



ANTHONY C. PINGS
AND ASSOCIATES

ARCHITECTURE,
PLANNING AND
INTERIOR DESIGN

June 6, 2019

Sandra Yang, Senior Planner
City of Corona
Community Development Dept. / Planning Division

Sandra,

In accordance with the Downtown Revitalization Plan, this project is designed within the commercial block style, which is intended to blend historical elements with other architectural styles and to reflect the context of the existing buildings. Using this approach, the recessed entry door is flanked by windows in a traditional transitional order with transom window panels. The second floor has individual window shades and sash mullions. The window panels are separated with pillars in the commercial two-story style. Brick is used as the building base, as this is a historical norm.

The entry has a raised element with an extended cornice. In the pediment style entry accent, the typical two-story wall panel has a cornice with an accent relief panel below that in keeping with commercial block massing and design.

We have used brick at the entry and along the corners on only the first floor. Many historical buildings use this design to give a visual base. We have carried the idea of the brick base with the use of texture and color to create a continuity. The brick at the entry and along the base was a common historical approach for buildings of importance. The brick is laid in patterns consistent with historical buildings of importance. We have chosen the historically common colors tan/brown/yellow hues for the brick. We have also updated the canopy with an arched theme that is supported by horizontal beams. The arched and horizontal combination brings a historical feeling, and ties in with the building's cornice and window canopies. The entry canopy will extend 25' from the building in order to mimic historically important buildings. The window canopies provide an important shadow line that gives much needed depth to the elevation.

Collectively, this project is in keeping with the commercial block style as defined in IV Design Guidelines and Figure IV D-6 elements, and also respects the existing associated buildings.

Sincerely,

Anthony C. Pings, AIA

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EXHIBIT I