provide this additional space required for criminal justice-related departments that require close proximity to the Central Court House. This would mean that new space would be needed for the Board of Supervisors and displaced County departments (Sheriff, Public Works, Engineering, County Administration among others), and this space would preferably be located in the downtown area.

County lands within the downtown area need to be considered for office space expansion, and the proposal to clear the ARCO Garage site was made in reference to this need. The garage structure had been analyzed by a structural engineer ("Report of Structural Evaluation" by Wood-Wiley & Associates - July 28, 1995) and the second story support beams were found to have structural inadequacies. Use of the structure at that time was considered for either use for County parking or record storage. Upgrading the second story

for use as parking was estimated to cost \$1,009,000. Due to the cost of upgrading the present structure and the present need for expanding office space in the downtown, the proposal to demolish the ARCO Garage was made.

Urgency in Completing the Project

As previously identified, land in the downtown is needed for the construction of office space. This is a pressing need due to the needs of the County's Justice System for space near the County Courthouse. If the County-owned ARCO Garage site were available for office construction, it would reduce the time needed to relocate County offices from the Hall of Records or County Plaza Complex. The urgency is related to the needs of the Justice System, which is outlined in the System's Master Plan.

Plans for Reuse of Site

In the past, the ARCO Building had been considered for either parking or storage. With the deficiencies in the structure, and the high costs associated with rehabilitation, these projects did not go forward. With the present need for office space, the site is now needed as a site for a County office building. Preparation of the site for needed new construction is deemed essential.

CONCLUDING REMARKS

The County did consider alternative uses of the site and carried out studies as to the structural soundness of the building. Based upon these considerations and the growing need for office space downtown, demolition of the building has been proposed. An Initial Study (Environmental Assessment No. 4517) is underway to determine the historical value of the ARCO Building and assess if reasonable options exist. Mitigation measures can include rehabilitation; creation of a permanent record of the building's historical and architectural values; and incorporation of these values into a replacement building. Analysis of these alternatives is part of the Initial Study process.

HISTORIC RESOURCE INVENTORY

HABS	HAZR	Loc	SHL No.	NR Status
UTM: A				
B			C	
			D	

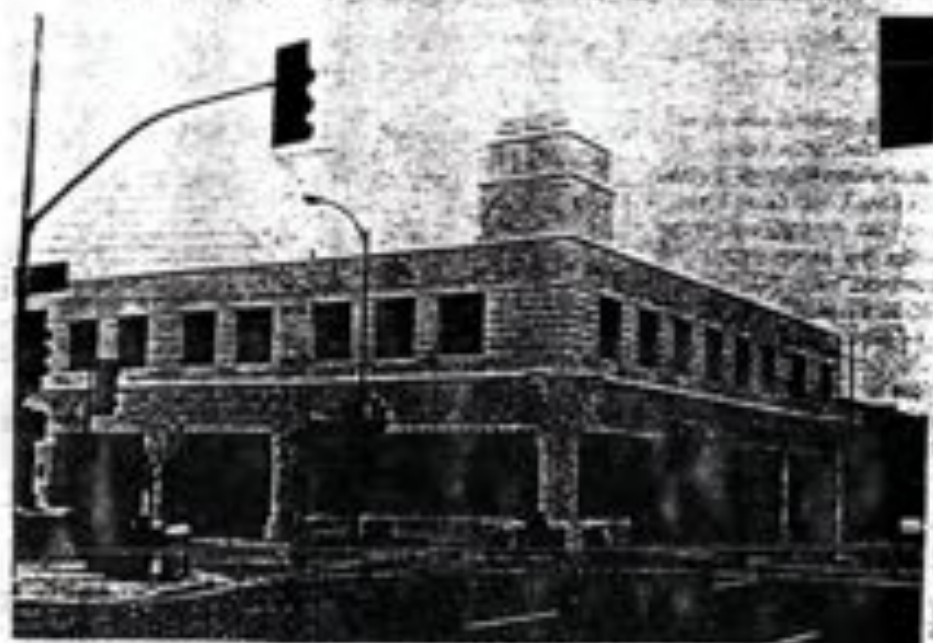
IDENTIFICATION

- Common name: Richfield Super Garage (Map Reference No. 41)
- Historic name: L.C. Wesley Super Garage
- Street or rural address: 862 Van Ness Avenue
City: Fresno Zip Code: 93721 County: Fresno
- Parcel number: 468-252-10
- Present Owner: County of Fresno Address: 2220 Tulare Street
City: Fresno Zip Code: 93721 Ownership is: Public Private
- Present Use: County vehicle parking Original Use: Commercial garage

DESCRIPTION

- 7a. Architectural style: Perpendicular style (Art Deco influence)
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The L.C. Wesley Super Garage is located .18 miles southeast of the Fresno County Courthouse on the easterly side of Van Ness Avenue at the intersection of Van Ness Avenue and Kam Street. The two-story detached commercial garage has a rectangular footprint measuring approximately 100' in width by 150' in depth, or approximately 300,000 gross square feet on two levels. The ground floor originally included a service floor, office, storage area and a poured-in-place reinforced concrete ramp leading to a board-formed reinforced concrete second floor parking level. These conditions are generally intact, with the exception of the small south corner office which has been recently demolished. The garage is built of reinforced concrete post and beam construction with brick infill. The roof is flat and is supported on the second deck by a grid of wood posts supporting wood beams that span the floor area. In style the building is Perpendicular with Art Deco detailing. The front facade is generally symmetrical in composition, open on the two street level elevations and closed to the rear alley. A closed southerly elevation is zero lot line with an adjacent commercial building. Upper floor fenestration on the two formal street facades is regularly spaced, composed of repetitive 5:4 steel sash windows, each having a 3:2 operable center panel. Window units are separated by seven equally spaced parallel horizontal speedlines creating a continuous banding of the facade. Other distinguishing architectural features include a stubby, stepped corner tower relieved by shallow, vertical fluting. The short tower form was originally designed as a platform to carry Richfield corporate "radio beacon" signage. Perimeter columns repeat the perpendicular theme, as do Zig-Zag lines and second deck waist banding. Applied ornamental work consisted of lightning bolt iron balcony railing and Art-Deco sconces, the latter removed during a recent repainting of the building in a uniform white - a bland shift from the original color scheme which had high chroma yellow and blue painted accents. Nonetheless, the garage has survived 63 years with a high degree of architectural integrity, having sustained only minor evolutionary alterations over time as outlined above. SETTING: The garage relates well to adjacent structures as one of a cluster of historic properties at the intersection that recall an earlier architectural moment in the community. Public landscaping is of recent vintage and follows the Civic Center prototype. Surfaces are primarily color-impregnated, stamped and textured concrete with densely spaced, but immature, street trees, historic light standards and potted seasonal seed flowers. The upgrade was designed by Robert Boro, ASLA, and Lutz Seng & Boudreau Architects. (See Continuation Sheet 1 of 1)



- Construction date
Estimated: (19) Factual: (1931)
- Architect: H. Rafael Lake
- Builder: Shields, Fisher & Lake
- Approx. property size (in feet)
Frontage: 100' Depth: 150'
or approx. acreage: .34 acres
- Date(s) of enclosed photograph(s):
June 1994

13. Condition: Excellent Good Fair Poor Deteriorated No longer in existence
14. Alterations: Removal up office and ornamental exterior sconce lighting fixtures
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other: Californian Hotel (1923), Fresno Republican Printing, NRHP (1918)
16. Threats to site: None known Private Development Zoning Vandalism Public Works Project
Other: Owner disinterest in managed historic restoration
17. Is the structure: On its original site? Moved? Unknown?

