



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VI. B

HPC MEETING: 11/16/2015

APPROVED BY

DEPARTMENT DIRECTOR

November 16, 2015

FROM: DAN ZACK, AICP, Assistant Director
Development and Resource Management Department

BY: KARANA HATTERSLEY-DRAYTON, M.A. 
Secretary
Historic Preservation Project Manager

SUBJECT: REVIEW AND PROVIDE COMMENTS ON A PROPOSED 16-UNIT HOUSING
IN-FILL PROJECT LOCATED AT 1743 AND 1745 L STREET, S-15-108
ADJACENT TO THE HELM HOME (1901), HP#112 AND THE LONG (BLACK)
HOME (1907) HP#113 PURSUANT TO FMC 12-1606(a)(2) and 1606(b)(6).

RECOMMENDATION

Staff requests that the Historic Preservation Commission review and provide comments on the infill housing project proposed for 1743 and 1745 L Street. Staff does not support the elevation drawings as submitted, particularly so for the units which face onto L Street. As proposed, the massing of the 8-plex building will create an adverse impact to the streetscape and to the four designated historic homes on west side of L Street.

EXECUTIVE SUMMARY

Granville Homes proposes to construct two 2-story 8-plex residential units on two adjacent parcels, the site of the former Newman Home (HP#117, c1905) and the parcel to the north. The historic Newman home burned in 2009 and was subsequently demolished. A charrette for a proposed project at this location was held with the Historic Preservation Commission on May 18, 2015. At this meeting the applicant presented plans for four separate 4-unit buildings, with two facing L Street and two at the rear of the parcel. Commission comments included concern over the lack of on-site parking, a question about the actual front yard setback (and whether it lined up with the front porches of adjacent historic properties), concern about the articulation of the dormer windows on the facades and a request for porches of at least 8-feet in depth. Public testimony included a concern about the actual side yard setbacks (Exhibit B). In response to these comments the applicant modified the initial conceptual plans and has submitted the attached (Exhibit A).

Pursuant to FMC 12-1606(a)(2) and 12-1606(b)(6) the Commission should evaluate whether the design and plan of the proposed residential buildings will adversely affect "the significance of Historic Resources," specifically the four designated historic buildings on this side of L Street.

An archaeological survey of these two parcels (and that at 1752 L Street) was received Friday, November 13, 2015 and is attached (Exhibit D). The consultants, Applied Earthworks, concluded that the archaeological potential for the project area is low.

BACKGROUND

The duties and powers of the Historic Preservation Commission are detailed in the City's Historic Preservation Ordinance, Fresno Municipal Code 12-1606. A primary responsibility of the Commission is "the regulation of exterior alterations visible from a public right-of-way including demolition, relocation and new construction, and interior alterations which would affect the significance of Historic Resources or Historic Districts." Section 1606(b)(6) addresses the conduct of land use, housing, redevelopment, municipal improvement and other types of planning and programs undertaken by any agency or department of the city, county or state as they relate to designated Historic Resources.

The four designated historic homes on the west side of the street include the Mission Revival Helm Home (1901-2), the Colonial Revival Long/Black Home (1907), the restored Neoclassical Towne Apartments (1908) and the 2-story Colonial Revival Bean Home (1904). All four designated historic properties include a partial width one story porch, wood sash windows, a deep setback from the property line and some kind of dormer treatment on the façade. Exterior cladding includes wood, brick and stucco, with the treatment carried out on all four elevations.

The elevation drawings submitted for the proposed 8-plexes depict 2-story units architecturally rendered to capture elements found in early 20th century residential buildings including tapered columns supporting a full 2-story exterior porch (galleria), double hung sash windows and a medium pitched truncated hip roof. The drawings appear to be a double-wide version of the Arts and Crafts style Cutting Flats located at 2-16 N. San Pablo (Exhibit C). However, as presented, the facades of the building(s) evoke the aesthetics of French Louisiana or Texas, more so than California. The building mass is too large for what was formerly single-family housing stock on two separate lots. Additionally, the wood siding needs be carried to all elevations, the windows should have wood sash (as included in all historic properties) with true divided lights on the dormer.

The Fulton-Lowell Design Review Committee also reviewed the proposed project at a publicly noticed meeting on November 9, 2015. Their comments included a request for additional off-street parking, removal of any sliding windows (as depicted for bathrooms), a possible "flipping" of Building B to face the alley, with siding applied to at least three sides of each of the buildings.

