



2600 Fresno Street, Third Floor

Historic Preservation Commission Executive Minutes

September 23, 2019

MONDAY

6:00 p.m.

2600 FRESNO STREET
CONFERENCE ROOM A
2nd Floor, City Hall

I. CALL TO ORDER AND ROLL CALL- 6:00 p.m.

*The meeting was called to order by **Chair Patrick Boyd** at 6:01 PM.*

Commissioners Present: Patrick Boyd, Robin Goldbeck, Paul Halajian, Jason Hatwig, and Don Simmons.

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Drew Wilson and Dan Zack.

II. APPROVE MEETING MINUTES

A. Approve Minutes for August 26, 2019.

The minutes for August 26, 2019 were approved 5-0 with a motion by Commissioner Simmons and a second by Commissioner Goldbeck.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Hatwig and a second by Commissioner Simmons.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

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A. CONSIDERATION OF APPROVAL OF REQUESTS BY PROPERTY OWNERS TO ENTER INTO MILLS ACT HISTORICAL PROPERTY CONTRACTS PURSUANT TO FMC 12-1706.

Historic Preservation Specialist Laura Groves van Onna presented the proposed Mills Act contracts and work plans for the following properties:

1. The Ira Brooks Home (HP #204) located at 226 N Fulton Street. Site visit was conducted by staff and Commissioner Simmons.
2. The Ivan C. & Maude McIndoo Home (contributor to Wilson Island Historic District) located at 655 E Home Avenue. Site visit was conducted by staff and Commissioner Hatwig.
3. The Harris Home (contributor to Porter Tract Historic District) located at 1022 E Cambridge Avenue. Site visit was conducted by staff and Commissioner Boyd.
4. The Anderson Home (contributor to Porter Tract Historic District) located at 1035 E Cambridge Avenue. Site visit was conducted by staff and Commissioner Simmons.
5. The Bonner Home (contributor to Porter Tract Historic District) located at 1037 E Cambridge Avenue. Site visit was conducted by staff and Commissioner Boyd.
6. The Calvin H. Antrim Home (contributor to Wilson Island Historic District) located at 1471 N Echo Avenue. Site visit was conducted by staff and Commissioner Hatwig.
7. The Romain Home (National Register #82002178, CR, HP #147) located at 2055 San Joaquin Street. Site visit was conducted by staff and Commissioner Goldbeck.
8. The C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District) located 3707 E Huntington Boulevard. Site visit was conducted by staff and Commissioner Goldbeck.

Staff proposes that for each property the Commission would ask questions of staff, open the floor for public comment, and then deliberate.

1. The Ira Brooks Home (HP #204), 226 N Fulton Street.

Commissioner Jason Hatwig: I am excited about people re-investing dollars into their homes and seeking the benefit of the Mills Act to do that.

Historic Preservation Specialist Laura Groves van Onna: Thank you to the property owners for being present here. We appreciate you being here. Last year did we approve each property individually or did we wait and vote at the end?

Commissioner Don Simmons: we voted on them individually.

Chair Patrick Boyd: Would the owner like to come up and make a statement?

Tina Solis (224 N Fulton Street): Sorry, it's the wrong address on the item.

Groves van Onna: I noticed that you identified your property as 224 [N. Fulton St.] however the historic designation was made with this [226 N. Fulton Street] address. It's the same property; we're not giving this to someone else.

David Ferguson (224 N Fulton Street): All the work in the work plan is work that we will do ourselves. The estimated costs are just for material, as we will be doing all the labor.

Commissioner Robin Goldbeck: I am glad you clarified because some of them looked a little low.

Ferguson: Under the doorway for our property it actually says 356 because the building used to be under the 180 Freeway.

Simmons: For Mills Act applicants you might find it interesting to know that the cost for painting the exterior will vary based on house size and who is hired. We've seen a wide range of estimates.

Ferguson: Our estimate is based on our experience recently painting a two story garage on the property.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Ira Brooks Home (HP #204), 226 N Fulton Street, was approved 5:0 on a motion by Commissioner Simmons and a second by Commissioner Hatwig.

2. The Ivan C. & Maude McIndoo Home (contributor to Wilson Island Historic District) located at 655 E Home Avenue.

Hatwig: This particular property is really well-kept up and it's great to see it on that path and the owner has done a good job keeping it up to exceptional standards.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Ivan C. & Maude McIndoo Home (contributor to the Wilson Island Historic District), 655 E Home Avenue, was approved 5:0 on a motion by Commissioner Paul Halajian and a second by Commissioner Goldbeck.