18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

The L.C. Wesley Super Garage was constructed for L.C. Wesley (1900-1948) by Shields, Fisher and Lake, architects and managers of construction. The garage was first occupied in April of 1931, providing full-service care for vehicles and trucks, including covered parking; a washing, polishing and greasing service; tire sales and service (General Tire Company); radio repair and battery service. In 1932, W.L. Eaton, "veteran automobile distributor from Seattle," took over the building for his Studebaker sales and service agency. In recent years, the building has been operated exclusively as a parking garage, albeit on the ground floor only. It is presently owned by the County of Fresno. The second level is gated and unused. Designed by architect H. Rafael Lake (1894-1956), the L.C. Wesley Super Garage is a striking example of his advanced modernist work during the 1930s, and preceded his more lyrical design for the Blue Cross Veterinary Hospital in 1936, at 1621 Van Ness Avenue. Lake began his architectural education at the University of California, then transferred to the Massachusetts Institute of Technology, from which he graduated in 1916. He apprenticed under Cass Gilbert and worked in New York for five years, except for military service during World War I. In May 1921 Lake visited Fresno, where his father was then involved in planning the Californian Hotel for Sun Maid Hotel Corporation. After practicing in San Francisco, he moved to Fresno in 1923 when he received the commission to design the hotel. Lake joined Trewitt-Shields Company in late 1923 as staff architect. The firm became Shields, Fisher and Lake in 1924, then in 1925, Fisher, Lake and Traver. Fisher and Traver managed the firm's Los Angeles office and Lake its Fresno office. Among the firm's projects were the Stillwell Apartments in Long Beach, the Hollywood Roosevelt Hotel, the Phoenix Westward Ho Hotel, and the Wilson Theatre in Fresno. Again, during the early 1930s, a Shields, Fisher and Lake alliance constructed this Super Garage. Lake designed a number of fine residences in Fresno, including a Sunnyside home for himself in 1925, the Ralph Merritt Home on Huntington Boulevard in 1926, the Arthur Bernauer Home in Old Fig Garden in 1928, and the Harry W. Shields Home on Huntington Boulevard in 1928. Lake joined Allied Architects during the Depression to design the Fresno County Hall of Records and the Memorial Auditorium. During the 1940s Lake joined William Hastup in the firm of Lake and Hastup. Their most visible project together was the new clubhouse for Sunnyside Country Club designed in 1948. In 1948 Lake formed a partnership with Dao Di Luck that lasted into the 1950s. H. Rafael Lake died in Fresno on August 9, 1956. **CONTEXT:** This property is important architecturally because it represents the earliest major use of Art Deco imagery in the community, and contributes to the broader context of exemplary examples of similarly styled Fresno properties, notably the Fresno County Hall of Records (1935), the Scottish Rite Temple (1937) and the Tower Theatre (1938). The L.C. Wesley Super Garage appears eligible for listing in the Local Official Register of Historic Resources and (See Continuation Sheet 1 of 1)

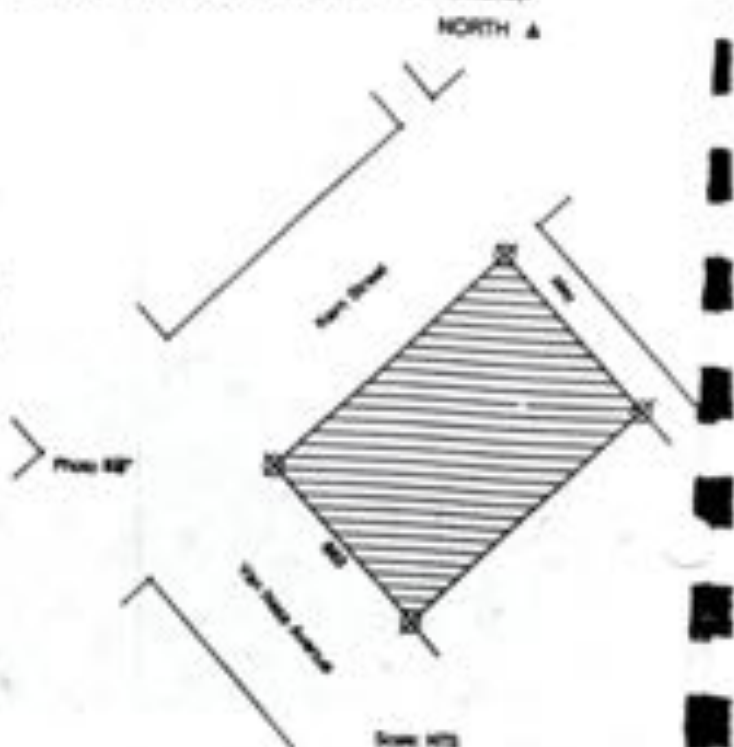
Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

20. Main theme of the historic resource: (if more than one is checked, number in order of importance.)

Architecture Arts & Leisure
Economic/Industrial Exploration/Settlement
Government Military Religion
Social/Education

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates). Fresno Grantor-Grantee Index, Chicago Title Deed Index, Fresno Subdivision Maps, 1912 Raisin Exchange Map, FMR (3-31-12), 1923 Atlas, USGS Quad Maps, 1939 Land Use Survey, Fresno Water Plans, Fresno Parcel Maps, Sanborn Insurance Maps, Powell Index, Ben Walker Index, FB (5-25-48), Fresno Bee Index, Woodward Index, FCL, Suller Index, Fresno City Directories, 1930-36, FB (4-29-31, p. 38, L.C. Wesley Section)(12-29-32, p. 18)(11-4-36, p. 38), Esile.

22. Date form prepared: August 31, 1994
By: John Edward Powell, Michael McGuire, Maps and Photos
Organization: California State University, Fresno Foundation
Address: 2771 East Shaw Avenue
City: Fresno Zip Code: 93726
Phone: (209) 279-0830



HISTORIC PRESERVATION COMMISSION

April 6, 1999

Sharon Levy, Chairman
County of Fresno Board of Supervisors
2281 Tulare Street
Room 301, Hall of Records
Fresno, CA 93721-2198

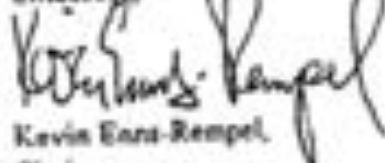
Dear Chairman Levy:

Subject: L.C. Wesley Super Garage, 862 Van Ness Avenue

The City of Fresno Historic Preservation Commission (HPC) is concerned regarding County plans for the L.C. Wesley Super Garage located at 862 Van Ness Avenue. Identified in the 1994 "Supplementary Historic Building Survey" as eligible for listing in both Fresno's Local Official Register of Historic Resources and the National Register of Historic Places, the building remains a significant element of Fresno's architectural heritage. To quote the 1994 survey, the "property is important architecturally because it represents the earliest major use of Art Deco imagery in the community, and contributes to the broader context of exemplary examples of similarly styled Fresno properties..." As such, special consideration needs to be afforded the structure. In addition, it is important to note that any significant impacts affecting the structure are subject to environmental review as specified under the California Environmental Quality Act.

Demolition of such a significant structure as the L.C. Wesley Super Garage should only be debated after all other alternatives have been thoroughly exhausted. The HPC offers its assistance to the County in the discussion of alternatives to demolition, and can be reached at 498-2630.

Sincerely,



Kevin Ernst-Rempel
Chair

- c: Yvonne Quiring, Department of Housing and Neighborhood Revitalization
County of Fresno Board of Supervisors
City of Fresno Historic Preservation Commission

DATE: April 26, 1999

TO: Charles Seitz, Staff Analyst
Public Works & Development Services FAX # 262-4893

FROM: John K. Kallenberg, Secretary
Historic Landmarks & Records Advisory Commission

SUBJECT: Environmental Assessment Application #4517 - ARCO Garage

In response to your request for information concerning the historic status of the ARCO garage, it was listed as an eligible historic property in the *Supplementary Historic Building Survey* authored by architectural historian John Powell for the City of Fresno. The garage is neither on the County's Historic Landmarks list nor on any other list according to the information in our database. The Commission has not reviewed this information and will not be able to do so until its May 13 meeting.

Given its inclusion in the *Supplementary Historic Building Survey*, I recommend that the County at least document the building through photos as it currently stands pointing to the noted historical elements included in the *Supplementary Historic Building Survey* for deposit in California History and General department of the Fresno County Library. In doing preliminary work on this matter, the Library does not have any photographic evidence of the existence of this building.

Should the County wish to consider other historic preservation issues in the future, such as a plaque or design elements in any future building. Please do not hesitate to contact me.



4

DATE: September 12, 2000

TO: Board of Supervisors

FROM: Carolina Jimenez-Hogg, Director *Carolina Jimenez Hogg*
Planning and Resource Management Department

Richard L. Brogan, Director *Richard L. Brogan*
Department of Public Works

SUBJECT: CONSIDERATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE DEMOLITION OF 862 AND 844 VAN NESS AVENUE AND CONSTRUCTION OF DOWNTOWN FRESNO COUNTY ADMINISTRATION OFFICE BUILDING (SCH-99121050)

RECOMMENDED ACTION

1. Tentatively certify the Final Environmental Impact Report and adopt findings and statements pursuant to the California Environmental Quality Act.
2. Tentatively approve the Mitigation Monitoring and Reporting Program prepared for the project.
3. Tentatively authorize the Director of Public Works to prepare recordation documentation acceptable to the Fresno County Historical Landmarks and Records Advisory Commission.
4. Tentatively authorize the Director of Public Works to have prepared demolition plans and specifications for Contract 2000-S-03, advertise for bids, and set bid opening when plans are complete.

ADMINISTRATIVE OFFICE REVIEW *Carol A. Luis* Page 1 of 5
 BOARD ACTION DATE _____ APPROVED AS RECOMMENDED _____ OTHER _____

UNANIMOUS _____ ARAMBULA _____ CASE _____ KOLIGIAN _____ LEVY _____ OKEN _____

4

FISCAL IMPACT

By Resolution of your Board on March 16, 1999, funds for this project were appropriated in the 1998-99 Fiscal Year Capital Projects Budget, Fund / Subclass / Org / Account / Program 0001 / 10000 / 1910 / 8150 / 84407.

