

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, DESIGNATING THE DAVID AND FRANCES BRUNER HOME LOCATED AT 215 N. CLARK STREET, FRESNO, CALIFORNIA TO THE LOCAL REGISTER OF HISTORIC RESOURCES

WHEREAS, the residence located at 215 N. Clark Street was constructed in 1922 in the Duncan's Addition, which was platted in 1887 by J.S. Eastwood;

WHEREAS, the first owners and residents were David and Frances Bruner;

WHEREAS, David Bruner served as a mail carrier for 22 years and lived at this address for at least 34 years;

WHEREAS, the Bruner Home is a Craftsman bungalow built in both working class and upscale neighborhoods in Fresno;

WHEREAS, although modest, the home has architectural merit with clipped gables, a decorative brick chimney, concrete brick piers and a balustrade beveled to appear like rusticated stone, and original multi-light wood sash windows;

WHEREAS, the property owner, Eric Lindvall, applied for a demolition permit shortly after purchasing the home in early September;

WHEREAS, preservation and code enforcement staff visited the property on September 5, 2016, and September 9, 2016, to meet with the owner and to review an Inspection Report prepared for the owner;

WHEREAS, city staff found that the home had impeccable architectural integrity with only minor problems found in any building that is almost 100 years old;

WHEREAS, the Bruner home is immediately adjacent to the 1899 McKay Home which is listed on the Local Register (HP#44) and next door to a pre-1906 Craftsman home that appears to be eligible for historic designation;

WHEREAS, the removal of the Bruner Home would create an adverse impact on the two historic buildings;

WHEREAS, Fresno's newly adopted downtown and neighborhood plans and development codes stress the importance of preserving the City's older neighborhoods as well as the importance of historic context and adjacency for historic properties;

WHEREAS, pursuant to General Plan Policy HCR-2-g which requires review of all demolition permits, City staff evaluated the building and found it potentially eligible for listing on the Local Register of Historic Resources;

WHEREAS, consideration of the historic eligibility of the home was referred to the City's Historic Preservation Commission as required by the General Plan;

WHEREAS the City of Fresno Historic Preservation Commission, at a duly noticed public hearing held on October 24, 2016, heard testimony on the subject property;

WHEREAS, based on that testimony, and the presentation of facts relating to the criteria for official designation, as set forth in the Fresno Municipal Code, Chapter 12, Article 16, made the following findings;

That the David ad Frances Bruner Home meets the criteria set out in Article 16, Chapter 12, Section 12-1607 (a) of the Fresno Municipal Code; and is eligible for listing on Fresno's Local Register of Historic Resources; and be recommended to the Fresno City Council for adoption as a Local Resource; and whereas in accordance with Fresno Municipal Code, Article 16 Section 12-1601 et seq. this

hearing has been duly noticed for Council action upon the designation recommended by the Commission; and

WHEREAS, on January 12, 2017, Council held a hearing where it considered the recommendation of the Historic Preservation Commission, and considered substantial evidence, including but not limited to, staff presentation, a report prepared by staff addressing the property's eligibility to the Local Register, a Primary Record ("PR") and a Building, Structure and Object Record ("BSOR") prepared by the City's Historic Preservation Specialist (as defined in FMC § 12-1604(b)) finding that the property met the Historic Resource eligibility requirements for criteria i and iii to subdivision 12-1607(a)(1).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. Council finds that the above recitals are true and correct.
2. Council finds that the David and Frances Bruner Home is eligible for listing under criteria i and iii of Fresno Municipal Code, subdivision 12-1607(a)(1) based upon the evidence presented to Council in the staff presentation, staff report, the PR and the BSOR.
3. Council designates the David and Frances Bruner Home a Historic Resource to the Local Register of Historic Resources.

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2017.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2017
Mayor Approval/No Return: _____, 2017
Mayor Veto: _____, 2017
Council Override Vote: _____, 2017

YVONNE SPENCE, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: _____
Seth Mehrten Date
Deputy City Attorney