



City of
FRESNO

CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM 2018-2019 ANNUAL REPORT* FRESNO, CALIFORNIA DECEMBER 16, 2019

* Reporting period is from October 1, 2018 through September 30, 2019

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

INSTRUCTIONS: This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

Fresno, California

Report Prepared by: *Laura Groves van Onna*

Date of commission/board review: *December 16, 2019*

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

There are no new proposed amendments to the City's Historic Preservation Ordinance.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH12IMFEHIREOTMITO_ART16HIPROR

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2018 – September 30, 2019, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
<i>The Paul A. Christenson Buildings (1922, 1948) 373-383 N Fresno St</i>	<i>April 23, 2018 Heritage Property #029</i>	<i>N/A</i>	<i>Heritage Properties are not recorded with the County.</i>
<i>The George Riddell Miller Home (1919) 617 E Carmen Ave</i>	<i>June 27, 2019 Historic Property #312</i>	<i>N/A</i>	<i>In Progress</i>
<i>The Bixler Vapor Dry Cleaning Company Building (1920) 2049 Broadway</i>	<i>June 27, 2019 Historic Property #313</i>	<i>N/A</i>	<i>In Progress</i>

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed
<i>N/A</i>	<i>N/A</i>

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No
☒ Yes, in a separate historic preservation element. ☐ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan. <https://www.fresno.gov/darm/general-plan-development-code/>

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? ☐ Yes ☒ No If you have, provide an electronic link. [Type here.](#)
3. When will your next General Plan update occur? ***The General Plan was updated in 2014.***

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

☐ All projects subject to design review go the commission.

☒ Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? ***Pursuant to FMC 12-1617(b) the City's Historic Preservation "Specialist" is authorized to approve "non-substantial alterations to the Historic Resource based on the application presented." Examples include roofing permits, and projects that repair and replace in kind.***

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? ***Pursuant to FMC 12-1606(b)(5) the Historic Preservation Commission may participate in environmental review procedures under CEQA or NEPA "by providing review and comments on permit actions affecting designated Historic Resources, Historic Districts and Heritage Properties as the Commission deems appropriate."***

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? ***Pursuant to FMC 12-1606(b)(5.1), the Historic Preservation Commission may make “environmental determinations under the California Environmental Quality Act on any discretionary project applications the Commission considers for approval, including, but not limited to demolition permits for subject properties brought before the Commission.”***

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? ***As a Certified Local Government, staff regularly prepares Section 106 reviews for HUD funded projects as provided for in the City’s Programmatic Agreement with the SHPO. Commissioners are asked to review projects that may impact a designated historic resource, or for a project that may impact a potential historic resource.***
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? ***Please see above.***

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Patrick Boyd, Chair	Landscape Architecture	6/5/2014	6/30/2022	patrick@designlab252.com
Robin Goldbeck	Architecture	7/18/2013	6/30/2020	robin@goldbeckarchitects.com
Paul Halajian, AIA	Architecture	8/24/2017	6/30/2021	paulh@halajianarch.com
Jason Hatwig, LEED, AP, BD+C, Vice Chair	Member of the Public	8/24/2017	6/30/2021	jhatwig@ceieng.com
Ron McNary	Member of the Public	10/13/2016	6/30/2020	mcnary210@gmail.com
C. Kristina Roper	Archaeology	7/16/2015	6/30/2022	kroper3r@gmail.com
Don Simmons, Ph.D.	Member of the Public	6/30/2016	6/30/2020	creativepotential@gmail.com

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. **N/A**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **N/A**

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No
2. If the position(s) is not currently filled, why is there a vacancy? **N/A**

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Laura Groves van Onna Historic Preservation Specialist	Historic Preservation; Urban Planning; Architectural Studies; Art History/Criticism	Planning and Development Department	laura.vanonna@fresno.gov
Daniel Zack, AICP Assistant Director	Planning	Planning and Development Department	daniel.zack@fresno.gov
Amber Piona Planner II (Recording Secretary)	History; Architectural History; Planning	Planning and Development Department	amber.piona@fresno.gov
John Hastrup Deputy City Attorney	Law	City Attorney's Office	john.hastrup@fresno.gov