BACKGROUND

Based on the Fresno County Justice System Master Plan, Court-Related Agencies located within the Downtown area have a need for approximately 211,000 square feet of additional office space. The Plan also indicates the need for these agencies to be located within close proximity to the Courthouse. A primary reason for the construction of the new downtown office building is to provide the required additional space for the above-referenced agencies. Upon completion of the new downtown office building, departments currently located in the Hall of Records will be relocated to the new building to allow the court-related functions to occupy the Hall of Records as recommended in the Master plan. Also noted in the Master Plan is the need to provide additional office space for the Family Support Division of the District Attorney's Office. Because this office occupies a considerable amount of square feet in the County Plaza, it is imperative their operations remain in the immediate downtown area. As a result, some departments currently located in the County Plaza will be relocated to the new office building, thus providing additional space for the Family Support Division in its current location. The County Plaza, formerly known as the Del Webb, is currently fully occupied except for a portion of one floor.

On November 16, 1999, your Board authorized the preparation of an EIR for the demolition of 862 Van Ness. The County subsequently acquired the neighboring property at 844 Van Ness which is currently occupied by a furniture store. Both properties and the proposed downtown administration office building were evaluated in the DEIR that was distributed on April 7, 2000, to agencies and the public for a 45-day review period. At the conclusion of the review period, the decision was made to revise the DEIR.

The revised DEIR addressed a modification in the project description to increase the height and square footage of the proposed administration building from a 103-foot tall, five-story building having a gross square footage of approximately 174,930 to a 141-foot tall building consisting of six occupied floors and having a possible square footage of approximately 210,014 square feet. In addition, Chapter 5 of the revised DEIR was expanded to review a wider range of alternatives including 17 properties in the City of Fresno downtown area.

The DEIR was recirculated to the agencies and the public on July 3, 2000, for a 45-day review period that ended on August 16, 2000.

DISCUSSION

A summary of the project and potentially significant impacts identified in the EIR is attached as Exhibit "A". The DEIR identified thirteen potentially significant impacts, 10 of which were determined to be insignificant, and two impacts, visual and air quality, which can be reduced to a level of insignificance through mitigation. The impact to historical resources remains significant and unavoidable after mitigation measures are applied. The impacts are summarized in Table ES-1 of the Executive Summary in the Final Environmental Impact Report.

Seventeen alternative sites were evaluated based upon the County's basic objective of developing office space in the downtown area. The following criteria were used:

1. Within-close walking distance to the County Plaza.
2. At least 26,250 square feet in size (minimum size required to meet the County's space needs and avoid expense of high-rise construction.)
3. Located on a corner for easy access and greater visibility.

Of the 17 sites considered, Site 8, the J.C. Penney building was determined to be the only environmentally superior alternative that may meet the County's basic objectives for office space in the downtown area. This site is located on the south corner of Tulare Street and the Fulton Mall. The building has four stories and a basement. Exhibit "B" lists the alternatives to the project considered in the revised DEIR including the 17 alternative sites. An evaluation of these alternatives is found in Chapter 5 of the Revised DEIR.

The Mitigation Monitoring and Reporting Program is attached as Exhibit "C" and includes the mitigation measures set out in the FEIR.

Prior to taking action on the project, your Board is required to certify the EIR in accordance with Section 15090 of the CEQA Guidelines and make findings pursuant to Sections 15091 and 15093 of the CEQA Guidelines addressing the significant impacts identified in the FEIR.

Certification of the EIR in accordance with Section 15090 of the CEQA Guidelines requires your Board to determine that:

1. The FEIR has been completed in compliance with CEQA.
2. The information contained in the FEIR was reviewed and considered prior to making a decision on the project.
3. The FEIR reflects the County's independent judgement and analysis.

Section 15091 of the CEQA Guidelines requires that one or more specific findings be made for each significant impact identified in a FEIR. Such findings may include the following:

1. Changes or alternations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.
2. Another agency has responsibility and jurisdiction to require appropriate changes and has or should require such changes, and / or:
3. Specific economic, legal, social, technological, or other considerations make mitigation measures or project alternatives infeasible.

Section 15093 of CEQA requires decision-makers to balance as applicable the economic, legal, social, technological or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effect may be considered "acceptable". A written statement of overriding consideration is required if a public agency intends to approve a project that will result in the occurrence of a significant effect on the environment.

If it is the intent of your Board to take action on this project on September 12, 2000, that action will be tentative until the appropriate findings and statements can be prepared and presented to your Board on September 19, 2000, for final approval.

- As a recommended mitigation measure to the demolition of 862 Van Ness Avenue, the EIR recommends development of a permanent archival quality record of the structure including exterior photographing of the structure before the building is demolished. The action will require securing the services of a commercial

photographer experienced in historic photography through a Purchasing Agent's professional services contract. The recordation must be complete, reviewed and accepted by the County's Historic Landmarks Commission prior to advertising for the demolition of the buildings.

OTHER AGENCY INVOLVEMENT

The DEIR and the revised DEIR were distributed to various agencies and special interest groups for review and comment. The distribution list for the DEIRs and the Notice of Availability are included on Exhibit "D".

4

EXHIBIT "A"

Summary of the Project Description

The project consist of the demolition of two existing buildings located at 862 and 844 Van Ness Avenue and the construction of a Fresno County Administrative Office building having approximately 210,014 gross square feet, and a height of 141-feet.

Potential Significant Impacts Identified in the DEIR

- Visual impacts
- Light and glare
- Parking impacts
- Impacts to streets and intersections
- Pedestrian access during construction
- Construction debris recycling
- Hazardous conditions/ underground storage tanks/contaminated soil
- Air quality during construction
- Displacement of a business
- Loss of property tax
- Loss of employment
- Vulnerable population groups
- Change in the significance of a historical resource.

4

EXHIBIT "B"

Alternatives Considered

1. No project
2. Reuse of Existing Structures
3. Retain Façade at 862 Van Ness Avenue
4. Alternative Sites (see map on page 3 of this exhibit):
 - Site 1 APN 466-113-08. The property located on the north corner of "M" and Fresno Streets.
 - Site 2 APN 468-184-13T, 16T, and 18T. Three parcels located on Tulare Street between "N" and "O" Streets.
 - Site 3 APN 468-254-11T. The property located on Van Ness between Tulare and Kern Streets.
 - Site 4 APN 468-252-13. The property located on "L" Street between Tulare and Kern Streets.
 - Site 5 APN 468-254-06. The Exchange Building located on the west corner of Van Ness Avenue and Kern Street.
 - Site 6 APN 468-252-05. The vacant building located at the corner of Inyo and Van Ness Avenue.
 - Site 7 APN 468-252-16. The vacant property located at the east corner of Inyo and Van Ness.
 - Site 8 APN 468-281-01. The J.C. Penney Building located at the south corner of Tulare Street and the Fulton Mall.
 - Site 9 APN 468-254-02. The McMahon Building located at the south corner of Tulare and Van Ness.
 - Site 10 APN 466-116-13T. The backside of the Fresno County Jail located on east side of "L" Street between Fresno and Merced Street.

- Site 11 APN 466-160-01T. Courthouse Park bounded by Van Ness Avenue, Tulare, Fresno, and "M" Streets.
- Site 12 APN 468-214-10T. Fresno County Plaza located at the south corner of Tulare and "M" Street.
- Site 13 APN 468-215-23. The Internal Revenue Services Building located at the north side of Inyo between "L" and "M" Streets.
- Site 14 APN 466-212-01. The Guarantee Savings Building located at the east corner of Fulton Mall and Fresno Street.
- Site 15 APN 466-172-12. The Security Bank Building located at the east corner of Fulton and Mariposa Malls.
- Site 16 APN 466-214-01. The Hotel Fresno Building
- Site 17 APN 446-202-05. The Trade Center.

4



PROJECT ALTERNATIVE MAP

Demolition of 882 and 844 Van Ness
 Fresno County
 Fresno, CA

Exhibit "C"

Mitigation Monitoring and Reporting Program

The attached Draft Mitigation Monitoring and Reporting Program for this project has been prepared pursuant to Section 15097 of the CEQA Guidelines.

4

**Environmental Impact Report for the
Demolition of 862 and 844 Van Ness Avenue
(SCH 99121050)**

Mitigation Monitoring and Reporting Program

Pursuant to CEQA Guidelines Section 15097, when a public agency has made the findings required under section 15091 relative to an Environmental Impact Report (EIR), it must adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.

This document comprises the Mitigation Monitoring and Reporting Program for the subject EIR. It identifies the mitigation measures and the revisions to the Draft EIR, and has been completed in compliance with the CEQA Guidelines.

Table MMRP-1 lists the mitigation measures, the responsible parties, implementation timing, and the compliance action. A location to identify when a measure was completed is provided with each measure. Finally, a program is established to monitor the completion of the measures on a biannual basis or when the last measure is completed, whichever is first.

The measures listed in Table MMRP-1 will be implemented at identified points in the project as follows:

Mitigation measures 3.3.1, 3.3.2, 3.4.1, and 3.6.1 mandate text in the agreement for architectural services for the new building.

