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Agenda Item: ID#17-399 (2:20 P.M.)

Date: 3/16/17

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Supplemental Information Packet

Agenda Related Item(s) – ID#17-399 (2:20 P.M.)

Contents of Supplement: Staff Report and Attachments

Item(s)

HEARING to consider application by the property owners to delist the Frank J. Craycroft Home (HP#182) located at 6545 N. Palm Avenue from the Local Register of Historic Resources pursuant to FMC 12-1614 (Council District 2)

1.*** **RESOLUTION** – Rescinding the Designation of the Frank J. Craycroft Home (HP#182) located at 6545 N. Palm Avenue from the Local Register of Historic Resources

Supplemental Information:

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REPORT TO THE CITY COUNCIL

March 16, 2017

FROM: JENNIFER K. CLARK, AICP, Director
Development and Resource Management Department

BY: DANIEL ZACK, AICP, Assistant Director
Development and Resource Management Department

SUBJECT

..Title

HEARING to consider application by the property owners to delist the Frank J. Craycroft Home (HP#182) located at 6545 N. Palm Avenue from the Local Register of Historic Resources pursuant to FMC 12-1614 (Council District 6)

1.* **RESOLUTION** – Rescinding the Designation of the Frank J. Craycroft Home (HP#182) located at 6545 N. Palm Avenue from the Local Register of Historic Resources

..Body

RECOMMENDATION

The Historic Preservation Commission recommends that the City Council not adopt the attached resolution to rescind the designation of the Frank J. Craycroft Home from the Local Register of Historic Resources.

EXECUTIVE SUMMARY

The property owners, Craycroft House, LLC, have requested in writing (Attachment 4) that the City Council rescind the Frank J. Craycroft Home (HP#182) located at 6545 N. Palm Avenue from the Local Register of Historic Resources pursuant to FMC 12-1614. Delisting of the 1927 brick home and garage could expedite demolition of the buildings.

The request is complicated by prior conditions from the sale and development of the site. The preservation of both the 2-story home and the “carriage house” was a condition of zoning adopted by the Fresno City Council (Ordinance 86-55) for Rezone application R-7473 (April 8, 1986) as well as the October 26, 1987 conditions of approval for Site Plan Review Application No. 9517. The property was designated by the City Council to the Local Register of Historic Resources on December 8, 1987 but apparently has remained vacant since. Should the Council approve the delisting of the home the applicant will need to apply for a rezone to remove the condition requiring the preservation of the home and ancillary structure. This rezone application will entail an Initial Study and a fuller environmental report pursuant to the California Environmental Quality Act (CEQA).

At a noticed public hearing on September 28, 2015 the Historic Preservation Commission found that the request to delist the Frank J. Craycroft Home does not meet the intent of the City’s Historic Preservation Ordinance (FMC 12-1614) and that additionally, the property continues to qualify as a

historic resource. The Commission recommends that the Council not approve the request to delist it from the Local Register of Historic Resources. The City Council may adopt, modify or reject the Commission's recommendation.

BACKGROUND

The Frank J. Craycroft Home is a full 2-story English picturesque-style residence that includes a former 3-car garage (often referred to as a carriage house). The buildings are constructed of hollow clay brick tiles with a cladding of traditional masonry brick with clinker bricks used as accents. The roof is red tile. Both buildings were constructed in 1927 and were designed by William D. Coates who served from 1909 to 1911 as the California State Architect. He then entered private practice with a former college classmate H.B. Traver. In 1914 the firm moved to Fresno where they continued to practice until 1925. Their projects included the A.G. Wishon Home on E. Huntington Boulevard (1915) the Liberty Theater (1917) and Fresno High School (1920) (Powell 1986, W.D. Coates (1880-1953).

The home and garage at 6546 N, Palm Avenue were constructed for Frank J. Craycroft, the son of Fresno pioneer C.J. Craycroft. The elder Craycroft established the Craycroft Brick Company in 1887 and served on the Fresno City Board of Trustees for several years. Frank J. Craycroft assumed the Presidency of the company. The property remained in the family for over fifty years but was sold in 1979 to the Penstar Company. In the late 1980s the Fresno Historical Society considered the possibility of acquiring the home as a headquarters for the Society. Although that venture was not successful the Historical Society intervened to save the home from possible demolition and helped broker an agreement to have the residence and outbuilding designated on the Local Register of Historic Resources (Northwest Neighbors, September 1990 and 23 October 2003).

The history of the Craycroft property since the 1980s is dense with various entitlements proposed or realized. In brief, the 80 acres of fig orchards were rezoned in 1986 and a site plan was filed and approved in 1987 which allowed for commercial development on the .75 acre parcel which included the home, garage and formal entranceway. Conditions of approval for both the rezone and the site plan included retaining the "historic Craycroft Residence and its accessory structures." A covenant was filed for the rezone in 1986. On December 8, 1987 the City Council designated the Craycroft Home to the Local Register of Historic Resources. By March of the following year Planning staff prepared a memo to the project file noting the lack of compliance with the approved site plan due to the unauthorized removal of the entryway brick pylons and mature landscaping which led to the home.

In March 2005 the property was sold by Penstar to the current owners, Douglas Johnson and Linda East. Since the 1980s both the previous and current property owners have developed proposals that have included the restoration of the buildings. In February and May of 2007 the property owners submitted a Major Revised Exhibit to the Historic Preservation Commission which initially included demolition of the garage/carriage house, in part to salvage materials for repairs to the residence. The demolition of this building would have triggered an environmental report under CEQA and would have potentially violated the conditions of the rezone and site plan of 1986-7. Additionally, the Commission and members of the public voiced concerns over the loss of this outbuilding which until 1990 also served as housing for the property's caretaker. A compromise proposal was submitted by the Applicant to the Commission at the May 21, 2007 meeting which included removal of two minor sheds on the rear of the garage, mothballing the garage, landscaping plans and restoration of the home using materials from the two sheds. The Historic Preservation Commission approved this site plan

finding that the Secretary of the Interior's Standards applied, thus allowing for a Categorical Exemption under the California Environmental Quality Act.