The parcels are currently vacant, thus the Historic Preservation Commission's comments are advisory only. No permit will be submitted to this body for approval or rejection. The exception is that the HPC is also responsible for sub-surface resources, pursuant to FMC12-1600 et seq. The attached Cultural Resources survey prepared by Applied Earthworks concluded that the archaeological potential for sub-surfaces resources was low for these two parcels.

- Attachments:
- Exhibit A - Site Plan and Elevation Drawings for Proposed 16 Unit Infill Project Located at 1743-1745 L Street, Granville Homes.
 - Exhibit B - Minutes from May 18, 2015 Historic Preservation Commission.
 - Exhibit C - State of California Survey Forms for W.P. Cutting Flats 2-16 N. San Pablo Avenue Prepared 30 November 2004 by Karana Hattersley-Drayton, M.A. for the City of Fresno
 - Exhibit D - Cultural Resources Survey Prepared by Applied Earthworks 12 November 2015.

NOTES:

1. CONTACT BOLD WHITE ENGINEER FOR APPOINTMENT TO ESTABLISH ACCESS TO SITE. SITE ACCESS SHALL BE ESTABLISHED AS A CONDITION OF PROCEEDING PERMIT.
2. THE BOLD WHITE ENGINEER, BOLD WHITE AND ANY OTHER UNDESIGNATED PERSONS AT ALL TIMES SHALL BE RESPONSIBLE TO THE CITY OF PALMDALE FOR THE PROTECTION OF THE SITE AND THE PROTECTION OF THE PUBLIC. THE BOLD WHITE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SITE AND THE PROTECTION OF THE PUBLIC. THE BOLD WHITE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SITE AND THE PROTECTION OF THE PUBLIC.
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5. ANY UTILITIES REMAINING UNCHANGED SHALL BE THE RESPONSIBILITY AND LIABILITY OF THE BOLD WHITE ENGINEER. THE BOLD WHITE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SITE AND THE PROTECTION OF THE PUBLIC. THE BOLD WHITE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SITE AND THE PROTECTION OF THE PUBLIC.
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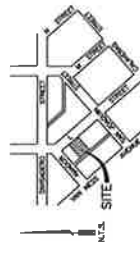
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NOTE:

1. PLANNED LAND USE: RECREATION (DOWNTOWN)
2. EXISTING AND PROPOSED ZONING: C-4 (CENTRAL TRADING)
3. COMMUNITY PLAN: CENTRAL AREA
4. SPECIFIC PLAN: PALM-LOWELL
5. PROJECT SITE AREA: 0.48 ACRES
6. GROSS AREA: 0.48 ACRES

