

November 13, 2017

FROM: DANIEL ZACK, AICP, ASSISTANT DIRECTOR
Development and Resource Management Dept.

SUBJECT: CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT
FOR THE BLASINGAME HOME (HD#3-63) LOCATED AT 710 PINE AVENUE
PURSUANT TO FMC 12-1706.

RECOMMENDATION

Staff recommends that the Commission hold a public hearing and recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Blasingame Home (HD#3-63) located at 710 E. Pine Avenue pursuant to FMC 12-1706.

BACKGROUND

The Lee and Minta Blasingame Home is a full two-story Colonial Revival home is located on a 1/2 acre lot on the southeast corner of E. Pine and N. Linden Avenues. It was constructed in 1920. The residence is rectangular in plan with one story additions on both the east and west elevations of the façade. Stucco over frame construction, the home has a medium pitched truncated hipped roof with dentil work at the boxed cornice. The main entrance is off-set and is framed by an entry porch supported by fluted wood columns that support a decorative wrought iron balconet. The heavy wood door has sidelights with leaded glass. Another character defining feature of this residence is the bay window on the east side of the façade which includes double French doors and fixed “sidelights” of 10 panes each. Pilasters form part of the decorative trim on this elaborate window treatment. Second story façade windows include 8/1 double hung sash with decorative shutters. A casement window with 6 lights is located in the center of the second story. Windows on the one-story wings appear newer. Both wings have flat roofs that apparently serve as terraces. An external brick chimney is on the east elevation of the home. A 2-car garage with flat roof faces onto N. Linden Avenue.

The owners have requested to enter into a Historical Property Agreement (also known as a Mills Act contract) with the City.

Mills Act contracts are a very effective historic preservation tool. Such agreements provide for yearly property tax savings for the owner in exchange for a commitment to maintain and improve the historic character of the property. This Mills Act program was adopted by the City Council in 2016, and this proposal, if approved, will be part of the first group of contracts enacted under the program.

The minimum duration for a Mills Act Contract is 10 years. Once granted a Mills Act contract, a property owner saves approximately 40%-50% of the individual assessed tax valuation of the property. The estimated loss of revenue to the City for a property valued at \$1,000,000 would be approximately at \$800 to \$1,000 per year.

In order to ensure compliance with the proposed program, staff and/or the Historic Preservation Commission conduct periodic inspections of the properties to verify that the agreed-to improvements are being made by the owner.

On November 3 Commissioner Hatwig, as well as Amber Piona and Dan Zack of City staff, met with the owners on-site and reviewed their proposed 10 Year Improvement Plan of projects for maintenance and restoration of the historic character of the home. Commissioner Hatwig and staff recommended minor adjustments to the plan, which the owners agreed to. After the adjustments, the Commissioners and staff found the proposed plan to be appropriate the needs of the home and the goals of the program.

CEQA

The proposed historic designation seeks to insure the long-term preservation of the subject resource which is exempt from CEQA (California Environmental Quality Act) review, per section 15331, Class 31 of the CEQA guidelines.

Attachment: Exhibit A - DPR Evaluation for the Blasingame Home
 Exhibit B – Proposed 10 Year Improvement Plan

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #063

Wilson Island Historic District

***P1. Resource Name(s):** Lee and Minta Blasingame Home

***P2. Location: *a. County:** Fresno

***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E

c. Address: 710 E. Pine Avenue

d. Assessor's Parcel Number: 451-115-01

***P3a. Description:** This full two-story Colonial Revival home is located on a ¼ acre lot on the southeast corner of E. Pine and N. Linden Avenues. The residence is rectangular in plan with one story additions on both the east and west elevations of the façade. Stucco over frame construction, the home has a medium pitched truncated hipped roof with dentil work at the boxed cornice. The main entrance is off-set and is framed by an entry porch supported by fluted wood columns that support a decorative wrought iron balconet. The heavy wood door has sidelights with leaded glass. Another character defining feature of this residence is the bay window on the east side of the façade which includes double French doors and fixed “sidelights” of 10 panes each. Pilasters form part of the decorative trim on this elaborate window treatment. Second story façade windows include 8/1 double hung sash with decorative shutters. A casement window with 6 lights is located in the center of the second story. Windows on the one-story wings appear newer. Both wings have flat roofs that apparently serve as terraces. An external brick chimney is on the east elevation of the home. A 2-car garage with flat roof faces onto N. Linden Avenue.

***P3b. Resource Attributes:** HP2 (Single-family residence)

***P4. Resources Present:** ● Building ● Element of District



P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:**

1919-1920; Building permit issued 11.17.1919

***P7. Owner and Address:**

Sylvia Foraker
710 E. Pine Avenue
Fresno, CA 93728

***P8. Recorded by:**

Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**

3.10.2007; 9.4.09

***P10. Survey Type:**

Intensive

***P11. Report Citation:** “Local Register Nomination for the Wilson Island Historic District, Fresno California”

***Attachments:** ● District Record

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

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Resource Name or #: (Assigned by recorder) _____

DPR 523A (1/95)

***Required information**

Phil & Debbie Neufeld
710 E. Pine Ave.,
Fresno, CA 93728

10 YEAR IMPROVEMENT PLANS

The residence at 710 E. Pine was purchased in June 2016. During 2016, the following improvements were made:

- *Refinished hardwood flooring throughout except interior staircase and current laundry room (laundry room floor was not salvageable so it was replaced with bamboo-hardwood)*
- *Replaced all electrical (per insurance company requirements)*
- *Refurbished dining room light fixtures*
- *Refurbished master bedroom light fixtures*
- *Refurbished light fixtures in one bedroom*
- *Removed trees that were too close to home foundation and exterior brick fences (per insurance company requirements)*
- *Rebuilt shower and replaced sink in kitchen bathroom*
- *Repainted all interior walls except for upstairs bathrooms and downstairs library*

<u>YEAR</u>	<u>IMPROVEMENT</u>
2017	Repair leaking roofs/balconies over the 1-story sections of the home.
2018	Paint back yard French door, nearby windows, and other exterior trim.
2019	Paint remainder of exterior trim as needed. Remove outriggers on south, west, and north elevations of garage and repair damaged stucco. Repair and flash outriggers on east elevation of garage. Repair and repoint exterior bricks on foundation.
2020	Replace gates in perimeter fencing with architecturally compatible security gates. Paint exterior as needed.
2021	Paint remainder of exterior as needed.
2022	Repair double-hung window hardware (replace ropes and latches).
2023	Inspect main roof and repair as needed.
2024	Clean roof and gutters.
2025	Repair brick perimeter wall.
2026	Repair/replace driveway/garage slab. Paint trim as needed.
2027	Inspect roof and repair as needed. Maintain building as needed. Clean roof and gutters.