With the downturn in the economy in 2007, restoration plans by the owners were curtailed and the Craycroft Home has languished. It has for years served as a "party house" and the interior has been vandalized repeatedly. The structural stability of the home, as well as reconstruction costs, are a source of disagreement among the various experts. Over the past several years preservation staff and Commissioners have met numerous times with the owners and/or a representative of the owners regarding Minimum Maintenance concerns and/or proposals to help market the property. In May of 2014 a representative of the owners submitted a flyer to City staff for the sale of the property, which was distributed through various City and historic e-mail lists. The property was also the focus of Historic Preservation week activities in 2014 with an article and original artwork by Pat Hunter and Janice Stevens in the *Central Valley Magazine*.

FMC Section 12-1614: Amendment or Rescission of Designation.

On August 14, 2015 the owners submitted a letter to staff requesting that the Craycroft Home be delisted from the Local Register of Historic Resources. Delisting of the property would allow for the buildings to be more easily demolished to allow for any future development. As a designated historic property the Commission and the property owner must follow the same process that is required for designation to rescind the designation. FMC Section 12-1614 states, "The Historic Preservation Commission may amend or rescind any designation of a Historic Resource... in the same manner and procedure as was followed in the original designation. This action shall result from new information, the discovery of earlier misinformation or change of the original circumstances, conditions or factors which justified the designation of the Resource or District."

Twice in recent years a property has been delisted from the Local Register by action of the Historic Preservation Commission and the Fresno City Council. For example, in January 2015 the Nestel Home (HP#152 1527 L Street) was found by the Commission to no longer meet eligibility for the Local Register. This recommendation to delist the home was approved by the City Council at a March 26, 2015 public hearing. The change in status was due to a loss of integrity from a devastating fire which destroyed the architectural character of the home which had justified its designation by the City Council in 1980. The Nestel Home also had a history of code violations that had not been addressed and the building was unsecured.

Application to Delist the Craycroft Home: In their letter of August 14, 2015 the property owners reiterate that their original intention was to fully restore the buildings for occupation by their brokerage business. They note the costs they have encumbered for the various inspections, asbestos removal, and architectural designs (etc.) in their hopes to have the property restored and reused. They reference the denial in 2007 by the HPC to allow demolition of the garage/carriage house which they state made the restoration of the home more expensive. In fact, alternative solutions were submitted by the applicant and approved at the May 21, 2007 public hearing of the Commission which allowed the Revised Site Plan to move forward and avoid costly delays through adoption of a Categorical Exemption under the California Environmental Quality Act (CEQA).

The applicant notes that in 2007 the national economy went into a deep recession and the owners' business was profoundly affected. The property has been offered for sale since this time with no viable buyers.

The application provides as justification for delisting the property from the Local Register the fact that the buildings were "in poor condition when originally listed" "and that "there has been a change of original circumstances and conditions that were used to justify the original listing." There is disagreement about the structural viability of the home among various experts who have inspected it. Nevertheless, the argument that the home is not in good "condition" is a misunderstanding of the designation process and confuses the concepts of "condition" with "integrity."

For a property to be eligible for the Local Register of Historic Resources it must be at least fifty years old and possess integrity of location, design, setting, materials, workmanship, feeling and association and be historically significant under one or more criteria set forth in this subsection (FMC 12-1609). The Craycroft Home was constructed in 1927 and thus it is still over fifty years of age. Although the concept of "integrity" is not specifically defined in Fresno's Historic Preservation Ordinance it is implicitly based on the definition used by the National Park Service for the National Register of Historic Places: "the ability of a property to convey its significance. (...) The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance."

The Craycroft Home continues to look as it did when constructed in 1927, although the original setting has been severely altered and the building is in poor condition. However, it should be noted that the setting ---commercial adjacent construction, removal of the entryway, loss of lawn and flowers--- was already compromised when the property was placed on the Local Register in 1987. Furthermore, the designation of the property was in part due to conditions of approval from the rezone and the site plans of 1986 and 1987.

Despite the poor condition of the home, the historic significance of the home remains unchanged from 1987 when it was designated to the Local Register of Historic Resources by the Fresno City Council. The Craycroft Home and outbuilding are associated with one of the early pioneer families in Fresno (the Craycrofts) and were designed in an English picturesque style by a leading architect, W.D. Coates who served as California's State architect. Even in its poor "condition" the home continues to meet the criteria for listing on the Local Register due to age, integrity and historic significance.

The applicant refers to the economic hardship associated with restoration and the lack of a buyer. Economic feasibility, thus "unreasonable economic hardship to the owner" may be considered as part of permit review process under the City's Historic Preservation Ordinance (FMC 12-1617), but economic infeasibility findings need to be supported by facts. An application to delist a property is not a permit, and no economic feasibility analysis has been submitted.

ENVIRONMENTAL FINDINGS

The designation of historic properties is not a "project" for the purposes of the California Environmental Quality Act (CEQA), as it will not result in a direct or indirect change in the environment. The matter before the City Council is whether or not to rescind the designation of the Frank J. Craycroft Home from the Local Register of Historic Resources. Though rescinding the listing of the building would facilitate the possible future demolition of the Craycroft Home, the question of demolition is not before the City Council. However, should the Council approve the delisting of the home the applicant will need to apply for a rezone to remove the condition requiring the preservation of the home and ancillary structure. This rezone application will entail an Initial Study and a fuller environmental report pursuant to the California Environmental Quality Act (CEQA).