3. The Harris Home (contributor to Porter Tract Historic District) located at 1022 E Cambridge Avenue.

Boyd: For some of these properties the owners have taken such good care of the property that we have to dig down deep to find items for the work plans. All of the work plans are different and made public for future applicants can use for reference.

Groves van Onna: Yes, the work plans are very customizable.

Commissioner Paul Halajian: Item 3, for example, says about half-way through 'adapt landscape as needed to contribute to and protect the historic character of the house.' How will it be determined that the landscape that is provided will do that? This is just one example, in many cases it talks about doing something that adds to the character, how is that determined?

Hatwig: Visiting a few of these properties, current and passed. Some of the trees in these are so big that they begin to damage the building, by damaging gutters or foundations. That is what we are talking about, not necessarily planting species that would have been used during the historic era of the house.

Halajian: That is what I'm getting at. How do you pick landscape that contributes to the character of the house?

Groves van Onna: With that statement I didn't intend to mean that the landscape itself is historic, does not detract from the character to the house. We wouldn't require that any property owner restore landscaping to a certain time period; it would not be discouraged, but it wouldn't be required.

Hatwig: Right, and it would have to be a document historic landscape feature, like Roeding Park would be an instance where you would restore a landscape per say.

Boyd: We have foundation planting often, and they die. A hedge that may have been there for a while and it will be missing pieces because those pieces have died over time.

Halajian: The language seems ambiguous to be, but if folks are okay with it then let's move on.

Boyd: Do you have suggestions?

Halajian: If you want it landscaped, let's change the language to say that.

Groves van Onna: I would like it to be clear that whatever landscaping is proposed doesn't detract from the historic character of the property.

Simmons: Can we end the sentence at "as needed"?

Groves van Onna: We can say "in order to not detract from the character of the property" so that it is less directive and more protective.

Deputy City Attorney John Hastrup: Is the "needed to contribute to" is

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that the problem?

Halajian: Yes.

Groves van Onna: We'll revise that language.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Harris Home (contributor to Porter Tract Historic District), 1022 E Cambridge Avenue, was approved 5:0 on a motion by Commissioner Hatwig and a second by Commissioner Goldbeck.

4. The Anderson Home (contributor to Porter Tract Historic District) located at 1035 E Cambridge Avenue.

Blain Roberts (1035 E Cambridge): We sought out this neighborhood, we're really happy to be there and I am happy about this act. I feel like our financial structures make it difficult to maintain historic properties. It's mostly exterior work that needs to be done.

Groves van Onna: It should be noted that several applicants initially included interior work in their work plans but we omitted those tasks from the final work plans.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Anderson Home (contributor to Porter Tract Historic District), 1035 E Cambridge Avenue, was approved 5:0 on a motion by Commissioner Simmons and a second by Commissioner Halajian.

5. The Bonner Home (contributor to Porter Tract Historic District) located at 1037 E Cambridge Avenue.

Simmons: Have you found brass window screens?

Jon and Susan Edwards (1037 E Cambridge Avenue): We've built them. We bought the redwood and a local person milled it for us. We ordered the screens and made them ourselves.

Simmons: It would be helpful if you could share that person, because many work plans have screen replacements.

Boyd: It does make a huge difference.

Jon Edwards: Thank you, Patrick, for the input on how the screens should be done.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Bonner Home (contributor to Porter Tract Historic District), 1037 E Cambridge Avenue,

was approved 5:0 on a motion by Commissioner Goldbeck and a second by Commissioner Simmons.

6. The Calvin H. Antrim Home (contributor to Wilson Island Historic District) located at 1471 N Echo Avenue.

Halajian: Is the pool original?

Hatwig: I am not sure.

Laura: We weren't sure whether to include the pool or not, we decided to include it because it is an exterior feature.

Hatwig: There were some bigger items we were concerned about making sure they do happen because they aren't your typical ones. The driveway itself from the street is sloped backwards, so it has a pretty major drainage issue. There has been some rot, and there is a need for drywells and trenching across the driveway. We explored ways that they can do that so that the structure itself will remain for a long time.

Boyd: The garage is around the corner?

Groves van Onna: Yes.

Hatwig: The sidewalk is higher is than the garage. There were some existing inlets that don't function very well. The gutter has some depressions from rooting by trees over the years, so they get a lot of standing water in front of their house.

Public Comment Open

Glen Lauterbach (3707 E Huntington): I was wondering about the solar stipulations for historic properties, is it allowed?