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Patrick Boyd, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Robin Goldbeck	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Halajian, AIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jason Hatwig, LEED, AP, BD+C, Vice Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ron McNary	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Kristina Roper	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Don Simmons, Ph.D.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Laura Groves van Onna	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Daniel Zack, AICP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Amber Piona	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Hastrup	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Laura Groves van Onna	PastForward 2018 National Preservation Conference	4 days	National Trust for Historic Preservation (NTHP)	November 13-16, 2018
Don Simmons	"Affordable Housing through Adaptive Reuse: Successful Projects and Lessons Learned" (workshop)	1 day	California Preservation Foundation (CPF)	March 22, 2019
Patrick Boyd Robin Goldbeck Paul Halajian Jason Hatwig C. Kristina Roper Don Simmons Laura Groves van Onna Amber Piona John Hastrup	"Adaptive Use" and "Consistency in Design Review of Contributing Features" (workshop)	3 hours	Lisa Craig for Commission Assistance & Mentoring Program (CAMP) by National Alliance of Preservation Commissions (NAPC)	September 20, 2019

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
N/A			Type here.

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
N/A						Type here.

How are you using the survey data?

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From _ To _	Reason	Date of Change
Fresno Trolley Cars Diner (Standard Diner) (c. 1912, c. 1925) 1731 S Cherry Ave	Deletion	5S1 / 6L	Substantially destroyed by fire	April 2, 2018

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
90th Anniversary Celebration for Warnors Theatre	Staff and a Commission member attended the 90th Anniversary Celebration for Warnors Theatre.	October 20, 2018
Refresh to City of Fresno Historic Preservation web page	Staff reorganized and updated Fresno's Historic Preservation web page, which entailed consolidating information, improving user-friendliness, and providing updates such as a link to our new interactive Historic Preservation Database and a link to the FresGo app – where Code violations can be reported.	May 2, 2019
National Historic Preservation Month! 2019	Staff sent flyer with promotional events to Commission members, the Historic Preservation distribution list, and fellow staff.	May 2, 2019
ArtHop during National Historic Preservation Month (promoted)	Historic Resources open to the public (on this day and every first Thursday of the month): <ul style="list-style-type: none"> • Bitwise South Stadium, James Phelan Building (HP #159), 700 Van Ness Ave • FAC Water Tower, Old Fresno Water Tower (NR, CR, HP #001), 2444 Fresno St • Full Circle Brewing, U.S. Post Office Garage (HR #017), 620 F St • Crest Theater (HP #270), 1160 Broadway Plaza • Jeffrey Scott Gallery, PG&E Building (HP #164), 1544 Fulton St • Pacific Southwest Building (HP #121), 1060 Fulton St • Romain Home (NR, CR, HP #147), 2055 San Joaquin St 	May 2, 2019

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Item or Event	Description	Date
Historic Preservation Mitigation Program	Staff created a new brochure and application packet for the Historic Preservation Mitigation Program available to the public, entailing a post on Fresno's Historic Preservation web page under the "Economic Incentive Programs" tab.	May 8, 2019
2019 Mills Act Program	Staff made a new brochure and application packet for the 2019 Mills Act Program available to the public, entailing a post on Fresno's Historic Preservation web page under the "Economic Incentive Programs" tab and distribution to the Interested List for the 2019 Mills Act Program.	May 8, 2019
Preservation Month Pub Quiz (promoted and attended)	At Zack's Brewing Company – Organized by Fresno Historical Society with assistance from City of Fresno Historic Preservation.	May 9, 2019
Fresno Water Tower (promoted)	Lecture on the Old Fresno Water Tower by Kathleen Cummins, Architectural Historian – Organized by Heritage Fresno and Fresno Arts Council.	May 9, 2019
Miss Molly's Mother's Day Tea (promoted)	At The Meux Home Museum.	May 11, 2019
Lowell Historic Home Tour (promoted and attended)	Second annual historic home tour in the Lowell Neighborhood – Organized by Lowell Community Development Corporation and Downtown Fresno Foundation.	May 11, 2019
Wilson Island Centennial (promoted and attended)	At Fresno High School Auditorium – Organized by the Wilson Island Group in celebration of this historic district's centennial.	May 18, 2019

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

V. National Park Service Baseline Questionnaire for new CLGs (certified after September 30, 2016).

- NOTE: OHP will forward this information to the NPS on your behalf. Guidance for completing the Baseline Questionnaire is located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

1. What is the net cumulative number of historic properties in your inventory at the time of your certification? **This is the total number of historic properties and contributors to districts (or your best estimate of the number) in your inventory from all programs, local, state, and Federal.** Type here.