LOCAL PREFERENCE

Local preference was not considered because this does not include a bid or award of a construction or services contract.

FISCAL IMPACT

There is no additional impact beyond the expenditure of staff time.

Attachments:

1. FMC 12-1614 Amendment or Rescission of Designation (from the Local Register of Historic Resources).
2. A Resolution of the City Council of the City of Fresno Denying the Request to Delist the Frank J. Craycroft Home from the Local Register of Historic Resources.
3. Historic Resources Inventory for the Craycroft Home Prepared 30 October 1987 by Roger B. Taylor for the City of Fresno with Updated Continuation Sheet, 24 September 2015 Photos.
4. Letter to Karana Hattersley-Drayton from Linda East Requesting Delisting of the Craycroft Home 14 August 2014.
5. Timeline of Actions and Entitlements, Frank J. Craycroft Home.
6. Sales Brochure (May 2014) Frank J. Craycroft Home.

The sole authority to declare Historic Resources or Historic Districts and to endorse Local Historic Districts to the National Register of Historic Places shall be vested in the Council and shall be exercised only after completion of the Commission's responsibilities under the designation process set forth above in section 12-1607

- (b) Within thirty days following receipt by the City Clerk of the Commission's recommendations or as soon thereafter as is practicable, a hearing shall be set by the Clerk and held by the Council. Following such hearing, the Council shall adopt, modify or reject the designation recommended by the Commission and, in the instance of a district designation, make findings as to which properties shall be considered contributors and non-contributors to the district. In the alternative, the Council may continue its consideration of the matter, or, in the event that new information is presented, refer the proposed designation to the Commission for further hearings, consideration or study within a period of time designated by Council. Adoption of the designation shall be made by resolution which shall contain findings of fact as specified in Section 12-1607
- (c) Within ten days of the Council's designation decision, notice thereof shall be mailed by the Secretary to the owner of record of each property proposed for designation at the address shown on the latest assessment roll and to such other persons that the Secretary may deem appropriate, and shall be recorded with the County Recorder. Such notice shall include the basis for any historical designation, a summary of the regulations which result from such designation and a copy of project activities which are exempt from regulation under this article.
- (d) No proposal for designation once considered and disapproved by the Council shall be reconsidered except upon the affirmative vote of four Council members. Any decision to reconsider shall be treated as a new proposal for designation pursuant to Sections 12-1608, 12-1609, 12-1610 or 12-1611 of this article. (Added Ord. 99-50, §§ 1, 2, 9-9-99)

SEC. 12-1614. - AMENDMENT OR RESCISSION OF DESIGNATION.

The Historic Preservation Commission may amend or rescind any designation of an Historic Resource, an Historic District, a contributor to an Historic District or a non-contributor to an Historic District in the same manner and procedure as was followed in the original designation. This action shall result from new information, the discovery of earlier misinformation or change of original circumstances, conditions or factors which justified the designation of the Resource or District. (Added Ord. 99-50, §§ 1, 2, 9-9-99)

SEC. 12-1615. - LOCAL REGISTER OF HISTORIC RESOURCES.

Resolutions adopting designations of Historic Resources and Local Historic Districts shall collectively be known as the Local Register of Historic Resources. The local register shall be kept on file with the Secretary, who shall transmit copies to the City Clerk, and to the Development Director, the Public Works Director, the Fire Chief, the Chief of Police, the Director of the Fresno City and County Historical Society, and the main branch of the Fresno County Library. (Added Ord. 99-50, §§ 1, 2, 9-9-99)

SEC. 12-1616. - DELETION OF DEMOLISHED, RELOCATED OR RESCINDED DESIGNATED HISTORIC RESOURCES.

When a designated Historic Resource has been demolished or relocated outside the city limits or when its designation has been rescinded pursuant to the provisions of this article, the

(State use only)

Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

HISTORIC RESOURCES INVENTORY

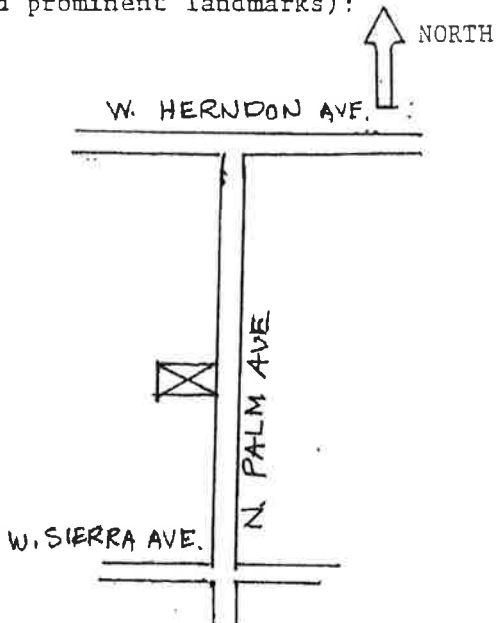
IDENTIFICATION

1. Common name: CRAYCROFT HOME
2. Historic name, if known: SAME
3. Street or rural address 6545 N. PALM AVENUE
 City: FRESNO ZIP: 93704 County: FRESNO
4. Present owner, if known: PENSTAR Address: 4955 E. ANDERSON AVENUE
 City: FRESNO, CA ZIP: 93727 Ownership is: Public Private
5. Present Use: Vacant Original Use: Residence
 Other past uses: None

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
 A two-story residence entirely of masonry construction using a variety of masonry materials, of English Revival Style, with a detached 3-car garage of the same materials and structural proportions. These structures are located on a site containing .73 acres, with large lawn and garden areas front and back, elaborate patio and barbeque, and masonry wall surrounding backyard. The home is well maintained and unchanged since its construction in 1927.