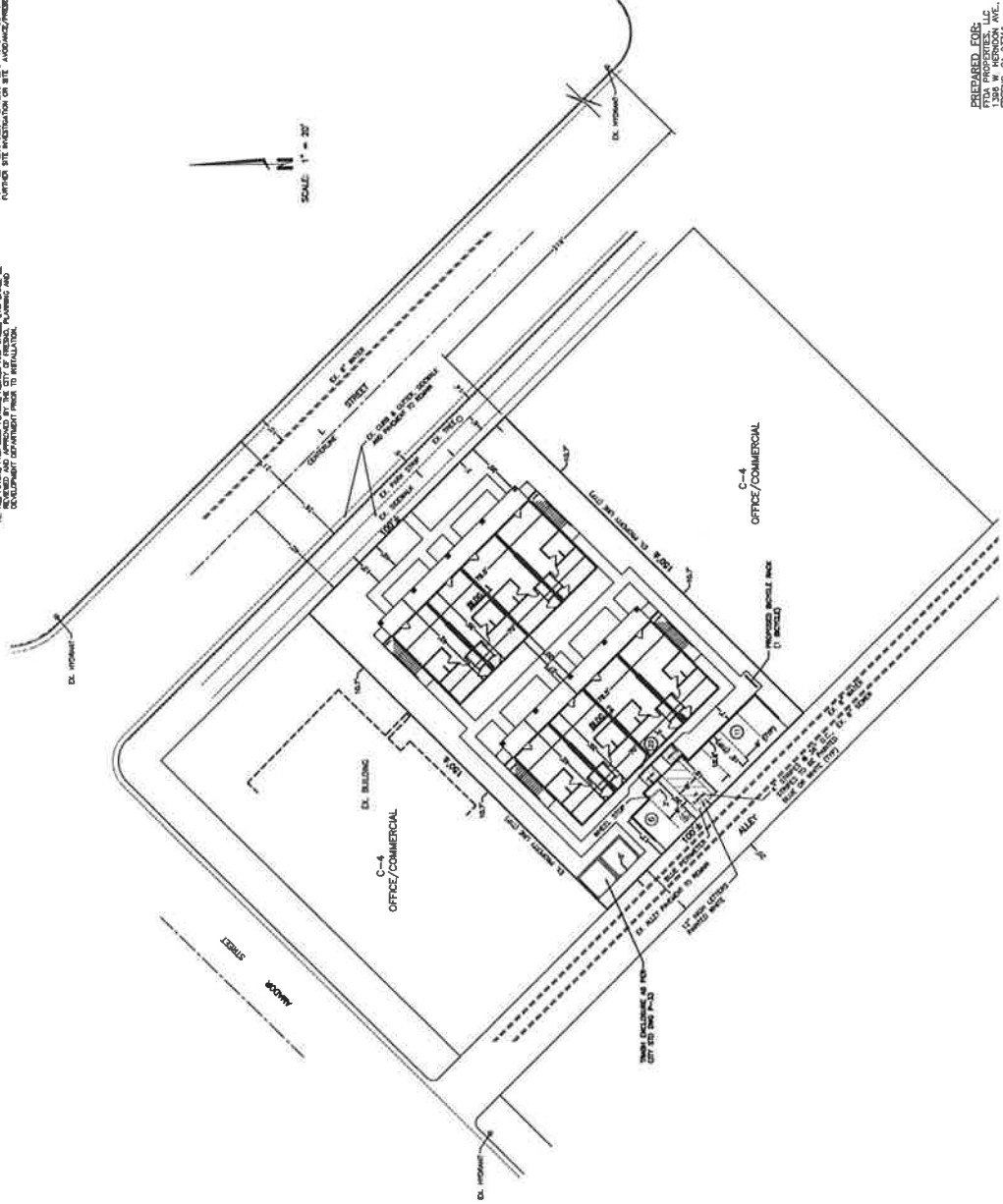
VICINITY MAP:



LEGEND:

- PROPOSED PROPERTY LINE
- SUBJECT PROPERTY BOUNDARY
- EXISTING CLUB & GUTTER TO SEAM

SITE PLAN 1743 L STREET APN 466-132-02 & 03 S-15-

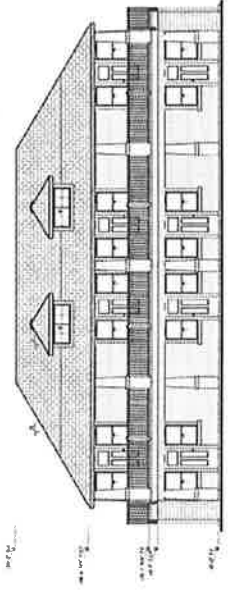


PREPARED FOR:
BOLD WHITE ENGINEER, INC.
1308 W. HERNDON AVE., SUITE 101
PALMDALE, CA 93551
(805) 434-0000

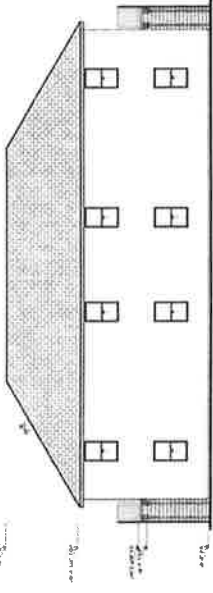
CARY G. GUARNITTA
CARY GUARNITTA & ASSOCIATES
1308 W. HERNDON AVE., SUITE 101
PALMDALE, CA 93551
(805) 434-0000

SHEET 15/15



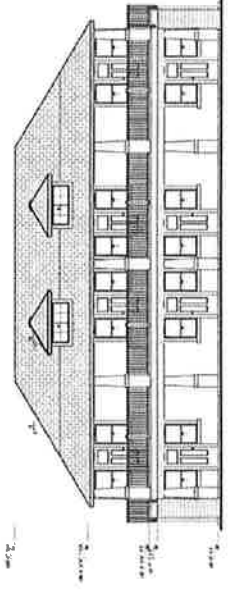


FRONT ELEVATION - FACING L STREET
 SCALE: 1/8"=1'-0"

