




**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VI. C
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 4-PLEX IN-FILL
PROJECT LOCATED AT 1752 L STREET PURSUANT TO FMC 12-1606(a)(2)
AND 12-1606(b)(6).

RECOMMENDATION

Staff requests that the Historic Preservation Commission review and provide comments on the infill housing project proposed for 1752 L Street. Staff further recommends that the Commission request that the 4-plex, which will replace the c1900 Collins Home which burned August 29, 2015, include wood siding on all four elevations, wood sash windows, and true divided lights on the dormer window. Additionally, the mature tree on L Street in front of the former Collins Home should be retained.

EXECUTIVE SUMMARY

Granville Homes proposes to construct one two-story 2,450 square foot 4-plex residential building on the site of the historic Collins Home, which was recently demolished as a result of a devastating fire on August 29, 2015. The Commission pursuant to FMC 12-1606(a)(2) and 12-1606(b)(6) should evaluate whether the design and plan of the proposed residential building will adversely affect "the significance of Historic Resources" within the proposed L Street Historic District, specifically the four designated historic buildings on the east side of the L Street. The submitted plans do not include a materials list but staff recommends that the siding be wood (or Hardie board) horizontally applied, have wood sash windows and true divided lights on the façade dormer. The proposed infill replaces a c1900 home that was owned by the developer and the replacement building needs to be held to the highest standard possible for its compatibility with this early 20th century neighborhood.

An archaeological survey of this parcel was received Friday, November 13, 2015 and is attached (Exhibit B). The consultants, Applied Earthworks, concluded that the archaeological potential for the parcel 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 proposed infill 4-plex will replace the demolished Collins Home which was initially constructed circa 1900 as a one story vernacular cross-gabled cottage, with Greek Revival treatment on the cornice of the front facing gable, and 2/2 double hung sash windows. Prior to 1918 a second story was added and articulated with Queen Anne/Craftsman details. Permits for alterations of unknown scope were issued in 1922 and in 1955 the façade was remodeled and a new foundation added. The home was completely renovated before 2006. The building was designated as a Heritage Property by the Commission on June 27, 2011 upon request of the property owner, Granville Homes. The Collins Home burned with a total loss on August 29, 2015 and a permit for the demolition of the remaining debris was approved by the Commission at a public hearing on September 28, 2015.

The elevation drawing submitted for the proposed 4-plex depicts a 2-story unit of approximately 2,450 square feet with dwelling units of approximately 612 sf. It is architecturally rendered to capture elements found in early 20th century residential buildings including tapered columns supporting an exterior porch as found in many 1-story Craftsman bungalows and a steeply pitched hip roof with dormer as might be found in neoclassical cottages. 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 porch, wood sash windows, a deep set back from the property line and some kind of dormer treatment on the façade. Exterior cladding includes wood, brick and stucco, with the treatment carried on all four elevations.

The infill proposed for 1752 L Street is reasonably compatible with both the designated properties on the west side of L as well as other historic and/or older buildings in the neighborhood. However, staff strongly recommends that the wood siding be carried to all elevations, the windows have wood sash (as included in all historic properties) with true divided lights on the dormer, and that the mature tree, once located in front of the Collins Home, be maintained.

The Fulton-Lowell Design Review Committee also reviewed the proposed project at a publicly noticed meeting on November 9, 2015. The recommendations of this committee include restriction of sliders (as for example the bathroom windows) and the application of wood horizontal siding on both the façade and the north elevation. On a separate but related issue, the Committee did not support the conversion to diagonal parking along L Street.

Attachments: Exhibit A - Site Plan and Elevation Drawings for Proposed 4-plex at 1752 L Street, Granville Homes.

Exhibit B - Cultural Resources Survey Prepared by Applied Earthworks, 12 November 2015.

1. CONTRACT SHALL BE MADE KNOWN FOR APPROVEMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF FLOWING WATER SERVICE. 60'-600'
2. IMPROVEMENTS BETWEEN WATER CAN AND ANY OTHER UNDERGROUND SERVICE CONDUITS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
3. ANY SURVEY VOLUMES WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
4. REPAIR ALL DAMAGED AND/OR 90'-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGER ORDERED FOR THE PROJECT. ALL EXISTING SURFACES IN EXCESS OF 90'-GRADE SHALL BE BROUGHT INTO EXISTENCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.

5. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND COST OF THE DEVELOPER. THE HYDRAULIC MAP SHALL BE RELOCATED AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL BE RELOCATED BY CITY ORDINANCE. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DEPARTMENT OF ANY CHANGES TO THE LOCATION AND DEPTH OF ANY UTILITIES. CITY WATER DEPARTMENT SHALL BE NOTIFIED BY THE DEVELOPER 14 DAYS PRIOR TO ANY RELOCATION OF ANY UTILITIES. ANY RELOCATION OF ANY UTILITIES SHALL BE SPECIFICALLY APPROVED PRIORANT TO THIS SITE PLAN SHALL BE SUBMITTED.
7. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE THINNED OR PRUNED TO REDUCE THE NATURAL TREES. TREES SHALL BE MAINTAINED IN GOOD HEALTH. THE DEVELOPER SHALL MAINTAIN THE HEALTH OF THE TREES AND LANDSCAPE SAFETY. OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
8. LANDSCAPING MUST BE IN PLACE BEFORE EXCHANGE OF THE CONTRACT. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE PROJECTED LIFE OF THE PROJECT. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE PROJECTED LIFE OF THE PROJECT.

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14. APPROVAL OF THE SPECIAL PERMIT BY THE BOARD MAY BE USED IN THE FUTURE TO OBTAIN A SPECIAL PERMIT FOR THE SAME PROJECT. THE BOARD SHALL NOT BE REQUIRED TO RECONSIDER THE SPECIAL PERMIT IF THE CONDITIONS AND REQUIREMENTS SPECIFIED ON THIS SPECIAL PERMIT ARE FULLY COMPLIED WITH. THE BOARD SHALL NOT BE REQUIRED TO RECONSIDER THE SPECIAL PERMIT IF THE BOARD HAS BEEN ADVISED BY THE APPLICANT THAT THE PROJECT HAS BEEN COMPLETED. THE BOARD SHALL NOT BE REQUIRED TO RECONSIDER THE SPECIAL PERMIT IF THE BOARD HAS BEEN ADVISED BY THE APPLICANT THAT THE PROJECT HAS BEEN COMPLETED. THE BOARD SHALL NOT BE REQUIRED TO RECONSIDER THE SPECIAL PERMIT IF THE BOARD HAS BEEN ADVISED BY THE APPLICANT THAT THE PROJECT HAS BEEN COMPLETED.
15. NO STRUCTURES OF ANY KIND INCLUDING SOLID TRASH AND RECYCLING CONTAINERS SHALL BE PLACED ON THE TRASH TRANSFER STATION. THE BOARD SHALL NOT BE REQUIRED TO RECONSIDER THE SPECIAL PERMIT IF THE BOARD HAS BEEN ADVISED BY THE APPLICANT THAT THE PROJECT HAS BEEN COMPLETED.