Hatwig: Yes. Preferably in a manner that does not detract from the public view of the property. Solar orientation and being able to place solar panels in way that maximizes power is important for the homeowner. In general we like to discourage them from the front of the house. Garages and in the back of homes where it can't be seen are fantastic. For a house this size, you would probably need between 20 and 30 panels and there is plenty of places on the roof to put them outside the public view. But, solar panels are encouraged, and [state law] means that we can't say no to solar.

Groves van Onna: To clarify, we do not want to discourage solar panels; we want them installed in a way that does not detract from the historic character of the house. If you look at the task for this property, I took the language directly from the Secretary of the Interior's position on solar panels. It says to install solar panels in locations with minimum or no visibility from the public right of way, such as a flat roof with a low angle, or secondary roof slope. You are always welcome to contact me if you want to discuss it further.

Hatwig: I would encourage, too, that if you have a solar company in mind, that you meet with Laura [Groves van Onna] and explore the best angles, and see what those numbers pan out to be.

Lauterbach: I personally am not interested [in solar panels]; I was interested in how this body felt about them.

Public Comment Closed

The request to enter in a Mills Act Historical Property Contract for the Calvin H. Antrim Home (contributor to Wilson Island Historic District), 1471 N Echo Avenue, was approved 5:0 on a motion by Commissioner Hatwig and a second by Commissioner Halajian.

7. The Romain Home (National Register #82002178, CR, HP #147) located at 2055 San Joaquin Street.

Jayni Wong (2055 San Joaquin St): The paint is on the way. As for the landscaping, we have been contacted by the City of Fresno, and they are coming out to trim it because it is starting to block the power lines, so that part at least is starting. We are looking for the right person to do the rest of the trimming; those trees have been there since 1905. The carport has been the biggest challenge, we have had solar companies come out and they would like to put panels on the roof. We can't do that, not just because of the public view, but because there is too much shade. We decided to go with the carport. We can find solar people, but not people to do the carport. The home overall is in good shape.

Halajian: You are not thinking about a prefabricated carport, right? But something that has been custom made to be in keeping with the home.

Wong: Yes. I've been told that it needs to be sturdier than most because it will be holding the panels. This is a work in progress.

Commissioner Halajian: We are not interested in preventing you from getting solar, however I am not sure a carport is authentic.

Wong: I am not sure how we can get solar, otherwise.

Halajian: Something that is enclosed, that has walls in a roof, is that possible?

Groves van Onna: Commissioner Goldbeck was at the site visit and may have some input

Commissioner Goldbeck: The parking lot is on the far side of the building and it is open. They did lose parking spaces when they striped for accessible parking. I think that you could close, maybe not all four sides, but a couple sides and add some gingerbread and some trim. I think even partly open.

Hatwig: So, a two sided carport that looks more like a carriage house,

could work?

Wong: I know the alley is a public access road, and I have been told we can't put a fence there.

Goldbeck: Aside from the carport issue, I want to say that it was my first time being inside the building and it was beautiful just really outstanding. I encourage you to visit the property

Groves van Onna: Jayni was nice enough to give us a full tour of the property and they are open every month at ArtHop, the first Thursday of the month.

Hatwig: With the parking lot to the left, there are additional options and flexibility for parking lots. If it's not a historic feature or attached to the building you could use steel or aluminum and maintain the character.

Groves van Onna: Maybe you could suggest that Jayni come back for a pre-application for the carport? Since, we're not going to approve or disapprove any projects today.

Hatwig: Yes, I think that's a good idea.

Wong: I wouldn't want to do anything without having you look at it.

Boyd: As a general comment, please all of you, use us as a resource to help your properties be as good as they can possibly be.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Romain Home (National Register #82002178, CR, HP #147) located at 2055 San Joaquin Street), was approved 5:0 on a motion by Commissioner Simmons and a second by Commissioner Goldbeck.

8. The C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District) located at 3707 E Huntington Boulevard.

Goldbeck: I want to clarify, I think we had a discussion about work on the pool and I notice that is not part of this.

Groves van Onna: The property owners were discussing constructing a new pool, it was not included in their original work plan. The pool could be included if they would like by adding it tonight.

Glen Lauterbach (3707 E Huntington): Would it need to be included?

Groves van Onna: Not necessarily. This work plan is a guide for you for the next ten years. There are additional projects you can take on if you want to, although it looks like you've got your work cut out for you.

Lauterbach: We are moving forward with the pool.

Goldbeck: I think you can see that a lot of the work is on the yard, there is extensive foundation repair work to be done. They've done a lot of work on the wood trim, but there is work to be done in the rear that backs up to the alley.