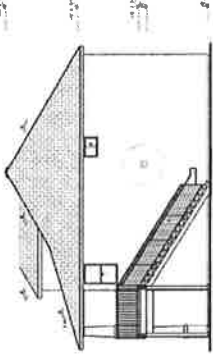


REAR ELEVATION
 SCALE: 1/8"=1'-0"

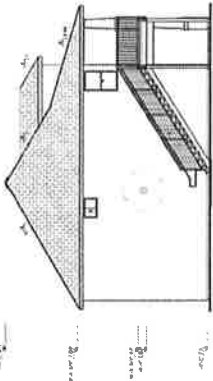
1743 L STREET



FRONT ELEVATION - REAR BUILDING
 SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/8"=1'-0"

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5B _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name: W. P. Cutting Flats

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

***b. USGS 7.5' Quad:** Fresno South 1963, Photorevised 1981; parcel located in the southeast ¼ of Section 4, T14S R20E.

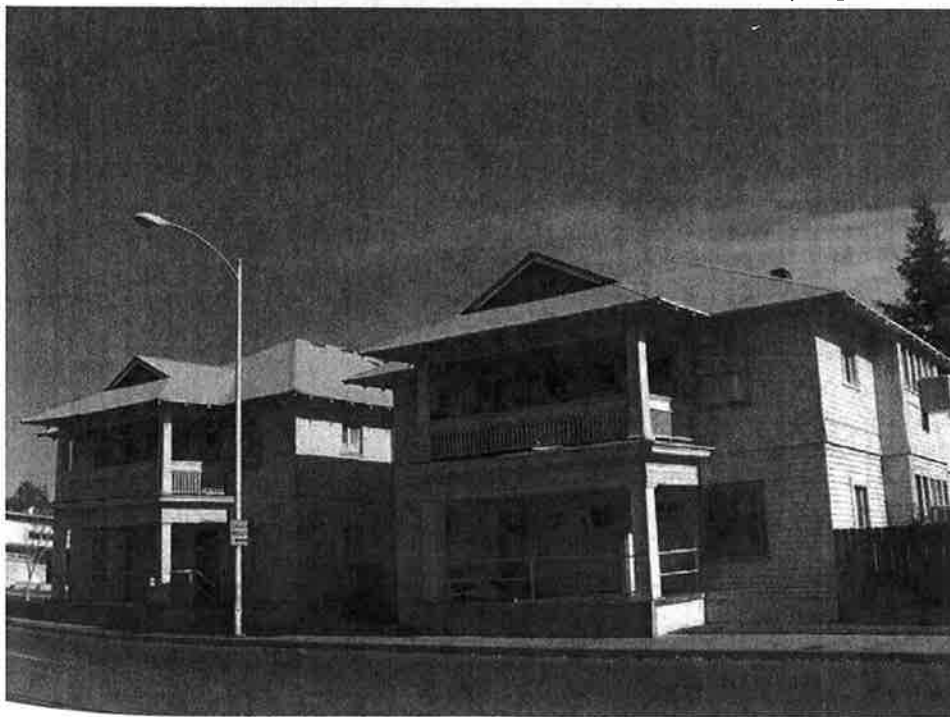
c. Address: 2-16 N. San Pablo Avenue, Fresno

d. Assessor's Parcel Number: 466-101-22

***P3a. Description:** There are two identical 2-story "flats" on this parcel, with four units in each. The address of the northern most building is 10-16 N. San Pablo, 2-8 is next door on the south. These Craftsman style buildings are essentially rectangular in plan, wood framed and sit on a brick foundation. The roof is hipped with wide eaves and exposed rafter tails. The upper story of each building is clad in shingles, whereas the lower floor has broad horizontal lapped siding. Although the exterior paint is now white it is possible that the buildings were originally natural wood, as would be buildings in the San Francisco Bay Tradition. On the façade is a full two-story partial width porch with a heavy wood balustrade on the upper balcony. The porch is supported by square wood posts with flat caps and is protected by a shed roof with a gable peak, into which is inserted vertical slats for ventilation to the roof. The north and south elevations (or sides) of the buildings have rectangular two story bay windows with a series of five casement windows on each level. Most of the other windows in the flats are 1/1 double hung sash. The façade of each building has four wood panel doors that have an upper glass section with four lights. All doors on the two buildings appear original. A large double hung sash window on each side of the group of doors completes the symmetrical composition. A wooden staircase provides access to the upper floor on the rear elevation.