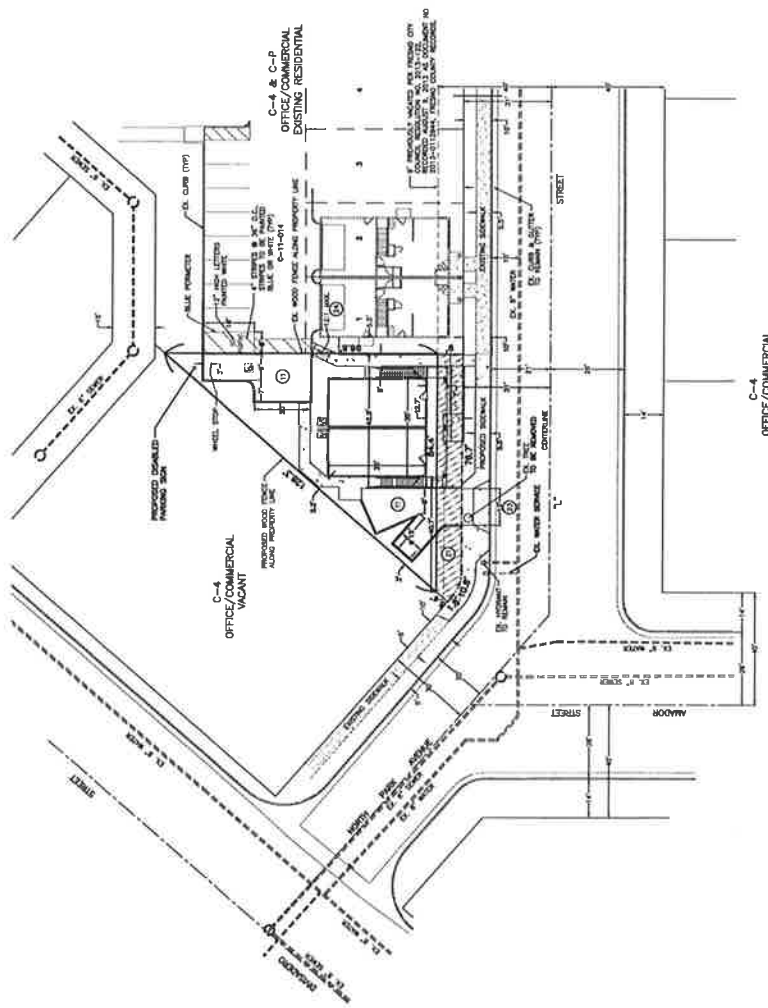
17. **PAINTS/PRESERVES ARE REQUIRED FOR PROTECTION OF PALEONTOLOGICAL REMAINS.** PALEONTOLOGICAL REMAINS SHALL BE PROTECTED BY AN APPROPRIATELY FORMULATED PAINTS/PRESERVES. A PALEONTOLOGIST SHALL CONSULT WITH THE CONTRACTOR TO DETERMINE THE APPROPRIATE PAINTS/PRESERVES TO BE APPLIED TO THE REMAINS. IF THE PAINTS/PRESERVES ARE APPLIED TO THE REMAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF THE PAINTS/PRESERVES.
18. **PALEONTOLOGICAL REMAINS SHALL BE PROTECTED BY AN APPROPRIATELY FORMULATED PAINTS/PRESERVES.** A PALEONTOLOGIST SHALL CONSULT WITH THE CONTRACTOR TO DETERMINE THE APPROPRIATE PAINTS/PRESERVES TO BE APPLIED TO THE REMAINS. IF THE PAINTS/PRESERVES ARE APPLIED TO THE REMAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF THE PAINTS/PRESERVES.
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1. PLANNED LAND USE: RECREATION (DOWNTOWN)
2. COMMUNITY PLAN: CENTRAL AREA
3. SPECIFIC PLAN: FULTON-LOWELL
4. REDEVELOPMENT PLAN: FULTON
5. EXISTING AND PROPOSED ZONING: C-4
6. PROJECT SITE AREA:
NET AREA: 1,600 ACRES
GROSS AREA: 0.17 ACRES



PROPOSED PROPERTY LINE
SUBJECT PROPERTY BOUNDARY
CENTERLINE
EXISTING CURB & GUTTER TO REMAIN
EXISTING RIGHT OF WAY TO BE VACATED



1752 L STREET
APN 466-103-33
S-15-

PREPARED FOR:
FFDA PROPERTIES, LLC
1395 W. HERNDON AVE., SUITE 101
FRESNO, CA 95711
(559) 436-0900

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1110 T. 12th S.
PO BOX 517725
DENVER, CO 80251-7725
TEL: 303-440-0800 FAX: (303) 344-0800