Hatwig: I've seen this home before, and to have such an aggressive schedule! I think it's pretty great how the applicant wants to invest that much money into the house, I was just blown away with the detail of the list.

Goldbeck: I will also add that because this is a corner lot, they have that second frontage. So, some of the things they want to do will be visible from the side street as well.

Lauterbach: We are also including a shade structure with over the pool and some additional brickwork. How do we go through this committee to get approval?

Groves van Onna: This application process is just for participation in the Mills Act Program. When there's a project you want to move forward with, that's when you would start the permitting process, and go through historic review for that specific project.

Lauterbach: Can we submit it to the Commission prior to going through and getting the drawings?

Groves van Onna: We offer a pre-application process where you can submit conceptual plans.

Hastrup: Some of those projects would not require a permit. Exterior paint, for example, would not.

Lauterbach: The main project's the covered patio across the back and a possible addition. There is a hole in the back yard right now.

Groves van Onna: Would you like to add the pool as an item?

Lauterbach: Yes, if we could.

Groves van Onna: Great, afterwards please give me details on the project.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District), 3707 E Huntington Boulevard, with amendments was approved 5:0 on a motion by Commissioner Goldbeck and a second by Commissioner Simmons.

- B. CONSIDER AND MAKE FINDINGS ON APPLICATION P19-03329 FOR REHABILITATION OF THE ELIA HOME (HP #311) LOCATED AT 634-640 VAN NES AVENUE PURSUANT TO FMC 12-1606(a)(2) AND 12-1617.**

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application P19-03329 to rehabilitate the Elia Home (HP #311), 634-640 Van Ness Avenue. The Commission provided review and comment on the pre-application submittal of this project on August 27, 2018. Primary concerns for staff include the façade of the residential building and its setback, as they are character-defining features. Staff recommends approval with the conditions that the landing depicted on top of the restroom structure be omitted, final materials and finishes be submitted to the Historic Preservation Specialist for review, staff will be allowed to photograph before, during and upon completion of the project and any changes will be submitted to the Specialist prior to the commencement of any related work.

Halajian: The deck extension across the street is board-formed concrete, is that correct?

Groves van Onna: I believe so. From the side it would look like board-formed concrete and from the top it would be trex or trex-like material.

Halajian: The rail is not going to mimic the rail on the house?

Groves van Onna: Not as proposed.

Boyd: Is the railing wood?

Groves van Onna: Yes.

Boyd: What is keeping people from falling out? Right now, it's clear.

Groves van Onna: The applicant is here and can speak on that.

Phil Kliewer, owner (640 Van Ness): This is going to be a phased project, and the front porch is probably not going to be part of the first phase. Our submittal for the deck is, I would say, preliminary. We may want to do something different, but what we understand from your direction is that the porch extension shouldn't look like the original porch. This is showing board formed concrete with glass or plexi- insets in-between the rail, it might not be that, it might be cable. In general this design is correct, but we'd be happy to re-submit the design for the front porch for approval.

Groves van Onna: You mentioned that you had not finalized any materials, which is why I made that one of the conditions in the review to make sure that any materials you ultimately decide on I can look at and make sure they're appropriate.

Kliewer: The building itself, we are going to restore to the way it was before; the front porch is the only thing visible from the public right-of-way

that will look different from the house.

Hatwig: The last time you were here I think the only topic that we were concerned about was a potential awning over the patio. And now that it's a temporary umbrella situation that's fine because it doesn't detract from the historic character. The porch itself can be taken down some day and you would have the entire fabric of the original building still there. For me this is a really good solution. Also, having the umbrellas out there during the day is a good way to maintain the outdoor feel but not distract from the historic fabric itself.

Kliewer: If did want to do some overhead awning, it would be in the far distant future and we would revisit with the Commission at that point.

Halajian: Can I see the design of the backyard? I think that this is a really artful plan, the contemporary box-like things that you're adding and the space you're making in the back is more successful than the front. I think this back will be fantastic.

Paul: We are already making some changes. Originally we were going to phase it in such a way so that we were going to do the backyard first and then the first floor, but after meeting with financial institutions, they suggested that we do the main building first. We are going to build the main building and the bathroom structure in the backyard. We're going to push that further into the backyard because of access and fire issues. That top bar we're going to push into a feature phase. That deck will probably be about twice the size it is now. It will be very similar to the way it is now.

Simmons: Laura, on your suggested changes, can you clarify the landing on the auxiliary building?

