



Department

2600 Fresno Street, Third Floor

Historic Preservation Commission Executive Minutes

December 19, 2016
p.m.

MONDAY

6:00

CONFERENCE ROOM A
2nd Floor, City Hall

2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL- 6:00 p.m.

*The meeting was called to order by **Chair Patrick Boyd** at 6:02 PM.*

Commissioners Present: Robin Goldbeck, Patrick Boyd, Kristina Roper, Don Simmons, Paul Halajian, Ron McNary.

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

II. APPROVE MEETING MINUTES

A. Approve Minutes for November 14th, 2016.

The minutes of November 14th were approved 6-0 with a motion by Robin Goldbeck and a second by Kristina Roper.

III. APPROVE AGENDA

The agenda was approved 6-0 with a motion by Robin Goldbeck and a second by Rob McNary.

IV. CONSENT CALENDAR

A. Adopt Meeting Calendar for CY 2017.

B. Adopt CLG FY Report for 2016.

The Meeting Calendar for CY 2017 and CLG FY Report for 2016 were approved together 6-0 with a motion by Don Simmons and a second by Rob McNary.

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

- A. Review and Provide Comments on the Nomination of the Azteca Theater (HP#293) to the National Register of Historic Places Pursuant to FMC 12-1606(11) **(Action Item)**.

Staff Recommendation: Approve nomination and as appropriate provide comments to Mayor.

Karana Hattersley-Drayton gave a PowerPoint presentation on the history of the property and its architectural features. The Azteca Theater owners requested City staff to research the possibility of being placed on the National Register of Historic Places. The theater is currently being reviewed by SHPO.

Agenda item is opened for the public. No public comments.

The nomination of the Azteca Theater is approved, 6-0 on a motion by Goldbeck and second by Halajian.

- B. Consider Recommendation to the City Council the Designation of the Following Properties to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 and General Plan Policy HCR-2-g (Demolition Review) **(Action Item)**:

1. The Fresno Transfer Company/Zapp's Transportation Company (circa 1893) Located at 752 H Street.
2. W.J. O'Neill and Company Building (circa 1895) Located at 740 H Street.

Staff Recommendation: Find the Fresno Transfer Company/Zapp's Transportation Company eligible for the Local Register. Find that the W.J. O'Neill Building is not eligible, due to a loss of architectural integrity.

Karana Hattersley-Drayton gave a PowerPoint which reviewed the history of the properties and their current condition. The current property owner would like to demolish both of the building on the properties for a planned development. Due to the age of both

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of the properties both are eligible to be considered for the local registry. The requirement to be considered for the local registry that most pertains to both buildings is the level of integrity they possess. Both buildings have a long history of construction material manufacturing, and the 752 H Street property was once used by the owner of Zapp's Park.

Goldbeck: *Are there any historic photographs that show if the windows are original?*

Hattersley-Drayton: *There are no photographs, but they appear to be original.*

McNary: *Is there any documentation the on structural soundness of the building?*

Hattersley-Drayton: *No, there has been no analysis conducted yet, only a visual inspection, which suggested that the property on 740 H Street was not sound.*

Halajian: *What façade restoration would be required if the building was to be restored, and would the stucco have to be removed? Are there any forms of documentation on the original buildings appearance?*

Hattersley-Drayton: *Would encourage only the restoration of 740 H Street, and the stucco would not have to be removed. There are no documents on the original appearance.*

Halajian: *Cannot support either of the buildings as they sit today. What were the previous historical finding of the building?*

Hattersley-Drayton: *A previous developer had a study conducted, and outside consultants concluded that neither buildings should not be placed on the local registry. Staff is of the opinion that the study lacked the consideration of the historical significance of the area, which could potentially be a Historic District.*

Simmons: *Are there any other sets buildings of this age in the city? Are they currently occupied, and are they the same owner?*

Hattersley-Drayton: *There are no other sets of buildings this age other then one on Fulton Street that is buried behind stucco. Both buildings have the same owner and are not currently occupied.*

Simmons: *[Read a quote from the Commissions response to the Forest City Report "We are historic preservation commission not the Historic Demolition Commission."] These were worth fighting for 10 years ago, and should be fought for now.*

Chair Boyd opens the item up to property owner.

