



**REPORT TO THE HISTORIC  
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIA  
HPC MEETING: 10/24/16

October 24, 2016

FROM: DANIEL ZACK, AICP, ASSISTANT DIRECTOR  
Development and Resource Management Dept.

APPROVED BY

DEPARTMENT DIRECTOR

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

SUBJECT: CONSIDER RECOMMENDATION TO THE CITY COUNCIL THE  
DESIGNATION OF THE DAVID BRUNER HOME LOCATED AT 215 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.

**RECOMMENDATION**

Staff recommends that the Commission find that the David (and Frances) Bruner Home (1922) located at 215 N. Clark Street be found eligible for listing on the Local Register of Historic Resources under Criteria i and iii.. Staff further recommends that the property be forwarded to the Fresno City Council for designation pursuant to FMC 12-1609 and General Plan Policy HCR-2-g. As required by the City's Historic Preservation Ordinance, the property was publicly noticed in the *Fresno Bee* (published 16 September 2016).

**EXECUTIVE SUMMARY**

The new owner of the 1922 Craftsman bungalow located at 215 N. Clark Street purchased this working class home in early September. Upon receipt of an Inspection Report that suggested serious structural issues he applied for a demolition permit. Pursuant to the City's General Plan Policy HCR-2-g, preservation staff reviewed the demolition permit for the potential that the home might be eligible for listing on the Local Register of Historic Resources. Of the 50-75 demolition permits reviewed by staff each year one or two may be reviewed in the field and documented. On rare occasions the property is evaluated on State survey forms and presented to the Commission for review.

Staff visited the property on September 5<sup>th</sup> and then again on September 9<sup>th</sup> to meet with the owner. A staff member from the City's code division was also present at the September 9<sup>th</sup> meeting and reviewed the Inspection Report with the owner. Two issues of concern to City staff were that the home seemed to have impeccable integrity to its period of integrity of 1922 with only minor maintenance issues (wiring and plumbing need some attention for example). The home is solid on its foundation and with a little clean-up could be available for rental in an area that badly needs housing for working class families. Stylistically, it is similar to several of the contributing homes in the Huntington Boulevard Historic District.

Additionally, this Craftsman bungalow contributes to the integrity of the block. It is adjacent to the 1899 McKay Home, which is listed on Fresno's Local Register of Historic Resources (HP#44). On the north side is another pre-1906 Craftsman home that City staff (both Code and Preservation) have worked to secure and preserve. The area is rapidly changing due to expansion by Community Medical Center.

Although modest the home has architectural merit in its own right, with clipped gables, a decorative brick chimney, concrete brick piers and balustrade beveled to appear like rusticated stone, and original multi-light windows. David Bruner and his wife Frances lived in the house from its construction in 1922 (they are actually shown at the address in 1920) through 1954 when Mr. Bruner, a retired mailman died.

Fresno's new downtown and neighborhood plans and development codes stress the importance of preserving the City's older neighborhoods, Fresno's early housing stock as well as the importance of context and adjacency for historic properties. For the reasons outlined above, staff recommends that the Commission find the David and Frances Bruner Home eligible for listing under Criteria i and iii and forward this recommendation to the City Council for their consideration.

## **BACKGROUND**

### **Local Register Criteria and Protocols:**

The City's Historic Preservation Ordinance is located at Chapter 12, Article 16. Section 1607 outlines the criteria for designation of a resource to the Local Register of Historic Resources. A "historic resource" is "any building, structure, object or site" which is generally more than fifty years of age and "possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (i) Is associated with events that have made a significant contribution to the broad patterns of our history; or
- (ii) Is associated with the lives of persons significant in our past; or
- (iii) Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values; or
- (iv) Has yielded or may be likely to yield, information in prehistory or history."

The City's criteria for assessing significance are patterned after the National Register of Historic Places (1966 as amended) which uses letters A-D for significance. Fresno's Local Register is also similar, although not equivalent, to the California Register of Historical Resources which uses a numbering system of 1-4 for criteria. Although the concept of "integrity" is not specifically defined in the City's Ordinance, it is implicitly understood to follow the National Register which defines "integrity" as "the ability of a property to convey its significance." "To retain integrity a property will always possess several and usually most, of the aspects." ("How to Apply the National Register Criteria for Evaluation" 1988:44).

The process for designating a historic resource is outlined in FMC 12-1609. In brief, a request to designate a resource to the Local Register may be made by the Council, the Commission, the Secretary to the Commission, the property owner, or an authorized representative of the owner (12-1609(a)). Applications for listing use the state protocol for survey forms with both a DPR 523A (Primary) as well as a DPR 523B (Building, Structure, Object Form) (12-1609(a)(1-9)). A notice must be published in a local newspaper at least 10 days prior to the hearing and sent to the property owner as well. Commissioners must also physically visit the property prior to the Commission hearing (12-1609(c)(1)).