DATE: 01/04/13

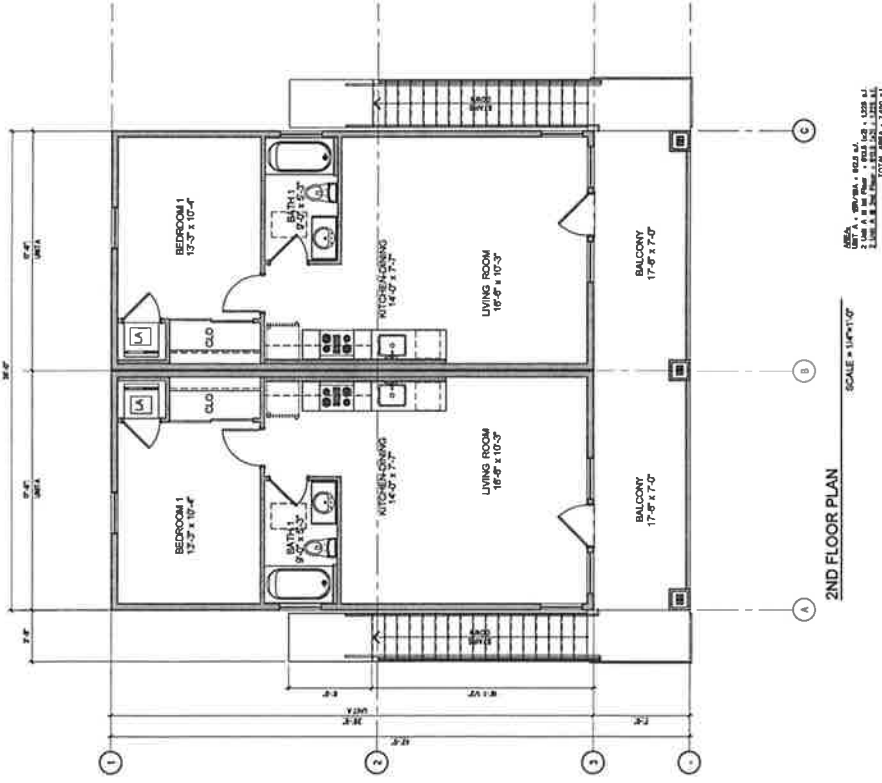
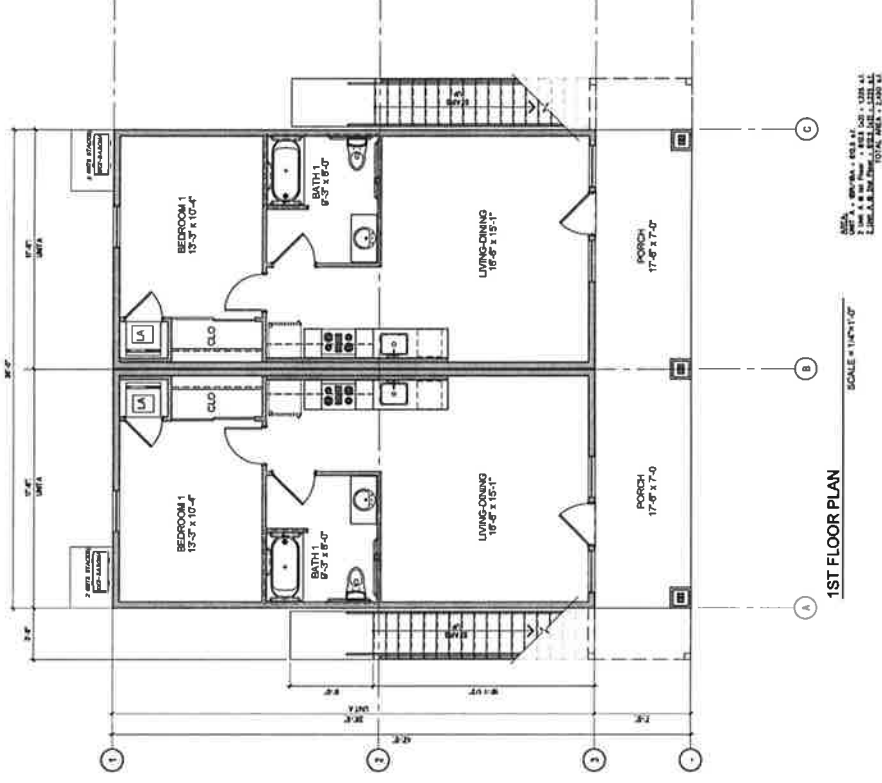