Terance Frazier: *Had intention of keeping the building if they were structurally sound, or utilizing the front façade into the new development, but is not functionally possible with the planned development. This is primarily due to gaps in the building and the lot*

arrangement. The cause of the structural instability is due to the deterioration of the bricks.

Chair Boyd opens the item up to public comment.

Mr. Reed (No address given). He is the president of the South Stadium Historic District. Feels that the buildings are important to the area, as there are no other one like them in the area. Seeing that this is a high profile project, there should be every effort made to keep the facades of the buildings.

Roper: What we are currently being asked if they are eligible for the local registry, and not if they are found structurally sound.

Halajian: You are correct, but both are tenuous at best to qualify.

The staff recommendation to add 752 H Street to the local registry was not supported on a vote of 6-0 with a motion by Halajian and a second by Roper.

The staff recommendation to add 740 H Street to the local registry was not supported on a vote of 3-3 with a motion by Halajian and a second by Roper, due to a tie the motion is settled by the motion.

1. Review and Make Findings on Renovation Plans and CEQA Analysis for the Adaptive Reuse of the State Center Warehouse and Cold Storage Company Building (HP#242) Located at 747 R Pursuant to FMC 12-1617(h)(1) **(Action Item).**

Staff Recommendation: Review and approve conceptual plans and CEQA analysis and as appropriate refer to staff for approval of final construction drawings

Prior to the item Commissioner Halajian left the room due to a conflict of interest.

Hattersley-Drayton: The building was listed in the Radovich plan as a historic resource and is being considered for adaptive reuse.

Chair Boyd opens the item up to property owner.

Will Dyke: This building is in the best condition of all the buildings he has seen.

The conceptual plans and CEQA analysis is approved of final construction drawings, 5-0 on a motion by Simmons and second by Roper.

2. Review and Make Findings on Renovation Plans and CEQA Analysis for the Adaptive Reuse of the State Center Warehouse and Cold Storage

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Company Building (HP#242) Located at 747 R Pursuant to FMC 12-1617(h)(1) **(Action Item)**.

Staff Recommendation: Provide comments to the applicant.

Prior to the item Chair Boyd left the room due to a conflict of interest

Hattersley-Drayton: This item if for the commission to give advice to the property owner, and a review of a previous project.

Roper: Will it have to be approved for the local registry prior to construction?

Hattersley-Drayton: To pull permits, yes.

Commissioner Simmons opens the item up to property owner.

Will Dyke: This building was not preserved as well as the previous building, and are expecting to go to City Council soon.

The plans were reviewed and approved, 5-0 on a motion by Simmons and second by Roper.

VII. CHAIRPERSON'S REPORT

None

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

None

B. Staff

1. City Council Actions, Mills Act and Fulton Corridor Historic Survey.

Hattersley-Drayton: City Council approved both, and it will be a few months to get application packet together.

2. Notice of Preparation of a Draft Supplement to an Environmental Impact Report for the Producers Dairy Cheese Plant Located at 450 E. Belmont Avenue.

Hattersley-Drayton: Gave an update on discussion.

3. Archaeological Investigations of Eastern Parcel of the Forestiere

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Underground Gardens (HP#177) Located at 5021 W. Shaw Avenue.

Hattersley-Drayton: The follow up study found nothing and the proposed business is a being moved due to High Speed Rail.

C. General Public

There was no additional Public comment.

IX. NEXT MEETING: January 23nd, 2017, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:24 PM.

Respectfully submitted:

Dan Zack, Assistant Director

Drew Wilson, Recording Secretary