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



8. Approximate property size:
 Lot size (in feet) Frontage 130.35 ft.
 Depth 240.00 ft.
 or approx. acreage 0.72 Ac.
9. Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered
11. Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
12. Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other
13. Date(s) of enclosed photograph(s): 1927, 198

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco
d. Adobe e. Wood f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction _____ This date is: a. Factual b. Estimated
17. Architect (if known): W.D. COATES
18. Builder (if known): F.J. CRAYCROFT
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s)
e. Formal garden(s) f. Windmill g. Watertower/tankhouse
h. Other i. None

SIGNIFICANCE

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

C.J. Craycroft established the Craycroft Brick Company in 1887 and was elected to the Fresno City Board of Trustees in 1892. He served eight years, four of which he was chairman. His son, Frank J. Craycroft, became president of the company in 1915 and built the home at 6545 N. Palm Avenue in 1927. The home was designed by a local architect W.D. Coates. Coates was trained by and worked for other notable architects including the legendary French architect Paul Phillippe Cret and pioneer California architects, the McDougall Brothers. The home is unchanged from original construction, and occupied only the the Craycroft family for 54 year

21. Main theme of the historic resource: (Check only one): a. Architecture
b. Arts & Leisure c. Economic/Industrial d. Exploration/Settlement
e. Government f. Military g. Religion h. Social/Education
22. Sources: List books, documents, surveys, personal interviews, and their dates:
"A Portrait of Fresno," Fresno City and County Historical Society.

23. Date form prepared: 10/30/87 By (name): ROGER B. TAYLOR
Address: 2326 Fresno Street, Room 103 City Fresno ZIP: 93721
City Hall, Development Dept,
Phone: (209) 488-1361 Organization: City of Fresno

(State Use Only)

ATTACHMENT A

HISTORIC REPORT

The Frank J. Craycroft home is located on the west side of N. Palm Avenue approximately 1000 feet north of Sierra Avenue. The original parcel included four of J. C. Forkners' 20-acre lots in the extensive fig orchards which he had planted and subdivided between 1910 and 1917. Approximately one acre of fig trees was cleared to make room for the residence, gardens, and accessory structures. The other 79 acres of fig orchard remained intact until recently when, with all surrounding property having been developed, the entire Craycroft site was sold for development of residences, apartments and offices. The developer has been required to preserve the Craycroft home as condition of approval of the project. It is proposed that the home be used for offices. The grounds include a number of large trees.

The main residential structure was built in 1927 for Frank J. Craycroft, the president of Craycroft Brick Company, and is of great architectural significance to the community of Fresno. It is of English Revival Style; with generous use of the Craycroft products of brick and tile. The walls are made of hollow tile; exterior brick is variegated dark colors, with random clinker bricks and the skintled pattern of randomly placed individual bricks placed at an angle and projecting from the plane of the wall. The roof material is variegated color tile with tile wrap-around trim on the gables and ridge cap. The most unique feature of the front elevation is the entry porch. The porch opening includes a round arch which is set-off by a course of soldier-bond bricks. The porch roof is an extension of the main roof. All first and second floor windows are symetrically placed and upper and lower windows are matched. All lower windows are framed with shutters of an informal design. The attic gables are vented with small narrow vertical openings which are topped with a round arch. The detached three-car garage is composed of matching design elements and materials. An elaborate barbeque-outdoor kitchen area is built into a wall which surrounds the backyard and which is entirely constructed of brick.

The architect of this home lends importance worth noting. W.D. Coates (1881-1953) began his career in architecture as an apprentice to the pioneer California architectural firm of McDougall Bros. Coates completed formal academic studies at the University of Pennsylvania under the legendary French architect Paul Philippe Cret, and was later appointed California State Architect in 1913. Coates returned to his hometown to set up private practice with Harrison B. Traver in 1914. Their first work in Fresno was the Travelers Hotel, located at Tulare and "H" Streets. The Craycroft residence remains to this day an exemplary work by W.D. Coates,

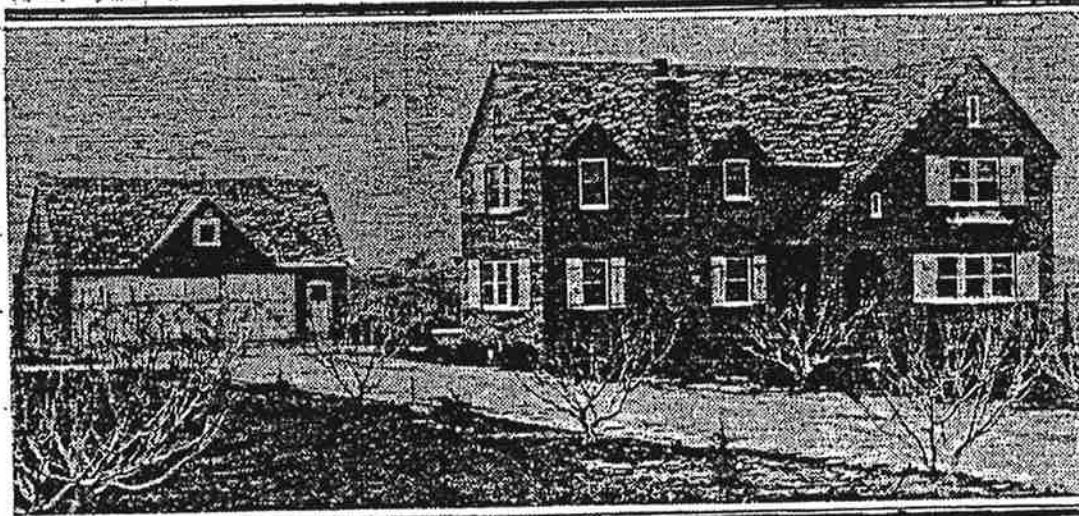
whose impact on the community may also be measured by the fact that a prestigious scholarship awarded in architectural studies by California State University, Fresno, carries his name. Coates designed a number of other buildings which have already been placed on the Register.

