



Legislation Details (With Text)

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Title: CONTINUED FROM AUGUST 22, 2022
HEARING TO CONSIDER AND MAKE FINDINGS on application B22-10883 for the installation of an interior wall heater to the Nystrom Home (HP#225), located at 725/727 N Wilson Ave.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Commission (HPC) take the following actions:

1. ADOPT a finding of Categorical Exemption pursuant to Sections 15331/Class 31 of the California Environmental Quality Act guidelines
2. APPROVE: Application B22-10883 for the installation of a wall heater to HP#225 Nystrom Home located at 725/727 N Wilson Ave. (APN 45218210) with conditions

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A - Application, 2. Exhibit B - Photos of Site

Date	Ver.	Action By	Action	Result
9/26/2022	1	Historic Preservation Commission	APPROVED	Pass

REPORT TO THE HISTORIC PRESERVATION COMMISSION

September 26, 2022

FROM: JENNIFER CLARK, Director
Planning and Development Department

SUBJECT

CONTINUED FROM AUGUST 22, 2022
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EXECUTIVE SUMMARY

On behalf of the owner, Cody Olson of Olson Construction and Restoration filed application B22-10883 on July 27, 2022. The scope of work is to repair fire damage including repair of floor joists, replacement of drywall, and floor framing, miscellaneous electrical work, and replacing a floor furnace currently with a wall furnace at HP#225 Nystrom Home (HP#225) located at 725/727 N Wilson Ave. (APN 45218210).

Staff recommends approval with the following conditions:

- a) Staff will be allowed to photograph before, during and upon completion of the project; and
- b) Any changes to the approved project will be submitted to the Historic Preservation Specialist prior to the commencement of any related work

BACKGROUND

H.P. #225

Nystrom Home (1932)

725 N. Wilson Avenue

Tudor Revival

This home is an excellent example of the Tudor Revival style. The exterior of the home is distinctive in its use of two-tone brick and mixed bonds. Brick construction is relatively uncommon in Fresno.

Project Proposal

On behalf of the owner, Cody Olson of Olson Construction and Restoration filed application B22-10883 on July 27, 2022. The scope of work is to repair fire damage including repair of floor joists, replacement of drywall, and floor framing, miscellaneous electrical work, and replacing a floor furnace currently with a wall furnace. The work may be subject to Historic Review by the Commission if it removes or changes character defining elements.

Due to a fire in the floor heater, the property sustained some interior damage. The proposed work will repair the damage and will remove the floor heater and replace it with a wall heater. At this time, no character defining elements are proposed to be removed or changed.

Project Analysis

HP#225 Nystrom Home located at 725/727 N. Wilson Ave is an individually listed historic resource on the Local Register of Historic Resources therefore any proposed project with a scope of work which proposes substantial alterations to the resource is subject to review by the Commission pursuant to FMC Section 12-1617.

Staff has consulted with the property owner and the contractor. The work will be minimally invasive to the property and will not impact any character defining features of the building. The majority of the work is exempt from HPC review as it is considered to be repair. There are no perforations proposed to the exterior brick façade. The wall heater will be installed on an interior wall and vented through the roof, not visible from the right of way. The roof material will be minimally impacted and will be sealed and flashed according to building code to prevent water damage to roof materials and interior of structure.

Notice of Historic Preservation Commission Hearing

In accordance with Section 12-1617 of the FMC, the Planning and Development Department mailed Notices of this Commission hearing to surrounding property owners within 2,000 feet.

ENVIRONMENTAL FINDINGS

The project is consistent with a Class 31 finding of exemption. 15331 Historical Resource Restoration/Rehabilitation can be applied to this project as it is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

FRESNO MUNICIPAL CODE FINDINGS

Based upon analysis of the application, the required findings by the Historic Preservation Commission to approve application permit B22-10883 FMC Section 12-1617 (h) are as follows:

FINDING 1 can be made because the proposed work is found to be consistent with the purposes of this article and the Secretary of the Interior's Standards 2. Standard 2 provides the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

While it is recommended that preservation of the mechanical systems be made a priority in the rehabilitation of an historic resource, the primary character defining feature of this home is the unique brickwork on the exterior of the building. Additionally, the floor heater is a liability to the integrity and safety of the structure and replacement wall heater will be code compliant to limit potential loss due to fire.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, AND PLUMBING

RECOMMENDED

NOT RECOMMENDED

<i>Identifying, retaining, and preserving</i> visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, and plumbing and lighting fixtures.	Removing or substantially changing visible features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
<i>Protecting and maintaining</i> mechanical, plumbing, and electrical systems and their features through cyclical maintenance.	Failing to protect and maintain a functioning mechanical system, plumbing, and electrical systems and their visible features on a cyclical basis so that their deterioration results.
Improving the energy efficiency of existing mechanical systems to help reduce the need for a new system by installing storm windows, insulating attics and crawl spaces, or adding awnings, if appropriate.	
Evaluating the overall condition of mechanical systems to determine whether more than protection and maintenance, such as repairs to mechanical system components, will be necessary.	Failing to undertake adequate measures to ensure the protection of mechanical system components.
<i>Repairing</i> mechanical systems by augmenting or upgrading system components (such as installing new pipes and ducts), rewiring, or adding new compressors or boilers.	Replacing a mechanical system when its components could be upgraded and retained.
<i>Replacing</i> in kind or with a compatible substitute material those extensively deteriorated or missing visible features of mechanical systems when there are surviving prototypes, such as ceiling fans, radiators, grilles, or plumbing fixtures.	Installing a visible replacement feature of a mechanical system, if it is important in defining the historic character of the building, that does not convey the same appearance.

FINDING 2 can be made because the replacement of the floor heater is necessary to correct an unsafe or dangerous condition on the property.

The floor heater caused a fire damaging the floor joists and interior floor and wall coverings. The safer standard is a new code-compliant wall heater.

FINDING 3 cannot be made because there is no evidence that the denial of the application will not result in unreasonable economic hardship to the owner.

FINDING 4 is not applicable because the site is not required for a public use which will directly benefit the public health, safety and welfare and will be of more benefit than the Historic Resource.

FINDING 5 is not applicable because this is not an application for relocation of an Historic Resource.

Staff Recommendation:

- a) Based upon analysis of the application, staff recommends approval of Application B22-10883 for the installation of a wall heater to HP#225 Nystrom Home located at 725/727 N Wilson Ave. (APN 45218210) with the following conditions:
- b) Staff will be allowed to photograph before, during and upon completion of the project; and
- c) Any changes to the approved project will be submitted to the Historic Preservation Specialist prior to the commencement of any related work.

CONCLUSION

The appropriateness of the proposed project has been examined with respect to its consistency to the Fresno Municipal Code (FMC) Section 12-1617, The Secretary of the Interior's Standards for Rehabilitation and The Secretary of the Interior's Guidelines for the Treatment of Historic Properties. The proposed project has been described and analyzed above and by the accompanying environmental assessment. Staff recommends that the Historic Preservation Commission (HPC) approve with conditions Application B22-10883 for the installation of a wall heater to HP#225 Nystrom Home located at 725/727 N Wilson Ave. (APN 45218210).

Attachments:

Exhibit A - Application
Exhibit B -Photos of Site