***P3b. Resource Attributes:** HP3 (Multiple Family-4 flats each complex)

***P4. Resources Present:** ● Building ● Element of District (Proposed L Street Historic District)



P5b Photo date: 11/30/04

***P6. Date Constructed/Age and Sources:** 1913-1914; Building Permit for 1914 but Polk Directory shows residents in 1913.

***P7. Owner and Address:**
Robert Gray Williams and
Susan K. Medina
1432 E. Divisadero
Fresno, CA 93721

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**
11/30/04

***P10. Survey Type:**
Intensive

***P11. Report Citation:** "Demolition Permit Review and Evaluation for 10-16 N. San Pablo Avenue and Evaluation of 2-8 N. San Pablo Avenue for Fresno's Local Register of Historic Resources."

***Attachments:** ● Building, Structure and Object Report ● Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5B

*Resource Name: **W.P. Cutting Flats**

B3. Original Use: Apartment "Flats" (4 units each)

B4. Present Use: Same/Rentals

***B5. Architectural Style:** Craftsman style flats

***B6. Construction History:** A building permit was issued for new construction in 1914 for the complex at 2-8 N. San Pablo. (The building permit file is currently missing for 10-16 N. San Pablo). The property received a new roof in 1936 and again in 1956.

***B7. Moved?** ☒ No

***B8. Related Features:** The flats are on the edge of the proposed "L Street Historic District." Immediately south of this parcel are two National Register properties: the Louis Einstein Home (1913) and the YWCA designed by Julia Morgan. The First Congregational Church (1911) is directly across the street on San Pablo and is on the Local Register.

B9a. Architect: Unknown

B9b. Builder: C. Samuelson.

***B10. Significance: Theme:** Working Class Multi-family Residential

Area: Central Fresno, original railroad grid

Period of Significance: 1913-1914

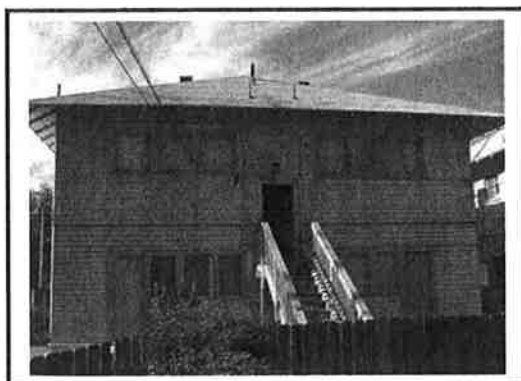
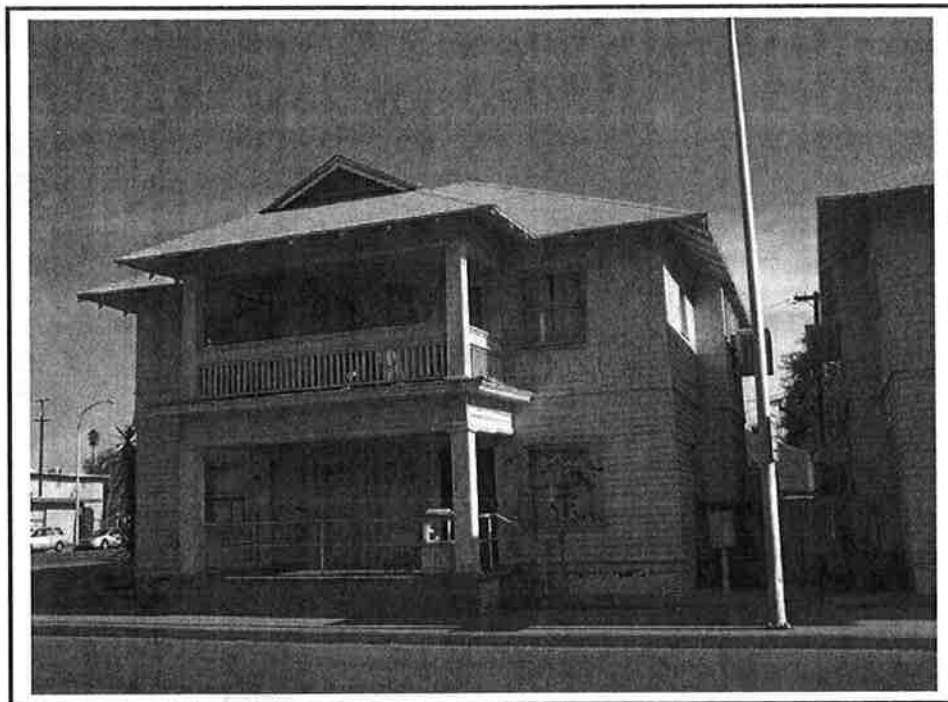
Property Type: 4-plex flats