The Craycroft family is one of Fresno's most prominent families, particularly as it relates to the construction industry. The Craycroft Brick Company is the fifth oldest continuously operating business in Fresno, having been established in 1887 by Columbus J. Craycroft. The plant, located at 2301 W. Belmont Avenue, has been at that location for 77 years. C. J. Craycroft was elected a city trustee in 1892 and served eight years, four of which he was chairman. His son, Frank J. and grandson Kenneth T., have continued the family tradition of public service and leadership.

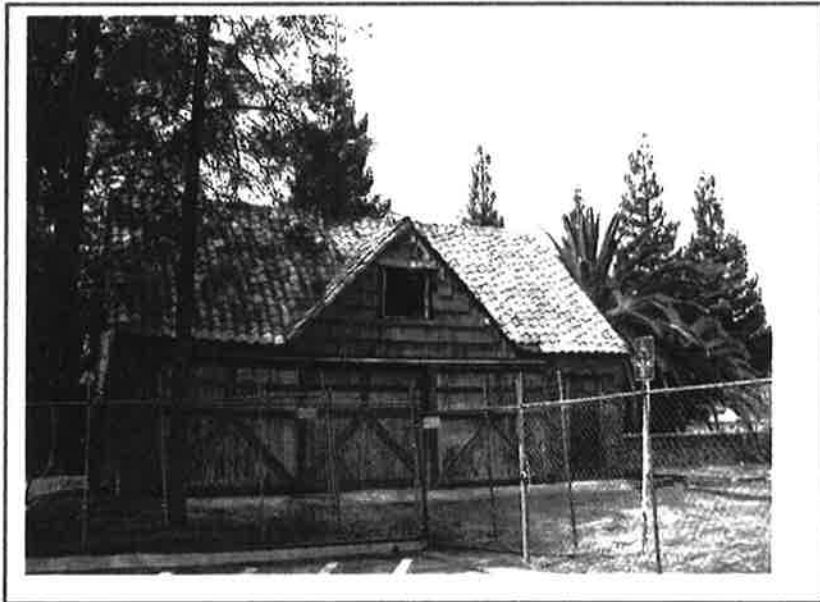
4832T/234

Picturesque New Home

Home of Frank J. Craycroft at Sierra and Palm avenues in Figardens has just been completed. It is a two-story, with seven rooms, two baths, skintled brick and hollow tile construction, with tiled roof. The house, one of the finest built around here in recent years, was designed by W. D. Coates, local architect, and is of the English type of architecture.



n.d.



**Frank J. Craycroft Home and
Garage/Carriage House 3.25.13**

August 14, 2015



Karana Hattersley-Drayton, Secretary
Historical Preservation Commission
Development and Resource Management Department
Fresno City Hall
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

Re: Frank J. Craycroft Home, HP# 182
6545 North Palm Avenue, APN 407-762-12

Dear Ms Hattersley-Drayton:

Craycroft House, LLC, as the owner of the property referenced above, hereby requests that the City of Fresno Historic Preservation Commission grant a delisting from the Local Register of Historic Resources.

We understand pursuant to Fresno Municipal Code Section 12-1614, Amendment or Rescission of Designation, the Commission may rescind a designation of a Historic Resource. A portion of this section allows a delisting when there is a *"change of original circumstances, conditions or factors which justified the designation of the Resource."*

The property was purchased in 2005 with the intent of restoring the structures to habitable condition suitable for occupation by our mortgage brokerage business which is located in an adjacent building. Considerable funds were expended over the next several years for inspections, structural testing, asbestos removal, architectural design, consulting, and entitlement application preparation and processing. This led to the submission of a Site Plan Review Application in 2007 and a hearing before the HPC which received an approval but denied a request to raise a small building on the site, referred to as the carriage house, to utilize the building materials to restore the main building. This denial would make a proper restoration of the main building much more expensive in that the buildings were constructed in 1927 and like materials are extremely scarce or, in some cases, nonexistent. During this time structural testing reports revealed issues that would require considerable additional expense to bring the main building to a condition where it could be safely occupied and to the smaller building to make it useable. Cost estimates for required work far exceeded expectations, so the approved Site Plan Review Application was not taken beyond this point.

Additionally, around this time the national economy went into a deep recession and business was greatly affected to a point where restoring the structure was even farther beyond the point of being financially feasible. The property was offered for sale and has remained for sale since that time. The asking price for the property has always been the value of the land but no bonafide buyer has ever made a written offer. The property has been advertised, including special notices to the local historical preservation community, without success.

To justify this request we offer the following:

The main justification for delisting is the property was in poor condition when originally listed and would have required great expenditure to make the buildings and grounds suitable for occupation at that time and the cost and the scope of a restoration has risen considerably over the last several years. The previous owner considered a restoration project but abandoned that pursuit after a licensed structural engineer conducted an investigation in 1988 that identified the following issues including, but not limited to: lack of reinforcement in the exterior walls, lack of a footing under the basement retaining walls, no structural connection between the roof and the walls, some mortar damage and deterioration, areas of damage through water migration, areas with dry rot, exterior and interior wall cracking, some ceilings with less than required head clearance height, framing on both floors that is inadequate for safe loading, damage from insect and vermin infestations, the lack of useable heating and electrical systems. A recent structural observation reveals that the north facing exterior wall is leaning outward.