Groves van Onna: There is one feature I was a little confused about, it's the extension of the railing over the restroom structure. He was considering that for a landing, but has decided against it.

Boyd: I feel like this is mimicking brewery spaces that I've been to in Sacramento, where they have old buildings with much more contemporary architecture surrounding it. It's very well done, it's very striking, it's very fun to be in and every patron there will know where the historic features begin and end.

Hatwig: It is what we want to see in adaptive reuse projects.

Boyd: Any ideas about how you're going to use the little storefront out front?

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Kliwer: We're kicking around ideas. We might end up leasing it out and finding a good tenant.

Groves van Onna: Maybe a paint shop?

Kliwer: Maybe not. We'd like something with some day time traffic, maybe a barber shop or a coffee shop, art gallery. I think it will be a highly desirable space. We are going to fix it, reroof it, but it mostly needs cosmetic stuff.

No Public Comment

Staff recommendation was approved 5-0 on a motion by Commissioner Halajian and a second by Commissioner Hatwig.

Commissioner Halajian recused himself at 7:05 PM

- C. CONSIDER AND MAKE FINDINGS ON APPLICATION P19-02591 FOR REHABILITATION OF THE SUN STEREO WAREHOUSE (HP #242) LOCATED AT 736 FULTON STREET PURSUANT TO FMC 12-1606(a)(2) AND 12-1617.**

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application P19-02591 to rehabilitate the Sun Stereo Warehouse (HP #242), 736 Fulton Street; the request entails a program for the building that includes ground floor restaurant/microbreweries and upper story office spaces in the Brewery District. Staff recommends that the Commission approve the application with the conditions that objects placed or installed on the sidewalk to mitigate encroachment on the public right-of-way by the storefront entry doors shall be submitted to the Historic Preservation Specialist for review to make sure they are not detracting from the historic character of the property.

Commissioner Hatwig left the room 7:09 PM

Simmons: Dan, who would have thought we would be doing two bars a block from each other.

Zack: This block in particular is shaping up to be an active part of town.

Groves van Onna: The Elia home is not far away, you can see it from Zack's brewery.

Boyd: You mentioned that it was a Brewery District, is that a formal designation?

Zack: It's on a mural; if that doesn't legitimize it, I don't know what would.

Hastrup: There is somewhat of a joint-marketing effort. It will take a while before it goes up as a historic district, of course.

Commissioner Hatwig returns 7:11PM

Stephanie Reed, Paul Halajian Architects (389 Clovis Ave, Clovis):

The Commission saw this application in May and we have made a few changes to address things that came up. One of those things was the encroachment covenant, and we've since simplified that. The second thing is the awnings potentially distracting from the building as you walk by. We did do a couple of elevation studies to see what that would look like without them or with different scale or rhythm along the façade. We realized that without them it presents a lack of human scale on the building because it is so tall and so flat so we did bring them back. As we were designing we kept your comments in mind and kept the awning very simple, very clean and cantilevered.

Hatwig: Looking at the rendering it doesn't distract from the scale. I don't see any problems with this. The first floor is always the storefront in these historic properties and they change often so I think there's a lot of great flexibility there.

Reed: Something unique about this plan, you can't see the third bay but each of those bays serves a different function inside the building, so we had to be creative to find a way to support the symmetrical historical façade without locking the tenants into an arrangement.

No Public Comment

Staff recommendation was approved 4-0 on a motion by Commissioner Hatwig and a second by Commissioner Simmons.

Commissioner Halajian returned at 7:14 PM

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

None.

B. Staff

- 1. Historic Preservation Commission Training:** Staff thanked the commissioners for coming to the training on September 20th given by Lisa Craig of CAMP.

Boyd: I felt like I could listen to just listen to her stories and history.

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Groves van Onna: Should I invite her back?

Boyd: Yes.

Hatwig: She had a wealth of knowledge.

Boyd: For the public's benefit, could you explain what the training was?

Groves van Onna: Every year we are required to have an annual training for our commission members and we did so last Friday here at City Hall. Our trainer, Lisa Craig, has been in the field of preservation and planning for 30 years and we talked about adaptive reuse and consistent design review; making sure we're doing things right and identifying areas we can improve.

Boyd: Her breadth of knowledge was impressive; she's worked state, federal and local.

Groves van Onna: She's from Lodi, most of her career has been on the east coast but she came back, and we're lucky to have her.

C. General Public

None.

IX. NEXT MEETING: October 28, 2019, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:18 PM.

Respectfully submitted:

Laura Groves van Onna, Historic

Preservation Specialist

Amber Piona, Recording Secretary