



2600 Fresno Street, Third Floor

# Historic Preservation Commission Executive Minutes

September 26, 2016

MONDAY

6:00 p.m.

CONFERENCE ROOM A  
2<sup>nd</sup> Floor, City Hall

2600 FRESNO STREET

## I. CALL TO ORDER AND ROLL CALL- 6:02 p.m.

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

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

**Commissioners Absent:** C. Kristina Roper.

**Staff Present:** Karana Hattersley-Drayton, Seth Mehrten (CAO), Drew Wilson and Dan Zack.

## II. APPROVE MEETING MINUTES

A. Approve Minutes for August 22nd, 2016.

***The minutes of August 22<sup>nd</sup> were approved 5-0, with a motion by Hatwig and a second by Goldbeck.***

## III. APPROVE AGENDA

***Karana Hattersley-Drayton*** requested that Item 6B be removed from tonight's agenda and rescheduled for the October meeting.

***Paul Halajian:*** Asked why the item was being taken off the agenda.

***Hattersley-Drayton:*** The property owner, through his attorney, has asked to have it removed based on procedural issues. Our City Attorney recommended that it be rescheduled for October.

***The agenda as revised was approved 5-0 with a motion by Don Simmons and a second by Robin Goldbeck.***

## IV. CONSENT CALENDAR

## V. CONTINUED MATTERS

None

## VI. COMMISSION ITEMS

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- A. Consideration of Approval of Request by the Property Owners to Recommend to the City Council the Designation of the following properties to the Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 **(ACTION ITEM)**.

1. The Wilbur and Edna Marie Chandler Home Located at 520 N. Yosemite Avenue.
2. The H.A. Allen Home Located at 548 N. Yosemite Avenue.

Staff Recommendation: Approve and forward to the City Council.

**Karana Hattersley-Drayton** gave a brief Power Point presentation. She noted that both homes, adjacent to one another on a lovely stretch of North Yosemite Avenue, have been brought forward for consideration for the Local Register by the respective property owners. Both are masonry brick construction and may have been designed/built by the same contractor. Both houses were on the same parcel from 1919 through 1970. They are on separate parcels now. She described the character defining features of 520 N. Yosemite and its association with Wilbur and Edna Chandler, an early pioneer family to Fresno County (who donated the land for Fresno's first municipal airport). She noted the character defining features of the adjacent home located at 548 N. Yosemite which has varied bond patterns in the construction. The home has strong Mission Revival as well as Arts and Crafts stylistic features.

**Robin Goldbeck:** Asked if the garage at 548 N. Yosemite is original?

**Drayton:** A building permit for the garage was issued in 1916 but the door is fairly new.

**Paul Halajian:** Wondered what made the home at 548 Mission Revival?

**Drayton:** Noted the mission barrel roof tiles (although of tin), the flat roof as well as the pent visors on three elevations.

**Halajian:** Commented that Mission Revival style buildings are usually not constructed in brick.

**Drayton:** That is correct; the Producers' dairy buildings on Belmont which we recently reviewed were both Mission Revival and masonry constructed. Mission buildings usually have flat stucco surfaces.

**Michael Leary (property owner, 548 N. Yosemite):** They moved into the home in 2001. At that time the house had an old wooden fence and was hidden by shrubs. The entire house is asymmetrical, including window treatment. Roof has a parapet, porch was initially hung from two chains but he had to install the poles for support. He initially thought the home was built in 1928 but both he and staff have found the original building permit [staff also accessed the Polk Directories for the 1915 date]. He has worked hard to keep the home true to its style with color and light fixtures.

**Halajian:** Asks about the square footage of the home.

**Leary:** It is about 2500 sf. Almost all the fixtures are original.

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**Patrick:** *Is this the only tin roof in Fresno?*

**Hattersley-Drayton:** *It is the only one of which she is aware on a residential property. However, the cornice work on several downtown buildings, like the Hotel Fresno, are of tin.*

**Don Simmons:** *Noted that the leaded glass seems to be similar to other windows he has seen in Fresno and wonders if they came from the same glassworker or company.*

**On a motion by Jason Hatwig with a second by Robin Goldberg, the Chandler Home is found eligible for the Local Register and is forwarded to the City Council, 5-0.**

**On a motion by Jason Hatwig and a second by Don Simmons, the Allen Home is found eligible for listing on the Local Register and is forwarded to the City Council, 5-0.**

- B. Consider Recommendation to the City Council the Designation of the David Bruner Home Located at 251 N. Clark Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 and Fresno General Plan Policy for Demolition Review HCR-2-g (**ACTION ITEM**).

Staff Recommendation: Approve and forward to the City Council.

***This agenda item was removed and will be rescheduled for the October 24th meeting.***

### VII. CHAIRPERSON'S REPORT

- A. Discuss FY2016 Commission Report.

**Patrick Boyd** *mentioned that he has completed the report and that staff is reviewing it. It should be ready soon.*

**Drayton:** *Asked if he would like to present the report in person to the City Council, as was the protocol in past years?*

**Boyd:** *Agrees this would be a great opportunity.*

### VIII. UNSCHEDULED ITEMS

#### A. Members of the Commission

*No additional items from the Commission.*

#### B. Staff

**Karana Hattersley-Drayton** *reported that plans for the Hotel Fresno have been (re)submitted and are being expedited. The property owners are applying for the 20% Federal Tax credit as a National Register eligible building and thus the rehabilitation will be to the Standards, as required. Only addition to plans previously approved by the Commission is a parking garage behind the*

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*hotel.*

**Drayton** reported back on the Commission's response to the draft design of the replacement for the Belmont Overcrossing, High Speed Rail. The Commission sub-committee (Patrick and Paul) put together a letter to HSR following comments from the August meeting. According to Robert Ramirez (HSR consultant) he will meet with the Federal Rail Authority on these comments on October 3<sup>rd</sup>.

**Patrick Boyd** asked if HPC members could attend this meeting.

**Paul Halajian:** He would like to see the City and Commission push hard on this issue to ensure that historic resources in Fresno are treated with the same respect as they would be in San Francisco or Los Angeles. He also wondered how much leverage we have.

**Patrick Boyd:** Observed that the project is like a mountain that will not be touched for a long time, so we need to get things right the first time.

**Hattersley-Drayton:** Assured the Commission that City staff is pushing as hard as possible on various issues connected with the High Speed Rail project.

**Hattersley-Drayton** also mentioned that the Armenian Town Historic District proposal will return to the Commission in November, following the hopeful adoption in October of various downtown and community plans. Another property owner of two buildings, outside the map as originally drawn, has asked to be included in the District.

**Don Simmons** mentioned that the California Arts Council is holding a meeting Thursday in Fresno to push for the creation of cultural arts districts.

**Karana** also reminded the HPC that a comment letter regarding the Draft EIR for the Downtown and Community Plans and Code was submitted and a copy is attached to their packet.

**Dan Zack** mentioned that the comment period is closed and staff is currently processing these.

**Karana Hattersley-Drayton** noted that staff has indeed been busy and a draft ordinance for the Mills Act will also be on the HPC agenda for November.

### **C. General Public**

*There were no comments from the Public.*

**IX. NEXT MEETING: October 24<sup>th</sup>, 2016, 6 PM Conference Room A, City Hall.**

**X. ADJOURNMENT**

***The meeting was adjourned at 6:47 PM.***

***Respectfully submitted Karana Hattersley-Drayton (Secretary) and Drew Wilson (Recording Secretary).***