Applicable Criteria: i, iii

This area of Fresno is the northern edge of the parent grid of the original railroad town, which was established in 1872. In 1898 a one-story house sat on the southern portion of what was then a larger lot at this corner. By 1906 this small residence was gone and two buildings faced onto Nielsen (now Divisadero). One of these buildings was noted as two-story "flats." In 1913, the same year that architect Edward T. Foulkes built a beautiful residence next door for Louis Einstein (now on the National Register), W.P. Cutting commissioned two 4 unit flats, clearly intended to be rentals for working class tenants. This mix of upper class and working class living side-by-side is an important facet of early Fresno architectural and social history. Although the actual building permit for the flats was for 1914, the fact that tenants were already listed in 1913 suggests that the building permit was issued after the apartments were completed. These two complexes are not as elaborate as the somewhat later Eaton Flats (HP#201); however they demonstrate a more than passing flair with a mix of window styles and cladding textures. They appear to be solidly constructed as well. Over the years a variety of tenants have lived here including traveling salesmen, a musician, bricklayer, a clerk in the City's Water Department, a printer at the Fresno Bee, a jeweler, etc. The two buildings were included in both the Ratkovich Plan survey (although not fully evaluated) as well as the proposed L Street Historic District and were found to be individually eligible as well as contributors to this district. The W.P. Cutting Flats have exceptional integrity to their period of significance (1913-1914) and appear to have historic significance under Criteria 1 and 3. They remain one of the earliest extant examples of a kind of housing that was once prolific in downtown Fresno.

***B12. References:** Sanborn Insurance Maps for Fresno 1898, 1906, 1918 and 1950; Personal communication with Cathy Rehart 2 December 2004; Building Permits on file with City of Fresno Planning and Development Department; Polk Directories for 1913-1951; Ratkovich Plan Survey, 1994.

(This space reserved for official comments.)



**Upper Photo: 10-16 N.
San Pablo Avenue
Lower Photo: Rear
Elevation of 2-8 N. San
Pablo Avenue**

November 12, 2015

Granville Homes, Inc.
ATTN: Mr. Jeffrey Roberts
1396 W. Herndon Ave., Suite 101
Fresno, California 93711

RE: Cultural Resources Survey of APNs 466-103-33, 466-132-02, and 466-132-03, City of Fresno, Fresno County, California.

Dear Mr. Roberts:

Granville Homes, Inc. (Granville) is proposing to develop three residential parcels on "L" Street in Fresno, California (APNs 466-103-33; and 466-132-02 and -03 which are adjacent) (Figure 1). The project will require compliance with City of Fresno regulations under the authority of the California Environmental Quality Act (CEQA). Based on the information received via email from you on October 27, 2015 and from Amber Martinez (Granville) on November 3, 2015, Applied EarthWorks, Inc. (Æ) requested a literature search at the Southern San Joaquin Valley Information Center at California State University, Bakersfield, contacted the Native American Heritage Commission, and conducted a pedestrian archaeological survey of the three parcels. This letter documents the results of the investigation to date.

I. RECORDS SEARCH & BACKGROUND RESEARCH

A records search from the Southern San Joaquin Valley Information Center (SSJVIC) was requested on October 29, 2015. The records search encompasses the entire footprint of the subject parcels as well as a 0.5-mile radius surrounding the project area. SSJVIC staff examine site record files, maps, and other materials to identify previously recorded resources and prior surveys within the delineated area. Additional sources generally include the National Register of Historic Places, the California Register of Historical Resources, the California Historical Landmarks, the California Inventory of Historic Resources, the California Points of Historical Interest, the Directory of Properties in the Historic Property Data File and Archaeological Determinations of Eligibility, and the California Department of Transportation (Caltrans) State and Local Bridge Inventory. These results have not yet been received.

In addition to the material noted above, Æ also reviewed a series of Sanborn Fire Insurance Company maps covering the three parcels between 1898 and 1950. Sanborn maps were prepared to assist fire insurance agents in assessing the degree of risk associated with a particular property and showed, among other things, the size and shape of buildings, locations of doors and windows, types of construction materials, widths of streets, buildings use, property boundaries, house and block numbers, etc. Of particular interest are the standard abbreviations noted for subsurface features including basements (B, B'st, or Bst), wells (We), water closets or privies (WC), and hollow spaces under a standing structure (OU for "open under"). The presence of any one of these kinds of subsurface features may indicate the potential for intact and *in situ* archaeological deposits.