We assert that there has been a change of original circumstances and conditions that were used to justify the original listing. The property was in poor condition when listed and is in extremely poor condition now having been vacant for over 20 years. It has been vandalized regularly an estimated over one hundred times in spite of being fenced and boarded up for over two decades. Perpetrators have been caught in the act of destroying the interior walls, ceilings, floors, cabinets and plumbing fixtures but authorities have refused to prosecute since they are always juveniles and would likely be released anyway.

Over the last 8 years we have had several additional professional investigations conducted to refine the feasibility and practicality of restoration which resulted in more discouraging evaluations that have led to a determination that the existing buildings are the major obstacles to a sale of the property to a commercial user.

We have continually worked with a very prominent local commercial real estate broker since determining the cost of rehabilitation is well beyond reach. The broker has long advised us that the existing structures are a great hindrance to the sale of the property due to the building locations and configuration on the site, structural condition, room arrangement as a former residence, interior and exterior physical condition, and antiquated plumbing system as well as the condition of the electrical and mechanical systems. These all add to the difficulty of achieving safe, usable structures for virtually any occupant.

Added to the issue of the practicality of restoration of the main building is the structural and physical condition of the smaller structure referred to as the carriage house. A professional engineer determined in 2006 that this building is so structurally unsound that a major reconstruction would be necessary to bring it to a point where it could be safely usable for even a storage use. The expense of this reconstruction would far outweigh the value of the square footage gained for storage.

We can assure you we would be grateful for a buyer that would be willing make the expenditure and take on the risk of a restoration project but there seems to be no interest from persons with the means and desire to purchase the property in its current condition with the buildings remaining in place. Numerous parties have contacted our broker over the last several years about purchasing the property for the asking price of the land but a condition of sale has always been approval by the City of Fresno for removal of the buildings.

In order to acquire the approval for removal of the buildings a delisting is the first step therefore, this request is made for approval of a delisting of the property.

If you have any questions, please contact us at your convenience.

Respectfully submitted,

Craycroft House, LLC

A handwritten signature in cursive script that reads "Linda East, Member". The signature is written in black ink and is positioned above a horizontal line.

Linda East, Member

Cc: Jennifer K. Clark, Director DARM
Dan Zack, Assistant Director DARM

FORMER FRANK J. CRAYCROFT HOME FOR SALE

6545 North Palm Avenue
Fresno, California 93704

Sale Price (As Is)
\$409,750



For Additional Information,
Please Contact:

Craig "Cap" Capriotti

cap@fortuneassociates.com

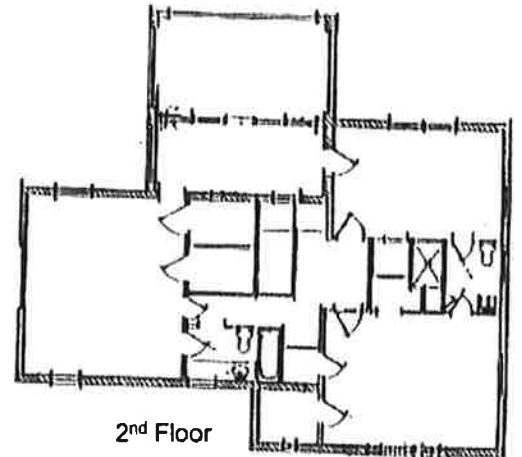
(559) 490-2500

- Frank J. Craycroft Home, Fresno City Historic Property No. 182, an English picturesque-style residence with former carriage house both designed by W. D. Coates and constructed in 1927
- Great northwest Fresno location on Palm Avenue between Sierra & Herndon Avenues
- Convenient access to Freeway 41 & 99 via Herndon Avenue
- Abundant parking on site
- Zoned for residential or professional office

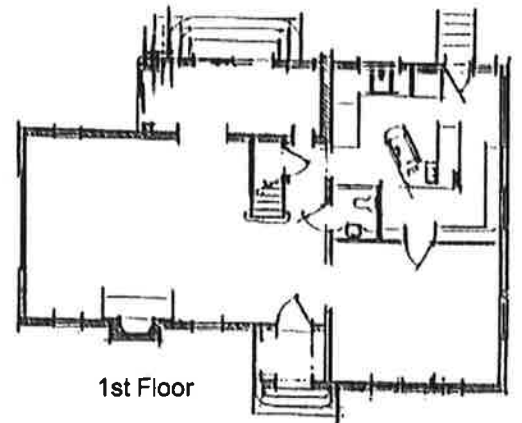
680 West Shaw Avenue, Suite 200 ■ Fresno, California 93704-2450 ■ (559) 490-2500 ■ Fax (559) 490-2520

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 00746807

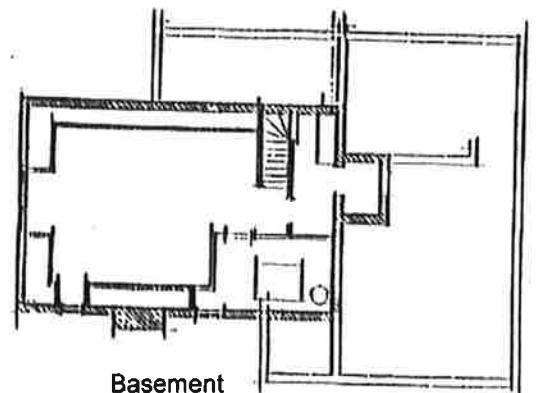
Former Frank J. Craycroft Home Aerial Map and Floor Plans