Attachment:            Exhibit A - State of California Survey Forms for the  
David and Frances Bruner Home 215 N. Clark Street  
Prepared by Karana Hattersley-Drayton, M.A. (Historic  
Preservation Project Manager) for the City of Fresno,  
20 September 2016.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Resource Name:** The David and Frances Bruner Home

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

\*b. USGS 7.5' Quad: Fresno South 1963 photo revised 1981

c. Address: 215 N. Clark Street, Fresno

d. Assessor's Parcel Number: 459-254-11

**\*P3a. Description:** This wood frame one story Craftsman bungalow faces east onto N. Clark Street in the Jefferson Neighborhood. The roof is cross gabled with clipped gables on both side elevations and on the porch. As typical to the Craftsman style, the home has projecting eaves, a boxed cornice, decorative roof beams, exposed rafter tails and a simple board fascia trim. The partial width porch is raised and has a solid masonry balustrade of concrete bricks beveled to appear like rusticated stone. The porch is supported by two stout masonry piers with simple flat capitals. The house is clad in narrow lapped horizontal wood siding. The three façade windows to the left of the front door have 4/1, 8/1 and 4/1 lights with true divides. Two windows on either side of the fireplace are simple 1/1 double hung sash. Windows in the front room to the right of the façade entrance have the same pattern as those on the front room façade and have, as well decorative shutters. A small bay window is located on the south elevation. Also on the south side of the house is an external chimney with simple decorative brick work.

**\*P3b. Resource Attributes:** HP2 (Single-family residence)

**\*P4. Resources Present:** ● Building



**P5b Photo date:** 21 September 2016

**\*P6. Date Constructed/Age and Sources:** 1922 building permit

**\*P7. Owner and Address:** Eric Lindvall

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

**\*P9. Date Recorded:** 9 September 2016

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** "Evaluation of the David and Frances Bruner Home Located at 215 N. Clark Pursuant to City of Fresno General Plan Policy HCR-2-g."

**\*Attachments:** ● Building, Structure and Object Report



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 5S2

\*Resource Name: The David and Frances Bruner Home

B3. Original Use: Single family residence

B4. Present Use: vacant/sfr

\*B5. Architectural Style: Craftsman bungalow

\*B6. Construction History: Permit for a new dwelling valued at \$3,700, 13 January 1922. Repairs and additions in 1920 (possibly to former 2-story house located at the rear of the parcel, noted as a garage on 1919 Sanborn). Minor fire 1984 in front room/dining room area.

\*B7. Moved? ■No

\*B8. Related Features: . This home is adjacent to the McKay Home (1899) HP# 44.

B9a. Architect: N/A

B9b. Builder: N/A

\*B10. Significance: Theme: Working class housing Area: Duncan's Addition

Period of Significance: 1922

Property Type: Craftman Bungalow

Applicable Criteria: i, iii

This Craftsman bungalow was constructed on a .13 acre parcel on lot 17 and the north ½ of lot 18, block 1 of the Duncan's Addition (1887). Permits issued in 1920 and 1921 for "repairs and addition" seem to pertain to a garage on the back of the parcel as depicted on the 1919 Sanborn. By 1950 this garage building included a 2-story room and was marked as a dwelling. The Craftsman bungalow on the front of the parcel was built in 1922 and the first owner was David Bruner. Of interest is the fact that he is shown in the City directories as living at the address in 1920, which suggests that he (and his family) lived first in "the garage" perhaps while the bungalow was built. David Bruner served as a mailman for the City for 22 years, with a route that included Blackstone and Howard. He and his wife Frances lived at 215 N. Clark from 1920 through 1954 when Mr. Bruner died. The Craftsman bungalow is a typical example of a working class home that is associated with a public servant, although not with a community leader of note. The integrity of the home, however, is high with no obvious changes over the years. The adjacency of the property to two homes, one the designated McKay Home (1899) and another early 20<sup>th</sup> century residence to the north, appears to elevate the status of this property to eligibility as a Heritage Property and potentially for individual inclusion on the Local Register of Historic Resources under Criteria i and iii.

\*B12. References: Sanborn Fire Insurance Maps 1919, 1950, 1970; City of Fresno building permits; City Directories, 1915-1940; Fresno Bee obituary for David Bruner, 30 March 1954 A10. (Additional research thanks to Melissa Scroggins, Fresno County Library).

\*B14. Evaluator: Karana Hattersley-Drayton, M.A.  
Historic Preservation Project Manager  
Fresno, CA

\*Date of Evaluation: 20 September 2016

(This space reserved for official comments.)







*215 N. Clark Street looking northwest; rusticated concrete brick piers.*