The earliest map, 1898, shows that APNs 466-132-02 and -03 are both vacant. In 1906, a two-story residence had been built on 466-132-02 with a stable at the rear of the property; and a one-story outbuilding at the rear of 466-132-03, adjacent to the alley. By 1918, the residence on 466-132-02 is gone but the stable is still standing and a two-story residence had been built on 466-132-03 with a detached automobile garage at the rear of the property. In 1948, a new residence has been built on 466-132-02 along with a garage and an outbuilding. Both of the residences and garages are still present on the 1950 map update.



For APN 466-103-33, the 1898 map shows a one-story stable with a shingle roof adjacent to “L” Street. This is followed in 1906 with a one-story residence replacing the stable. The residence consists of four rooms with a shingle roof and a tiled chimney, probably in the kitchen. By 1918, the house had been substantially enlarged with a second story and three porches. This configuration remained at least through 1950.

II. NATIVE AMERICAN CONSULTATION

On October 29, 2015, Æ contacted the Native American Heritage Commission (NAHC) in Sacramento. Æ provided a brief description of the project and a map showing its location and requested that the NAHC perform a search of the Sacred Lands File to determine if any Native American resources have been recorded in the immediate study area. Æ also requested a current list of local Native American contacts for the project area. These results have not yet been received.

III. PEDESTRIAN SURVEY

The project survey area corresponds to the entirety of the three empty parcels subject to the proposed development. On November 11, 2013 Æ Senior Archaeologist Jay Lloyd completed a pedestrian survey to identify archaeological and built-environment resources on the two parcels. The project vicinity was photographed with a Canon Powershot A810 digital camera and the digital files are archived at Æ’s office in Fresno, California.

APNs 466-132-02 and -03 (Figure 2) are completely vacant other than a lone palm tree and have been scoured, graded, and levelled. Visibility was 100 percent and site soils consist of tan loamy sands with few rounded gravels. Standing historical homes are immediately adjacent on both sides of the parcels and a newly completed residential development is across the street. The parcels are devoid of surface-visible archaeological resources. A generalized scatter of non-diagnostic (likely) historic and modern debris is scattered across the property including fragments of glass, ceramic, brick, and concrete.

APN 466-103-33 (Figure 3) is also devoid of surface-visible archaeological resources. It is located between the newer residential development and another empty lot and has the same generalized scatter of debris noted above.

IV. CONCLUSIONS & RECOMMENDATIONS

The pedestrian survey of the three parcels did not identify any cultural resources requiring documentation. Further, although the records search has not yet been completed, the Sanborn maps show the development of the area by as early as 1898 to its demolition sometime after 1950. Clearly, use of the area predates the modern era and uncovered features and/or artifacts from this time period would constitute a potentially significant archaeological deposit. Nevertheless, our review of the Sanborn maps shows no evidence of any subsurface structures and/or features associated with this time period which could potentially contain an intact and *in situ* archaeological deposit. None of the dwellings, stables, or outbuildings are ever noted as having a basement. Further, none of the outbuildings are abbreviated as water closets (or privies). No wells or cisterns were noted on any of the maps and none of the structures are ever noted as being “open under.” In sum, there is no indication that development of either of the Project parcels included hollow subsurface features.

As such, it is our assessment that the archaeological potential of the project area is low and no further pre-construction archaeological work is required. Unless the project changes to encompass other areas not surveyed during this inventory, no further studies are recommended. Æ offers the following general recommendations:



- In the event that archaeological remains are encountered at any time during development or ground-moving activities within the entire project area, all work in the vicinity of the find should be halted until a qualified archaeologist can assess the discovery. Such finds include, but are not limited to, prehistoric grinding implements, stone tools, soapstone bowls, and ornaments (e.g., beads, pendants) as well as intact building foundations and high concentrations of historical artifacts.
- If human remains are uncovered, or in any other case when human remains are discovered during construction, the Fresno County Coroner is to be notified to arrange their proper treatment and disposition. If the remains are identified—on the basis of archaeological context, age, cultural associations, or biological traits—as those of a Native American, California Health and Safety Code 7050.5 and Public Resource Code 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will determine the manner in which the remains are treated.