Measure 3.3.1 requires that the Board of Supervisors find compliance with the design of the building at the hearing on its design schematics.

Measure 3.3.1 requires the recordation of the Arco garage building to Historic American Building Survey standards prior to award of the demolition contract.

In addition to the measures above, three revisions to the Draft EIR, two to correct grammatical errors and one to clarify mitigation measure 3.3.1, are also included in the program.

Full text of the measures and implementation is presented in Table MMRP-1.

Table MMRP-1
Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Party	Implementation Timing	Compliance Action
<p>Mitigation Measure 3.1.1. The Director of Public Works shall include in the agreement for architectural services for the new building language substantially similar to the following:</p> <p>The new building shall be designed to assure that exterior architectural features and design elements are compatible with the character of the Historic District, and to enhance uniformity, similarity, appropriateness or quality of design in the building's exterior appearance or design. To the extent that pedestrian walkways, landscaping, street furnishings, and lighting fixtures are included in the design of the new building, this condition shall include those elements as well.</p>	<p>County of Fresno, Director of Public Works</p>	<p>Agreement for architectural services for the new building.</p> <p>Public hearing on the schematics phase.</p>	<p>Director will cause the language of mitigation measure 3.1.1 to be included in the agreement for architectural services for the new building.</p> <p>Date Completed: _____</p> <p>The Board of Supervisors will consider information provided by the design architect at a public hearing on the schematics phase and, if consistent with such information, make a finding that this measure has been implemented.</p> <p>Date Completed: _____</p>
<p>Mitigation Measure 3.3.1. Prior to demolition of 862 Van Ness Avenue, Fresno County will record the building to Historic American Buildings Survey (HABS) Standards.</p> <p>Please refer to Mitigation Measure 3.3.1 task list at end of this table.</p>	<p>County of Fresno, Director of Public Works</p>	<p>Prior to the award of the demolition contract.</p>	<p>Director of Public Works shall cause the recordation to be completed and shall present to the Board of Supervisors confirmation that the recordation is completed to the HABS standards prior to the award of the demolition contract.</p> <p>Date Completed: _____</p>

Table MMRP-1 (continued)

Mitigation Measure	Responsible Party	Implementation Timing	Compliance Action
<p>(Mitigation Measure 2.6.1, continued)</p> <p>The Guide for Assessing and Mitigating Air Quality Impacts will be used to evaluate and mitigate the effects of the new building to the extent feasible.</p> <p>Demolition procedures will follow the Asbestos Requirements for Demolitions and Renovations as contained in the San Joaquin Valley Unified Air Pollution Control District's Compliance Assistance Bulletin, July, 1996.</p>			
<p>Revision to the EIR pursuant to comments by the Community Health System.</p>	<p>County EIR Project Manager</p>	<p>Prior to project close-out of agreement with URS/Darries & Moore.</p>	<p>Prior to project close-out, URS/Darries & Moore will provide County staff with errata sheets.</p> <p>Date Completed _____</p>
<p>Clarification of the HABS recalculation pursuant to comments by the County Design Engineer.</p>	<p>URS/Darries & Moore</p>	<p>Mitigation Monitoring Plan now includes HABS task list.</p>	<p>This revision is completed.</p>
<p>Mitigation and Revision Work Program Reporting</p>	<p>County EIR Project Manager</p>	<p>Within six months of EIR certification or after the last action item, whichever is first.</p>	<p>Within the specified time, the EIR Project Manager will prepare a report to document which mitigation measures/revisions have been completed. If any mitigation measures have not been completed, this report will identify outstanding measures and project a completion date.</p>

4

Table MMRP-1 (continued)

Mitigation Measure	Responsible Party	Implementation Timing	Compliance Action
<p>Mitigation Measure 3.3.2. The Director of Public Works shall include the following text in the agreement for architectural services for the new building:</p> <p>The contractor will include a scope and estimate of the salvage potential of historic building materials for 862 Van Ness Avenue. If said materials are both salvageable and compatible with the proposed design of the building, these will be incorporated into the new building.</p>	<p>County of Fresno, Director of Public Works</p>	<p>Agreement for architectural services for the new building.</p>	<p>Director will cause the referenced language to be included in the agreement for architectural services for the new building. Date Completed _____</p>
<p>Mitigation Measure 3.4.1. The Director of Public Works shall include the following text in the agreement for architectural services for the new building agreement for architectural services for the new building:</p> <p>Demolition bids will include specifying that concrete, metal and wood materials be recycled to the maximum extent possible.</p>	<p>County of Fresno, Director of Public Works</p>	<p>Agreement for architectural services.</p>	<p>Director will cause the referenced language to be included in the agreement for architectural services for the new building. Date Completed _____</p>
<p>Mitigation Measure 3.6.1. The Director of Public Works shall include the following text in the agreement for architectural services for the new building:</p> <p>Demolition and construction activities shall comply with the PM-10 control measures as set forth by the San Joaquin Valley Unified Air Pollution Control District's Guide for Assessing and Mitigating Air Quality Impacts.</p>	<p>County of Fresno, Director of Public Works</p>	<p>Agreement for architectural services.</p>	<p>Director will cause the referenced language to be included in the agreement for architectural services for the new building. Date Completed _____</p>

**Mitigation Measure 3.3.1
Historic American Building Survey (HABS)
Documentation Task List**

1. Large-format (4" by 5" negatives) black-and-white photography shall be taken by a qualified photographer and used to capture the physical attributes of the Arco Garage's Van Ness Avenue, Kern Street, and alley elevations to express its context in the landscape and relationship to other structures around it and interior detail photographs taken to document salient features not visible from the outside. The photographer shall meet the Secretary of the Interior's standards.
2. Photographic copies shall be made of existing drawings and as-builts (either original or alteration drawings) and, if available, photographs of the building when it was built.
3. An "architectural data form" shall be prepared which builds on the Historic Resource Inventory and explains what is not readily visible in the photographs. This written documentation shall provide basic data necessary to understand the site's development and evolution throughout its working life. Specific descriptive information shall be recorded, and historical research shall explain the context, functions, alterations, and theories related to its operation. An architectural data form completed for another project is enclosed as an example.
4. All materials shall be produced to archival standards and specific formats of the HABS program to assure a consistent product. Copies of the material shall be provided to the Fresno County Library and the Fresno City/County Historical Society and be made available to the public.

Exhibit "D"

ARCO Notice of Availability List of Agencies

- Projects Section, Attn: Bernard Jimenez
- Development Services, Attn: Zoning/Counter, Dennis Ellis
- Development Services, Attn: Redevelopment, Pete Harkins
- Development Services, Attn: Plan Check, Jim Witte
- Resources Division, Attn: Harris Hays
- Environmental Health, Attn: Stephanie Kahl
- Transportation Programs, Attn: Lynn Gorman
- Design Division, Attn: Stan Nakagawa
- County Counsel, Attn: Kevin Briggs
- County Administrative Office, Greg Reinke
- Department of Public Works, Richard Brogan
- Department of Public Works, Claude Dechow
- Department of Public Works, Norm Preston
- City of Fresno, Redevelopment Department, Attn: Jerry Freeman
- City of Fresno, Development Department, Attn: Al Solis
- City of Fresno, Public Works Department, Attn: Ray Salazar
- City of Fresno, Development Department, Ray Beach
- City of Fresno, Historic Preservation Commission, Attn: Delores Mellon
- City of Fresno, Historic Preservation Commission, Scott Vincent
- City of Fresno, Department of Public Utilities
- City of Fresno, Traffic Engineering, Bob Madewell
- City of Fresno, Water Division
- CA Regional Water Quality Control Bd., Attn: Bert E. Van Voris
- CA Dept. of Fish and Game, Attn: Dale Mitchell
- CA Environmental Protection Agency, Dept. of Toxic Substances Control, Attn: Tom Kovac
- CA Archaeological Information Center, Attn: Adele Baldwin
- CA Integrated Waste Management Board, Permitting & Enforcement, Environmental Review Section, Attn: Mark Debie
- San Joaquin Valley Unified Air Pollution Control District, Attn: Dave Mitchell
- Fresno Metropolitan Flood Control District, Attn: Doug Harrison
- City of Fresno Fire Protection District
- Fresno City & County Historical Preservation Society, Jill Moffat
- Fresno Landmarks Commission, Fresno County Library, Attn: John K. Kallenberg
- State Clearinghouse
- State Office of Historic Preservation

**Environmental Impact Report for the
Demolition of 862 and 844 Van Ness Avenue
(SCH 99121050)**

DRAFT

Mitigation Monitoring and Reporting Program

Pursuant to CEQA Guidelines Section 15097, when a public agency has made the findings required under section 15091 relative to an Environmental Impact Report (EIR), it must adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.