2nd Floor



1st Floor



Basement

Frank J. Craycroft Home (HP#182)

(Partial) Timeline of Actions and Entitlements

- 1927** Home and 3-car garage (carriage house) constructed at 6546 N. Palm Avenue for Frank J. Craycroft in an English picturesque-style; designed by W.D. Coates, former State Architect.
- April 8, 1986** Rezone Application No R-7473 approved by City Council, rezoned Craycroft parcel from AE-5/UGM to R-P/UGM/cz. Condition of Zoning #6: "The historic Craycroft residence and its accessory structures shall be retained."
- August 29, 1986** "Statement of Covenants Affecting Land Development (Rezoning Application No. 7473).
- October 26, 1987** "Site Plan Review Application No. 9517 Filed by Penstar, for The Conversion of the Historic Craycroft Residence to Professional Offices on .75 acre.... Conditions of zoning applicable to site plan review include "The historic Craycroft Residence and its accessory structures shall be retained."
- December 8, 1987** "A Resolution of the Council of the City of Fresno Designating The Craycroft Residence... to the Local Official Register of Historic Resources." (HP#182)
- March 2, 1989**
May 17, 1989 Planning and Development Memos: entryway brick pylons and landscaping removed without permission; lack of compliance with approved site plan S-9517.
- June 16, 1998** "Review and Determination of Preliminary Plans, the Craycroft Home, 6545 N.Palm Avenue, Historic Resource #182. HPC
- August 2, 1998** "Historical Home to Become Offices: Project Will Keep the Character of the Former Craycroft Residence." Fresno Bee 2 August 1998.
- October 23, 2003** "Preservationists Warn Historic Fresno Building Could Be Lost: North Fresno Building Now on the Local Register of Historic Resources was Built in 1927 by Frank Craycroft." Paula Lloyd, *Neighbors Cityview*.

- February 23, 2004** "Carrots and Sticks: Minimum Maintenance of Historic Resources. Status Report and Update on Hotel Fresno, Sample Sanitarium and the Craycroft Home." HPC Agenda.
- March 3, 2004** Meeting with property owner (Penstar), Planning Director and Staff regarding timeline for restoration of the Craycroft Home.
- May 2004** Series of e-mails from Council Member Brian Calhoun, regarding concerns about status of the Craycroft Home: "That wonderful, historic building has, unfortunately, been deteriorating for many years and I am not about to see it continue."
- May 24, 2004** Property owner appears before HPC; reiterates promise to have architectural plans for restoration forthcoming.
- March 2005** Property sold to Doug Johnson and Linda East. Press events and community clean-up at site. "Historic Craycroft Home to be Restored." Release for a press conference at the site, prepared by City's Public Affairs Office.
- April 3, 2005** "Vacant historic home gets new life," Fresno Bee 3 April 2005.
- April 14, 2006** New owners report serious engineering problems with former carriage house. Engineer and architect retained by property owners are replaced.
- September 12, 2006** Calls to Doug Johnson and Dave Henderson, architect who is serving in an advisory capacity. Structural testing curtailed due to infestation of bees. Plans are to upgrade the infrastructure of the home for use as an office for the owner.
- February 26, 2007** "Review and Make Findings on Major Revised Exhibit for the Frank J. Craycroft Home, 6545 N. Palm Avenue (HP#182)." Operational statement includes plan to demolish the carriage house which would require environmental review; HPC and public are not in support but no findings are made this evening.
- May 21, 2007** "Review and Make Findings on the Revised Site Plan for the Frank J. Craycroft Home, 6545 N. Palm Avenue (HP#182)" HPC. Project approved with "mothballing" protocol for carriage house; Restoration of home using materials from rear elevation as well as from two small sheds to be demolished. HPC finds that the proposed project qualifies for a CEQA Categorical Exemption Class 31, 1 and 32.
- July 27, 2007** "Site Plan Review Application No-S-07-093."

- April 27, 2009** "Review and Approve Request to Pursue Formal Action Under FMC 12-1626 (Minimum Maintenance Provisions) for the Frank J. Craycroft Home (HP#182) Located at 6545 N. Palm Avenue." HPC
- October 24, 2011** "Review and Make Recommendations on Minimum Maintenance Issues for Historic Properties Pursuant to FMC 12-1626." HPC
- August 26, 2013** "Review Status of the Frank J. Craycroft Home (HP#182) 6545 N. Palm Avenue Pursuant to FMC 12-1626." (Minimum Maintenance sections of the HP ordinance). HPC establishes a sub-committee to "find funding and interest in rehabilitation, or mothball the Craycroft Home, and to work with the property owner on this endeavor."
- October 23, 2013** Tour of Craycroft Home by Jason Hatwig, John Degunya P.E. and Dr. Jesus Larralde Muro (FSU). Met on site with Lisa Woolf, Cornerstone Structural Engineers; Molly Smith and Scott Vincent Architects also for tour of building.
- December 16, 2013** "Craycroft Sub-committee Report" HPC by Jason Hatwig, LEED AP BD+C (Commissioner).
- March 26, 2014** Meeting with representatives of the property owner, City attorney and planning staff to discuss process for a demolition permit.
- May 2014** Historic Preservation Week includes article in *Central Valley Magazine* with water color by Pat Hunter and article by Janice Stevens, "Craycroft Home on Shaky Ground."
Property owners prepare a sales flyer (received May 8th) which is forwarded by City staff to the Historical Society, HP lists, etc.
- September 26, 2014** Internal meeting with Planning and City attorney staff regarding property owner's inquiry about delisting or demolishing the home.
- August 14, 2015** Letter to Karana Hattersley-Drayton from Linda East requesting delisting of the Craycroft Home from the Local Register.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, RESCINDING THE DESIGNATION OF THE FRANK J. CRAYCROFT HOME (HP#182) LOCATED AT 6545 N. PALM AVENUE, FRESNO, CALIFORNIA FROM THE LOCAL REGISTER OF HISTORIC RESOURCES