4PLEX RESIDENTIAL
1752 L STREET
FRESNO, CA 93721

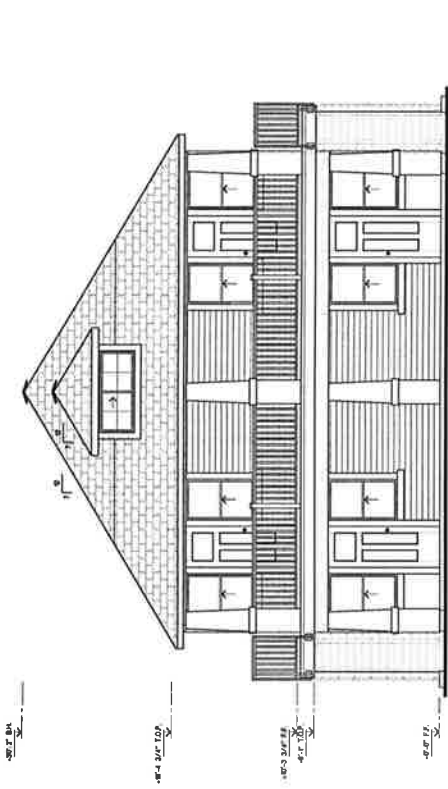
BUILDING PLANS

Permitted	10/03/15 CDP
Approved	11/20/15 CDP
Project #	1510
Drawn	05/11/15
Checked	05/11/15

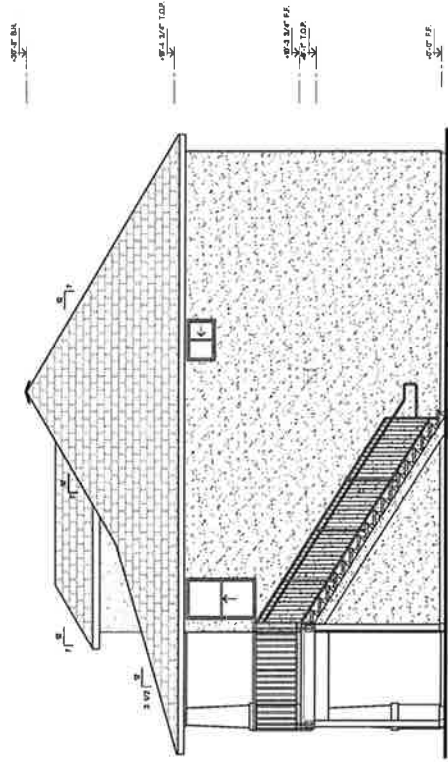
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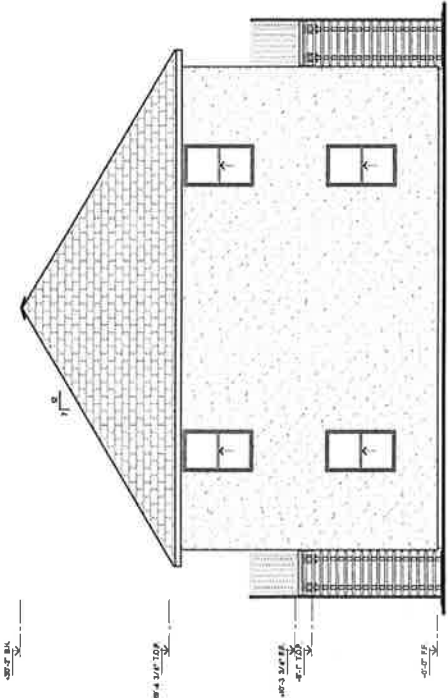
1752 L STREET



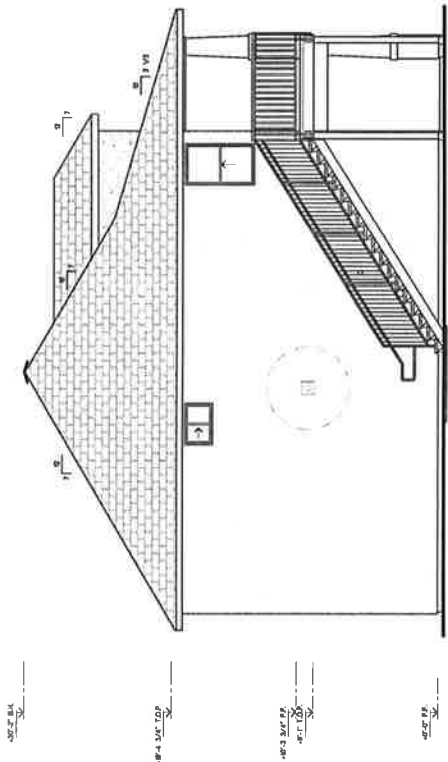
FRONT ELEVATION
 SCALE = 1/8"=1'-0"



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



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



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

1752 L STREET



1391 W. Shaw Ave., Suite C
Fresno, CA 93711-3600
O: (559) 229-1856 | F: (559) 229-2019

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.