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**Table MMRP-1
Mitigation Monitoring and Reporting Program**

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Table MMRP-1 (continued)

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Table MMRP-1 (continued)


Mitigation Measure	Responsible Party	Implementation Timing	Compliance Action
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<p>Clarification of the HABS recordation pursuant to comments by the County Design Engineer.</p>	<p>URS/Dames & Moore</p>	<p>Mitigation Monitoring Plan now includes HABS task list.</p>	<p>This revision is completed.</p>
<p>Mitigation and Revision Work Program Reporting</p>	<p>County EIR Project Manager</p>	<p>Within six months of EIR certification or after the last action item, whichever is first.</p>	<p>Within the specified time, the EIR Project Manager will prepare a report to document which mitigation measures/visions have been completed. If any mitigation measures have not been completed, this report will identify outstanding measures and project a completion date.</p>

**Mitigation Measure 3.3.1
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Documentation Task List**

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4. All materials shall be produced to archival standards and specific formats of the HABS program to assure a consistent product. Copies of the material shall be provided to the Fresno County Library and the Fresno City/County Historical Society and be made available to the public.



Agenda Item

DATE: October 23, 2007
TO: Board of Supervisors
FROM: John A. Navarette, Director of General Services 
SUBJECT: ARCO Garage

RECOMMENDED ACTION:

Direct staff regarding a request by the Fresno City and County Historical Society to modify the terms of the sale of the ARCO Garage.

At the Board meeting on January 25, 2005, your Board approved the sale of the ARCO Garage to the Fresno City and County Historical Society for \$142,000. The sale of the ARCO has been delayed as the organization that was partnering at that time with the Historical Society withdrew, and a search has been under way to find another partner. Another partner has been secured, but the Historical Society is requesting that sale terms approved by your Board be modified. The request is to add a provision that if a future Board of Supervisors exercises the "reversionary clause" in the sales agreement and desires to have the property returned, the County would be obligated to compensate the Historical Society at the fair market value for the property effective the date of the "reversion". In addition, this change would apply to the Historical Society's successors and assignments. The current sale terms provides that the County, through its "reversionary clause", could secure return of the ARCO at no cost to the County. If the Historical Society's request is approved, there would be an unknown future cost. Some options that your Board may want to consider about the property are: (1) approve the request by the Historical Society and modify the sale terms; (2) do not modify the agreement and sell the ARCO to the Historical Society under the current terms; (3) withdraw the offer to sell the property to the Historical Society; (4) retain the property for County use; or (5) declare the property surplus and sell to the highest bidder at public auction.

ADMINISTRATIVE OFFICE REVIEW _____

Bradi Ott

Page 1 of 2

BOARD ACTION: DATE _____

APPROVED AS RECOMMENDED _____

OTHER _____

UNANIMOUS _____ ANDERSON _____ CASE _____ LARSON _____ PEREA _____ WATERSTON _____

FISCAL IMPACT:

The fiscal impact will depend upon the position taken by your Board. If the Historical Society's request is approved, there would be an unknown future cost. If your Board does not modify the sale terms, the County by exercising the "reversionary clause" could reclaim the property at no cost to the County. By adopting the option for a sale at public auction, the County may receive revenue exceeding the appraised \$142,000. Retention of the property would result in no change to revenue, but there may be costs to make repairs and maintain the ARCO.

IMPACTS ON JOB CREATION:

The job impact would depend on how the ARCO is used by the Historical Society.

DISCUSSION:

At your Board meeting on January 25, 2005, your Board approved the sale of the ARCO Garage to the Fresno City and County Historical Society for \$142,000. At the March 1, 2005 Board meeting, your Board approved the Chairman to execute the grant deed and authorized the Director of General Services to execute all other documents relating to the sale of the ARCO.

The sale of the ARCO has been delayed as the organization partnering with the Historical Society in March, 2005, withdrew and it has taken some time to secure another partner. A new partner is on board, but the result of this change is that the Historical Society is requesting that the sale terms be modified. The request is to add a provision that if a future Board of Supervisors exercises the "reversionary clause" in the sales agreement and desires to have the property returned, the County would be obligated to compensate the Historical Society at the fair market value for the property effective the date of the "reversion". In addition, this change would apply to the Historical Society's successors and assignments. The current sales terms provides that the County, through its "reversionary clause", could secure return of the ARCO at no cost to the County. If the Historical Society's request is approved, there would be an unknown future cost to the County.

The recommended action requests that your Board provide direction to staff as to the terms to sell the ARCO. Some options that your Board may want to consider about the property are: (1) approve the request by the Historical Society and modify the sale terms; (2) do not modify the agreement and sell the ARCO to the Historical Society under the current terms; (3) withdraw the offer to sell the property to the Historical Society; (4) retain the property for County use; or (5) declare the property surplus and sell to the highest bidder at public auction.

Three other parties have contacted the County indicating an interest in purchasing the ARCO if it becomes available at public auction.

SCANNED image of
RAFAEL LAKE Rendering
from 1931 Folk Directory.



Storage Garage
24 Hr. Service

L. C. WESLEY
Complete Motor Service
854-62 Van Ness Ave

Free Road Service
Phone 3-6274

Mendoza, Elida

From: Bosch-Cobb, Karen
Sent: Thursday, December 04, 2008 5:20 PM
To: Mendoza, Elida
Subject: FW: L. C. Wesley Super Garage

Please print and file in L.C. Wesley Super Garage file. Thanks.

Karen Bosch Cobb
 County Librarian
 Fresno County Library
 2420 Mariposa Street
 Fresno, CA 93721
 V: 559-488-3185
 F: 559-488-1971
 Karen.BoschCobb@fresnoilibrary.org
 www.fresnoilibrary.org

 Please consider the environment before printing this e-mail

From: Bosch-Cobb, Karen
Sent: Thursday, December 04, 2008 5:18 PM
To: Karana Hattersley-Drayton
Cc: AIA Christopher Johnson (cjohnson@johnsonarch.com); Randy McFarland
Subject: L. C. Wesley Super Garage

Hi Karana, thank you for the reminder about this informal agreement, and I do agree that this is the practice we have followed. In this case, the process of historic designation for this building began with the County because the County owned this building and has had a long interest in its future including an agreement with the Historical Society. Over the years the Commission has received multiple reports on the facility and is interested in pursuing a County designation. The final decision would rest with the Board of Supervisors.

Of course, there is no reason it could not have **both** a city and county designation.

Karen Bosch Cobb
 County Librarian
 Fresno County Library
 2420 Mariposa Street
 Fresno, CA 93721
 V: 559-488-3185
 F: 559-488-1971
 Karen.BoschCobb@fresnoilibrary.org
 www.fresnoilibrary.org

 Please consider the environment before printing this e-mail

From: Karana Hattersley-Drayton [mailto:Karana.Hattersley-Drayton@fresno.gov]
Sent: Monday, November 24, 2008 3:57 PM
To: Bosch-Cobb, Karen; cjohnson@johnsonarch.com
Subject: Arco Garage

1/6/2009

Karen and Chris— I see that the November 20th meeting of the County Commission has come and gone (I just returned from being out of the office for two weeks). But I am wondering what action if any was taken on the Arco Garage?