WHEREAS, the Frank J. Craycraft Home is a full 2-story English picturesque-style residence with a former 3-car garage/carriage house that was constructed in 1927;

WHEREAS, the home was designed by William D. Coates who served from 1909 to 1911 as the California State Architect and in practice with Harrison Traver designed local Fresno landmarks such as the Albert Wishon Home on Huntington Boulevard (1916), the Liberty Theater (1917) and Fresno High School (1920);

WHEREAS , the Craycraft residence and outbuilding were constructed on 80 acres of fig orchards in what was then rural northwest Fresno for Frank J. Craycraft, the son of Fresno pioneer C.J. Craycraft;

WHEREAS, the elder Craycraft established the Craycraft Brick Company in 1887 and served on the Fresno City Board of Trustees for several years with Frank J. Craycraft eventually assuming the Presidency of this company;

WHEREAS, the home and outbuilding are constructed of hollow clay brick tiles with a cladding of traditional masonry brick and clinker bricks from the Craycraft Brick Company;

WHEREAS, the property remained in the Craycraft family for over fifty years but in 1979 was sold to the Penstar Company;

WHEREAS, the property was rezoned in 1986 and a site plan was filed and approved in 1987 which allowed for commercial development on the .75 acre parcel

which included the home, garage, and formal entranceway;

WHEREAS, conditions of approval for both the rezone and the site plan included retaining the "historic Craycraft Residence and its accessory structures" with a covenant filed for the rezone in 1986;

WHEREAS, on December 8, 1987 the Fresno City Council designated the Craycraft Home to the Local Register of Historic Resources;

WHEREAS, in March 2005 the property was sold by Penstar to the current owners, Douglas Johnson and Linda East;

WHEREAS, the property owners purchased the property with the intension to fully restore the buildings for occupation for their business;

WHEREAS, on May 21, 2007 a Major Revised Exhibit was presented to the Historic Preservation Commission which included removal of two minor sheds on the rear of the garage, mothballing the garage, landscaping plans and restoration of the home using materials from the sheds;

WHEREAS, at this May 21, 2007 public hearing the Commission approved the plans allowing for a Categorical Exemption under the California Environmental Quality Act;

WHEREAS, with the downturn in the economy beginning in 2007 the property owners curtailed these restoration plans and eventually placed the property on the market and have to date received no viable offers;

WHEREAS, planning and preservation staff have met with the property owners and their representative regarding security and maintenance of the site and these issues have been brought before the Historic Preservation Commission on several occasions;

WHEREAS, the inability to sell or adaptively reuse the home has created an unreasonable economic hardship for the owner;

WHEREAS, on August 14, 2015 the owners submitted a letter to staff requesting that the Craycroft Home be delisted from the Local Register of Historic Resources which would allow for the buildings to be more easily demolished for any future development;

WHEREAS, pursuant to FMC 12-1614 the Historic Preservation Commission may amend or rescind a designation of a Historic Resource "in the same manner and procedure as was followed in the original designation";

WHEREAS , the Historic Preservation Commission on September 28, 2015 reviewed the evidence and found that there was no "misinformation or change in the original circumstances, conditions or factors which justified the designation of the Resource";

WHEREAS, the Commission and staff found that the Craycroft Home continues to meet the designation criteria as outlined in FMC 12-1607 as eligible for the Local Register of Historic Resources due to its age, its integrity to the 1927 period of significance and its historic significance;

WHEREAS, the City of Fresno Historic Preservation Commission, at a duly noticed public hearing held on September 28, 2015, heard testimony on the subject property;

WHEREAS, based on that testimony, and the presentation of facts relating to the criteria for official designation, as set forth in the Fresno Municipal Code, Chapter 12, Article 16, made the following findings:

That the Frank J. Craycroft Home continues to meet the criteria set out in Article 16, Chapter 12, Section 12-1607 (a) of the Fresno Municipal Code; and is eligible for listing

on Fresno's Local Register of Historic Resources; and should be recommended to the Fresno City Council that it remain designated as a Local Resource; and

WHEREAS, on January 28, 2016 Council held a hearing where it considered the recommendation of the Historic Preservation Commission, and considered substantial evidence, including but not limited to, staff presentation, a report prepared by staff addressing the property's eligibility to the Local Register, a Primary Record ("PR") and a Building, Structure and Object Record ("BSOR") prepared by the City's Historic Preservation Specialist (as defined in FMC § 12-1604(b)) finding that the property continues to meet the Historic Resource eligibility requirements for criteria i, ii and iii to subdivision 12-1607(a)(1).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. Council finds that the above recitals are true and correct.
2. Council rescinds the designation of the Frank J. Craycroft Home as a Historic Resource on the Local Register of Historic Resources.

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of, 2017.

AYES
NOES
ABSENT
ABSTAIN :

Mayor Approval : _____ 2017
Mayor Approval/No Return: _____, 2017
Mayor Veto: _____, 2017
Council Override Vote: _____, 2017

YVONNE SPENCE, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: _____
Talía Kolluri-Barbick Date
Senior Deputy City Attorney