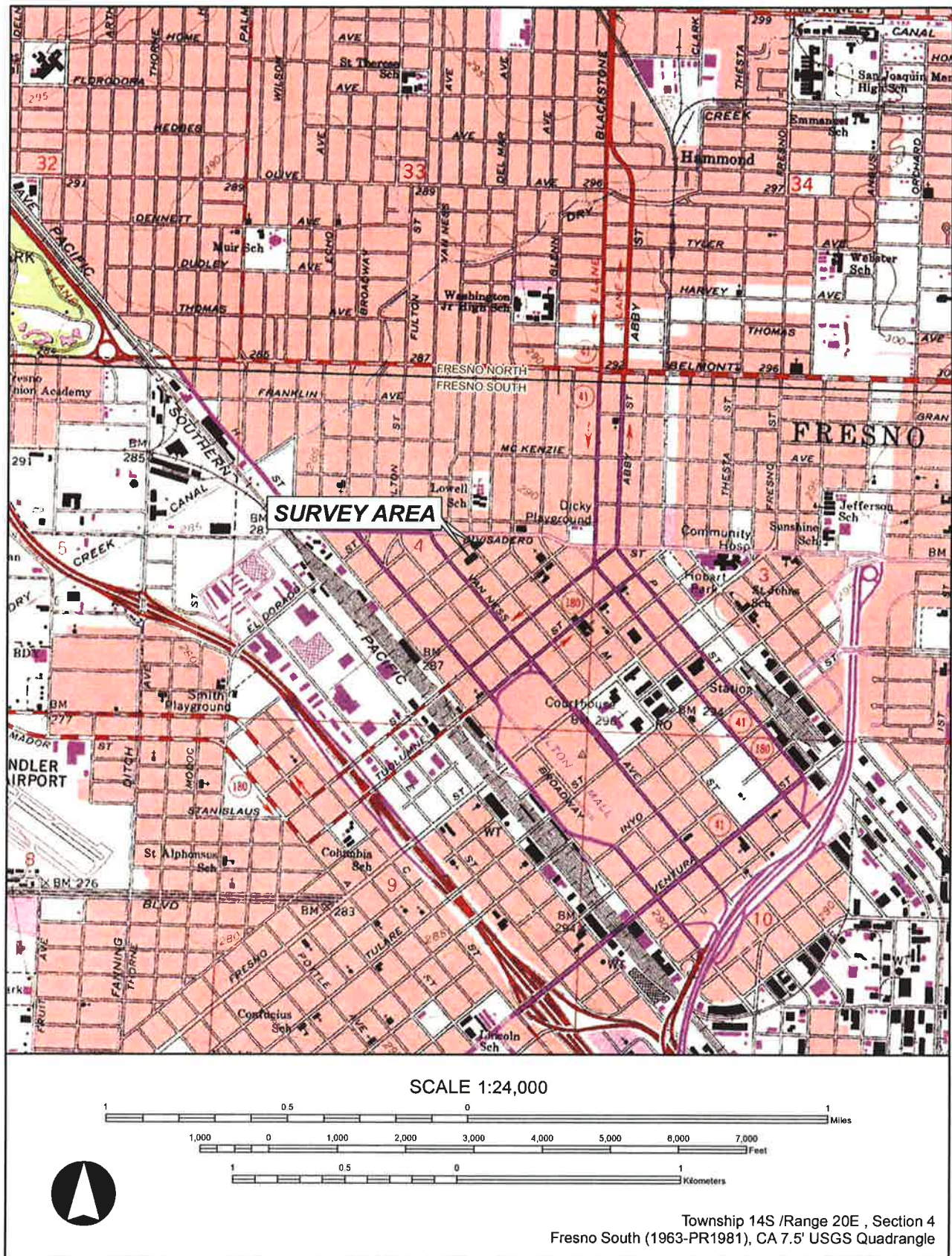


Figure 1 - Survey Area for the "L" Street Properties Project.