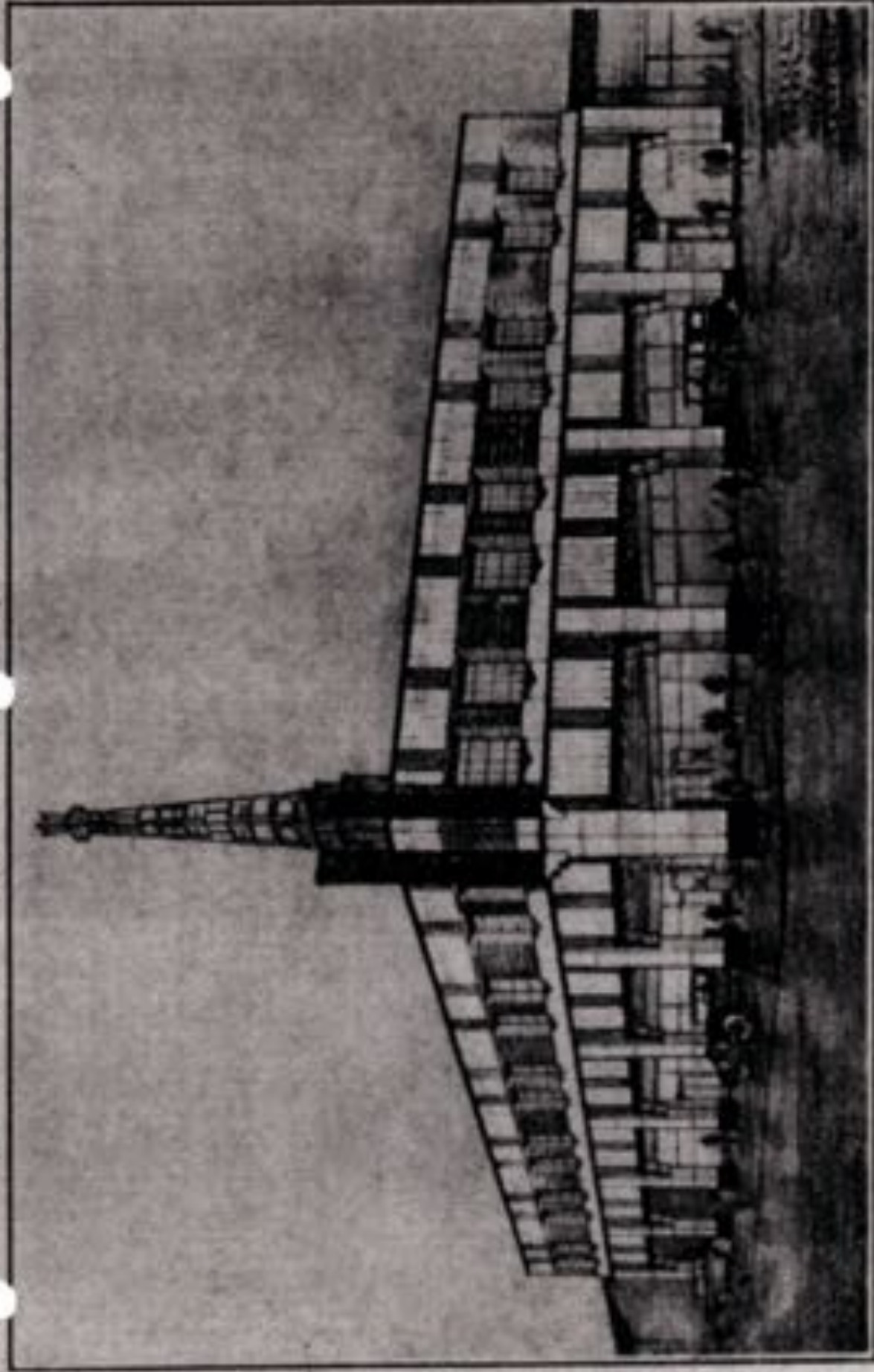
When I came to this position 6 1/2 years ago I was told that the City and County had an agreement that, other than county owned properties, those within the City of Fresno would be submitted to the City's Register program and thus be covered under our Historic Preservation Ordinance. That certainly makes sense to me. Two years ago Bill Patnaude had asked to have the Arco garage placed on the Local Register... something I can easily pursue as the documentation of course is completed and only an updated form is necessary. However, as I told him, we need to have something from the owner in writing.

So, just curious about the status of historic designation on this Fresno property.

Thanks-

Karana

Enlarged image of Raphael Lopez rendering from 1931 Polk Directory.



Storage Garage
24 Hr. Service

L. C. WESLEY

Complete Motor Service

854-62 Van Ness Ave

Free Road Service
Phone 3-6274

...ity can be a part of the...
The Fresno Historical Society wants to make it an end in a history museum planned for downtown.

"It's a part of our civic and social and cultural history," said Sharon Hight, the society's curator of collections. "Life was centered on Courthouse Park for the early part of the century, and the center of the park was the courthouse."

The cupola represents a style of architecture for courthouses at the turn of the century in the Central Valley, said Jill Moffat, executive director of the Historical Society.

And the cupola can also be used to tell a story of Fresno.

"The other thing that it allows us to talk about is historic preservation."



FRESNO BEER FILE
The old Fresno County Courthouse, seen in February 1963, was torn down three years later in a move that many decried as an affront to historical preservation.

Moffat said. "It's a building that we lost, and it's a building that a lot of people regret losing."

The cupola was added to the Fresno County Courthouse in 1895 after a fire burned the central portion of the old courthouse.

...ing...
...cupola was painted and brought on...
...Fresno's centennial in 1985...
...and was displayed at the Fresno Metropolitan Museum.

Kawano donated the cupola to the Historical Society in 1997 although the piece remains at Kawano's storage yard.

The Fresno Historical Society also owns three statues that stood on the roof of the old Fresno County Courthouse: the Goddesses of Justice, matching 12-foot-tall statues made of redwood, and a small version of the Statue of Liberty. The Statue of Liberty has been damaged and broken into many pieces.

Please see **CUPOLA**, Page B2

...one rise happy...
It was a message echoed other visitors.

Changes reported in shot officers' condition

BY TIM BRAGG
THE FRESNO BEE

The condition of a Tulare police officer wounded by gunfire last week has improved, but another officer has been downgraded.

Officials at Stanford Medical Center are now listing Tulare police officer Jeremy Jones in serious condition. He had been in critical condition since entering the hospital.

Cpl. Tritshain Jackson was reported in serious condition Sunday at University Medical Center, where she had been earlier reported in fair condition. A hospital official wasn't sure Sunday why Jackson's condition had changed.

Jones and Jackson were wounded early on the morning of Jan. 17, while conducting a traffic stop in the 2100 block of South Larpina Street, near the southeastern fringe of the city.

Investigators say that someone inside the car fired a shotgun at Jackson as she walked up to the driver's side window.

Jones put out an emergency call that shots had been fired and an officer was down, then approached the car himself. He fired

at least one shot...
the suspects...
well, suffering...
The suspects...
brothers Jesse...
Trey Barboza...
were arrested...
during a search...
The man plea...
charges of atten...
spray and aggr...
during a car...
Wednesday.

Jones, a four...
the Tulare Coun...
ment, had just...
a Tulare police...
training with...
work. Jones wo...
at Tulare Distri...
University Med...
no before bet...
Stanford Med...
On Friday, T...
Rieger Hill sal...
wound behind...
included dama...
tery. "Because...
sure of his inju...
Stanford, wh...
surgery," he...
The reports...
at Stanford...
(509) 622-2411



Garage sale
Fresno County supervisors will discuss a plan Tuesday to sell the historic Arco Garage in downtown Fresno.

THE FRESNO BEE

and has an agreement with the Downtown Club, just to the east, to restore it for parking while keeping its historical nature intact.

The first floor of the two-story parking garage is used for parking. Please see **Garage**, Page B4

Downtown site may be for sale

There's sentiment to try to preserve 74-year-old garage on property.

BY MARC BENJAMIN
THE FRESNO BEE

A piece of downtown Fresno property with a historic parking garage could soon be up for sale.

But Fresno County supervisors, if they decide to sell the property, want to retain the historical qualities of Arco Garage at Van Ness Avenue and Kern Street.

County officials recently hired an appraiser and learned that the

Arco Garage, built in 1931, could be sold for \$142,000, if the land had been vacant. It would have been valued at \$180,000, said the appraisal by James G. Palmer.

The appraiser said: "The structure is a liability to the land." During its meeting Tuesday, the board can choose to:

- Sell the property to the highest bidder.
- Declare it as surplus and sell or donate the garage and land to a historical society.
- Keep the property for county use.

Under state law, the county would have to sell the property to the highest bidder if it were sold to a for-profit entity, an analysis by Deputy County Counsel Barbara Grunwald said.

Fresno-based Summa Development is preserving the building

Ann Rogers Larra's column will return.

Garage: Offices became a lower priority

Continued from Page B1
 ing by 23 county employees. The second story has been unused for years. To be used, the second story would require renovation.

"We look at it as kind of a win-win situation," said Jill Moffat, executive director of the historical society. "We are saving a building, restoring it correctly, and it's also going to fulfill a need of a business downtown."

Supervisor Henry Perea said he would consider preserving the garage as a historical

cal structure while examining plans for apartments.

"I don't see a huge housing project," he said, citing examples of other downtown housing plans on the former site of The Vagabond Motel and near the Divisadero Street and Van Ness Avenue triangle. "If we start building more of those pockets in the downtown area, it will spur more private investment."

Summa President Will Dyck said he wants to build 16 loft-style apartments on the second floor of the garage, using the

bottom floor for parking and maintaining the building's facade.

He said the building also could be home to a small eatery on the ground floor.

"If we're trying to revitalize downtown, then we have to create a living experience as well as a work place," Dyck said. "Downtown Fresno is like a ghost town after 5 p.m."

Five years ago, the county considered renovating the building for offices at an estimated cost of \$1.25 million.

The county was later sued by a group of preservationists because the Art Deco garage is considered historically significant.

But County Administrative Officer Bart Bohm said supervisors decided in 2001 that a renovation for county offices was a low priority when compared with other pressing needs, including additional beds at Fresno County Juvareale Hall, and the office project was shelved.

► The reporter can be reached at mbein@fresno.com or (559) 441-6166.

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Governor sets high bar for clemency


Beardslee's execution illustrates his mind-set.

FAN FRANCISCO CHRONICLE

Gov. Schwarzenegger, in denying clemency to convicted murderer Donald Beardslee, has indicated he will spare the lives of mentally impaired Death Row inmates only if they are legally insane, a standard that few, if any,

DATE: January 5, 2000

TO: Theresa Acosta-Mena, Staff Analyst
Public Works & Development Services

FROM: John K. Kallenberg, County Librarian 
Secretary to the Fresno County Historic Landmarks & Records
Advisory Commission

SUBJECT: Environmental Impact Report Regarding Demolitions of Buildings
At 862 Van Ness Avenue (AKA Arco Parking Garage) and 844
Van Ness Avenue

The Historic Landmarks & Records Advisory Commission (HLRC) submitted comments on April 26, 1999 related to Environmental Assessment Application #4517 for the ARCO Garage. The Commission requests that the same issues outlined in the April 26 memo be considered as the scope and content of the Environmental Impact Report are developed.