We appreciate the opportunity to work with you on the project. Please do not hesitate to contact me (559 228 1856 x15) if you have any questions regarding the information contained in this letter.

Sincerely,

Jay B. Lloyd, M.A., R.P.A.
Senior Archaeologist
Applied EarthWorks, Inc.

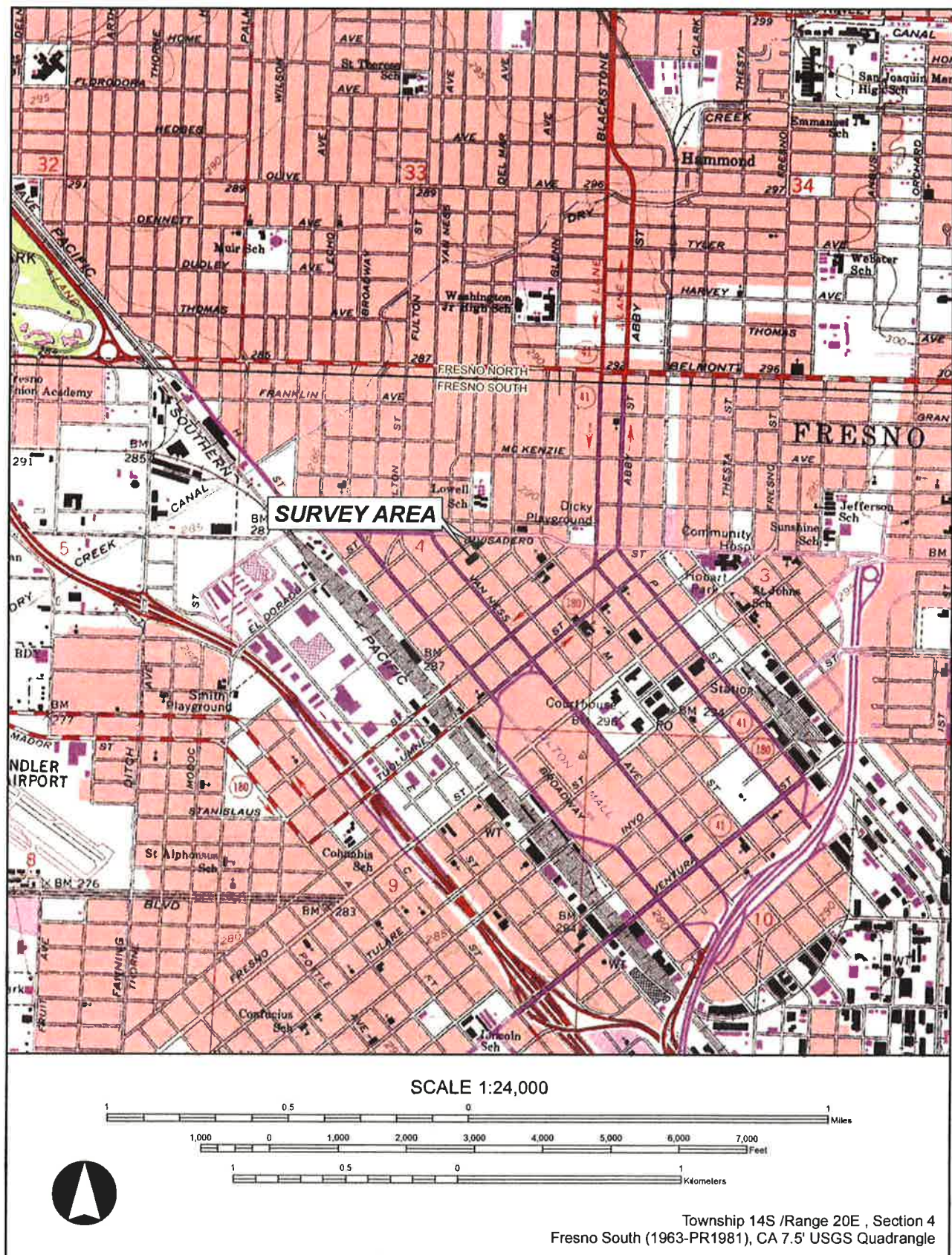


Figure 1 - Survey Area for the "L" Street Properties Project.



Figure 2 – Overview of APNs 466-132-02 and 03, view towards “L” Street.



Figure 3 – Overview of APN 466-103-33, view from “L” Street