Attached is a copy of the April 26, 1999 memo to Charles Seitz. I have also attached a copy of the May 13, 1999 HLRC minutes where the ARCO Garage was discussed.

Contact person: John K. Kallenberg
Fresno County Library
2420 Mariposa Street
Fresno, CA 93721 (559) 488-3185 - Office
(559) 488-1971 - FAX





Inter Office Memo

DATE: August 24, 2000

TO: Leona James, Development Services
Richard Brogan, Public Works Department
Stan Ediger, Development Services
Pete Harkins, Planning Policy Section
Greg Reinke, County Administrative Office
Claude Dechow, County Architect
Kevin Briggs, County Counsel's Office
John Kallenberg, Landmarks Commission

FROM:  Theresa Acosta-Mena, Development Services

SUBJECT: Draft Final Environmental Impact Report for the ARCO Parking Garage Project.

Attached for your review and comment is a Draft of the Final Environmental Impact Report for the ARCO Parking Garage. All comments should be precise as possible and relate to your area of expertise.

We have a tight timeframe in which to complete the environmental process for this project. I therefore, need your response by noon August 28, 2000. If no comments are received by this date, I will presume that this document addresses your concerns.

All time spent on this project should be charged to 2854 W045117

G:\DEV\S&P\NEA\EIR\ARCO\Draft FEIR\transmittalMemo.doc

8/28/00 - 8:09 AM
sent - 8:43
accepted 8:47-49
with John 9:05-9:17
9:21-25

Kallenberg, John

From: Kallenberg, John
Sent: Friday, August 25, 2000 12:23 PM
To: Acosta, Theresa
Cc: 'Randy McFarland'
Subject: DEIR - 862 and 844 Van Ness Ave

I have read the DEIR document dated September 2000 and have the following comments related to the material related to the historic resources impact.

I believe the material presented related to the mitigation factors are much stronger and clearer than in the previous document. I also believe that the County's HLRC can provide additional review and aid to the Board of Supervisors should the Board make the decision to build a new building on this "site". While this assistance is not mentioned in the Summary and Monitoring Plan, you noted to me on the phone today that the Board Letter calls for such assistance. Should the Board proceed, the Commission will be please to assist with the recordation process, working with the County Library and others to support availability of the material, and on the interpretative material for display in the new building. To this end, I have also spoken with Randy McFarland, HLRC Chairman who concurs with these comments.

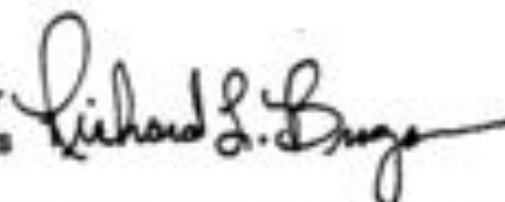
Should the Board decide on another option, the Commission is available to assist as appropriate.

John K. Kallenberg,
County Librarian and Secretary to the HLRC
Fresno County Library
2420 Mariposa Street
Fresno, CA 93721-2285
559-488-3185 FAX 559-488-1971
jkallenb@pplc.lib.ca.us

DATE: September 19, 2000

TO: Board of Supervisors

FROM: Richard L. Brogan, Director
 Department of Public Works



SUBJECT: Schematic Design Review and Approval for the Downtown Office Building
 Located at Van Ness Avenue and Kern Street

RECOMMENDED ACTION:

1. Review and approve the schematic design development and authorize the Department of Public Works to proceed with the project's development.
2. Receive report from the Architect of Record (AOR) and make a finding of compliance per Final Environmental Impact Report (FEIR) (SCH 99121050) condition 3.1.1 requiring that the new building's exterior architectural design elements and features be compatible with the character of the Historic District's architectural character, and enhance uniformity, similarity, appropriateness or quality of design in the building's exterior appearance.
3. Receive report from AOR on salvage potential of existing historic building materials for 862 Van Ness Avenue and recommendations for use of recycled construction products within the new structure as required by FEIR mitigation measure 3.3.2 and measure 3.4.1.

Approval of the recommended actions will authorize continued development of the New Downtown Office Building.

ADMINISTRATIVE OFFICE REVIEW 

BOARD ACTION: DATE September 19, 2000

APPROVED AS RECOMMENDED _____

Page 1 of 3
 OTHER _____

UNANIMOUS _____ ARAMBULA No CASE Aye KOLIGIAN Aye LEVY Aye OKEN Aye

FISCAL IMPACT:

The estimated total project cost to develop the Downtown Office Building is \$36,500,000. The project was approved for financing as part of the Long-Range Capital Project Plan adopted by your Board on February 8, 2000. Funds for this project are included in the 1999-00 and 2000-01 Adopted Capital Improvement Budget, Fund / Subclass / Org / Account / Program 0400 / 10000 / 8815 / 8150 / 85779, Downtown Office Building which provides sufficient funding to develop and construct this project as it has been currently estimated by the Consultant.

The estimated project cost includes the demolition of the two existing structures, construction cost of the building, contingencies for anticipated construction related contract change orders and the following related project costs:

- All engineering service costs.
- All County administrative and project oversight costs (includes full time contracted project construction management oversight costs).
- All permit costs (County coordinated).
- All Contract document printing for project bidding, award and construction; and legal advertising and distribution costs (County provided).
- All Owner furnished communication and data networking system costs (County provided).

DISCUSSION:

The proposed Downtown Office Building will fully develop the County-owned contiguous sites at 862 and 844 Van Ness Avenue (at Kern Street). Project development calls for the complete removal of the existing single and two-story structures at the site in advance of construction. The proposed new building will have six-stories totalling 143,920 square feet of occupied space all above the basement level. In addition the building will have accessory spaces including a partial basement and roof top mechanical penthouse. A detailed square footage breakdown is included as Exhibits 1 - 9 and a building stacking diagram is shown as Exhibit 10.

The design plans represent the project at the schematic stage of development. The departments' spatial allocation, adjacencies and proximity have been tested for conformance with the overall project program; however, much of the fine detail remains to be done. With your Board's approval, the project will proceed into the design development phase where this work occurs.

Kaplan McLaughlin Diaz (KMD), the Architect of Record, will present a verbal report of the Historic District's vocabulary of architectural features and materials and

demonstrate how the exterior design of the proposed building is compatible with the identified resources of the district. The FEIR requires that your Board make a finding of compliance that the exterior character of the proposed new building complement and enhance the uniformity, similarity, appropriateness and design quality of the historic hotel district. Proposed exterior elevations are illustrated in Exhibits 11-14 and in artist's renderings shown as Exhibits 15 and 16. The project's streetscape design calls for a replacement in kind of any damaged or removed sidewalk or patterned concrete, landscaping, street lighting and traffic controls recently installed by the City of Fresno which is consistent with the mitigation measure.

In accordance with FEIR mitigation measure 3.3.2 an assessment of the salvage potential of the existing historic building materials at 882 Van Ness Avenue is to be made by the AOR. The separately prepared demolition contract for the two existing structures will call for the recycling of salvageable building materials while maintaining strict dust control for the property in accordance with the PM-10 control measures. The Architect will present a strategy for the use of recycled building products at minimum cost within the context of construction of the new building.

PROJECT TIMETABLE:

The project's development time line is shown in Exhibit 17. The project delivery effort will be sub-divided into three separate parts. KMD will continue with the design and engineering development of the new building while County staff completes the L.C.Wesley Super Garage recordation effort and prepares the demolition plans for the two existing structures. It is anticipated that demolition will begin by April 2001 and will include the removal of contaminated and regulated asbestos containing materials before commencing with the actual demolition of the structures. Advance demolition will allow an additional check of the soil type and bearing capacity under the existing buildings, allowing the Architect to make any last minute adjustments and potential bidders to better view the sub-terrain before submitting their bids. Construction of the new building is anticipated to begin in December 2001.

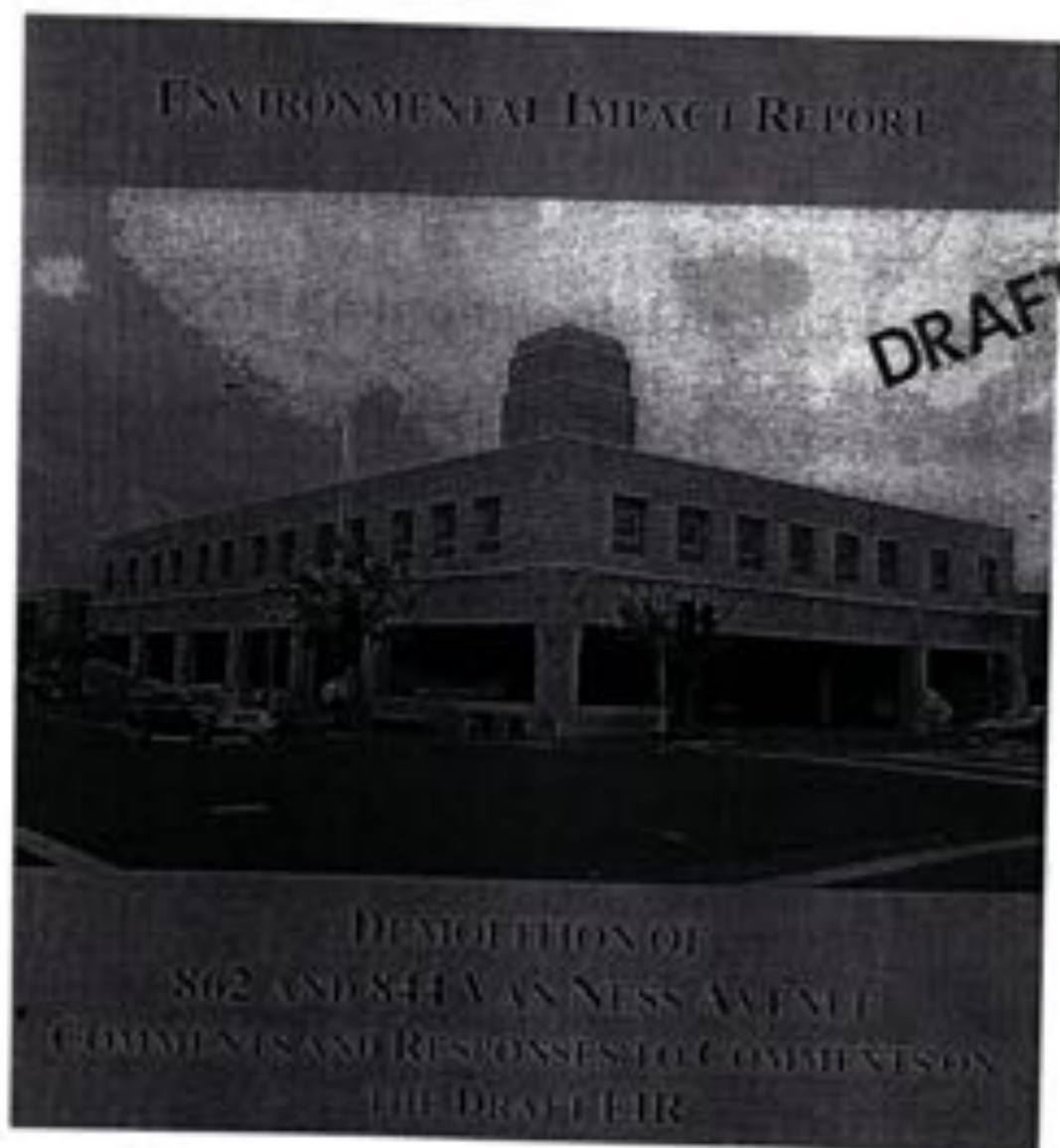
REVIEWING AGENCIES:

A partnering effort with all user departments to be relocated to the new building has characterized the work effort to date and will continue throughout the project's development. The Fresno Fire Prevention Bureau has provided assistance in the life safety system planning and evaluating alternate means and methods of providing required life-safety features.

RLB:CD:cd/cf

KMD-schematicAI.doc-211

SEPTEMBER 2000



PREPARED FOR



PREPARED BY



DAMES & MOORE

A DAMES & MOORE GROUP COMPANY

3445 WEST SHAW AVE., SUITE 101
FRESNO, CALIFORNIA 93711

**Mitigation Measure 3.3.1: Historic American Building Survey (HABS)
Documentation Task List**

1. Large-format (4" by 5" negatives) black-and-white photography shall be taken by a qualified photographer and used to capture the physical attributes of the Arco Garage's Van Ness Avenue, Kern Street, and alley elevations to express its context in the landscape and relationship to other structures around it and interior detail photographs taken to document salient features not visible from the outside. The photographer shall meet the Secretary of the Interior's standards.
2. Photographic copies shall be made of existing drawings and as-builts (either original or alteration drawings) and, if available, photographs of the building when it was built.
3. An "architectural data form" shall be prepared which builds on the Historic Resource Inventory and explains what is not readily visible in the photographs. This written documentation shall provide basic data necessary to understand the site's development and evolution throughout its working life. Specific descriptive information shall be recorded, and historical research explains the context, functions, alterations, and theories related to its operation. An architectural data form completed for another project is enclosed as an example.
4. All materials shall be produced to archival standards and specific formats of the HABS program to assure a consistent product. Copies of the material shall be provided to the Fresno County Library, the Fresno City/County Historical Society, the Southern San Joaquin Valley Information Center at CSU Bakersfield and be made available for public education purposes in the new building.



Agenda Item 38

DATE: March 3, 2009
 TO: Board of Supervisors
 FROM: J. Randall McFarland, Chairman
 Historic Landmarks & Records Commission
 SUBJECT: Approve Historic Designation of the L.C. Wesley Super Garage (Arco Garage)

*Trans Board Vote
 for Randall McFarland*

RECOMMENDED ACTIONS:

1. Approve historic designation and placement of the L. C. Wesley Super Garage, (Arco Garage) 862 Van Ness Avenue, Fresno, on the County's List of Historic Places.
2. Authorize the Chairman to execute the certificate for historic designation.

These actions will allow this property to be placed on the County's List of Historic Places. The Historic Landmarks and Records Commission recommend historic properties for the Fresno County List of Historic Places. Approval by the Board of Supervisors encourages preservation of our County's history.

ALTERNATIVE ACTION:

The alternative would be not to place the property on the County's List of Historic Places. Not approving this recommendation would have a negative impact on historic preservation in Fresno County.

FISCAL IMPACT:

There is no net increase in County cost associated with the recommended actions.

IMPACTS ON JOB CREATION:

No impact.

ADMINISTRATIVE OFFICE REVIEW

BOARD ACTION: DATE

March 3, 2009

Cindy Johnson

APPROVED AS RECOMMENDED

OTHER

Page 1 of 2



Office of
 Board of Supervisors
 Cindy

UNANIMOUS _____ ANDERSON aye CASE aye LARSON aye PEREA no POOCHIGIAN aye

DISCUSSION:

The L. C. Wesley Super Garage is located at 862 Van Ness Avenue in downtown Fresno at the corner of Van Ness and Kern Streets. The garage was constructed for local businessman L.C. Wesley by the architectural firm Shields, Fisher and Lake. The garage officially opened in April 1931 as a full-service garage for vehicles and trucks, including covered parking; a washing, polishing and greasing service; tire sales and service (General Tire Company); radio repair and battery service. In 1932, W.L. Eaton took over the building for his Studebaker sales and service agency. More recently the building was used exclusively as a parking garage on the ground level only.

The Art Deco design of the L. C. Wesley Super Garage was the work of architect H. Rafael Lake. Lake practiced in San Francisco until 1923 when he received the commission to design the Hotel Californian. At this time he joined Trewitt-Shields Company as staff architect. The firm became Shields, Fisher and Lake in 1924, and Fisher, Lake and Traver in 1925. With the formation of Fisher, Lake and Traver, Fisher and Traver worked out of the firms Los Angeles office and Lake oversaw the Fresno office. Lake went on to design a variety of commercial properties in Fresno, including the Wilson Theater (1926), the L.C. Wesley Super Garage (1931), and the Blue Cross Veterinary Clinic (1936). Residential properties designed by Lake include his private residence in Sunnyside (1925), the Ralph Merritt Home on Huntington Boulevard (1926), the Arthur Bernhauser Home in Old Fig Garden (1928), and the Harry W. Shields Home on Huntington Boulevard in (1936).

The L. C. Wesley Super Garage is described by John Edward Powell as a "striking example of his advanced modernistic work during the 1930's." The building is historically significant as the earliest example of the Art Deco style in Fresno, and because of its association with an important local architect and prominent local business professionals.

Fresno County purchased the building in 1987 and planned to construct a multi-story administrative office building. In 2001, the Board of Supervisors cancelled those plans due to costs and objections by the public as to the destruction of the building considered historically significant. The current owners of the property are L.C. Wesley Super Garage, LLC members Christopher Johnson and Bruce Owdom. The Fresno Historical Society holds a façade easement for the building.

The Historic Landmarks & Records Advisory Commission supports historic designation for the L. C. Wesley Super Garage.

RMKBC/em

FRESNO COUNTY HISTORICAL LANDMARK

BY ACTION OF THE BOARD OF SUPERVISORS

DESIGNATED AS A

HISTORICAL LANDMARK

L.C. WESLEY SUPER GARAGE [ARCO GARAGE]

Susan B. Anderson
CLERK, FRESNO COUNTY BOARD OF SUPERVISORS

Debra J. Allen
CLERK, HISTORICAL LANDMARKS AND RECORDS COMMISSION

March 3, 2011
DATE