Program Area	Number of Properties
N/A	N/A

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. As of September 30, 2016, did your local government have a local register program to create local landmarks/local historic districts (or a similar list of designations created by local law? ☐ Yes ☐ No
2. If the answer is yes, what is the net cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) **locally registered/designated** as of September 30, 2016.? Type here.

C. Local Tax Incentives Program

1. As of September 30, 2016, did your local government have a local historic preservation tax incentives program (e.g. Mills Act)? ☐ Yes ☐ No

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties whose owners have taken advantage of those incentives as of September 30, 2016? [Type here.](#)

D. Local “Bricks and Mortar” Grants/Loans Program

1. As of September 30, 2016 did your local government have a locally-funded, historic preservation grants/loan program for rehabilitating/restoring historic properties? [Type here.](#)
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties assisted by these grants or loans as of September 30, 2016? [Type here.](#)

E. Local Design Review/Regulatory Program

1. As of September 30, 2016, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to or impacts on properties with a historic district? ☐ Yes ☐ No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30, 2016? [Type here.](#)

F. Local Property Acquisition Program

1. As of September 30, 2016, did your local government by purchase, donation, condemnation, or other means help to acquire or acquire itself some degree of title (e.g., fee simple interest or an easement) in historic properties?
☐ Yes ☐ No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties with a property interest acquisition assisted or carried out by your local government as of September 30, 2015?
[Type here.](#)

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

VI. Additional Information for National Park Service Annual Products Report for CLGs (certified before October 1, 2016)

NOTE: OHP will forward this information to NPS on your behalf. **Please read** “Guidance for completing the Annual Products Report for CLGs” located http://www.nps.gov/clg/2015CLG_GPRA/FY2014_AnnualReportGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2018-September 30, 2019) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Register of Historic Resources	2
Heritage Properties	1

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No
2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2018 to September 30, 2019? **3**

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a Local Tax Incentives Program, such as the Mills Act? ☒ Yes ☐ No

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

2. If the answer is yes, how many properties have been added to this program from October 1, 2018 to September 30, 2019? **10**

Name of Program	Number of Properties Added During 2018-2019	Total Number of Properties Benefiting From Program
Mills Act Program	10	14

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☒ Yes ☐ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2018 to September 30, 2019? **3**

Name of Program	Number of Properties that have Benefited
Historic Preservation Mitigation Program	3

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2018-September 30, 2019) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No
2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2018 to September 30, 2019? **Approximately 350**

F. Local Property Acquisition Program

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2018 to September 30, 2019? *Type here.*

Name of Program	Number of Properties that have Benefited
N/A	N/A

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are your most critical preservation planning issues? ***Demolition by neglect of historic resources, the loss of historic (or potentially historic) buildings through fire, and the need for educational outreach among City leadership.***
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? ***City Council adopted, and made funding available in the amount of \$50,000.00 toward, the Historic Preservation Mitigation Program; so far, 3 properties have received reimbursement grant awards.***
- C. What recognition are you providing for successful preservation projects or programs? ***Our economic incentive programs such as the Historic Preservation Mitigation Program and the Mills Act Program contribute to recognizing projects which preserve, rehabilitate, restore, or reconstruct character-defining features on qualified historic properties and property owners who actively participate in the restoration and maintenance of their historic properties. In the past, the City of Fresno has hosted the Mayoral Historic Preservation Awards; continuation of this ceremony needs to be further explored.***
- D. How did you meet or not meet the goals identified in your annual report for last year? ***Pros: The City processed an additional 10 Mills Act Program contracts by December 2018, resulting in a total of 14 properties currently benefitting from the program, and 8 Mills Act Program contracts are in the process of being executed and recorded for 2019; City Council approved funding in the amount of \$50,000.00 toward the Historic Preservation Mitigation Program for fiscal year 2020, and thereby continues to support this reimbursement grant program – as of the date of review for this report by the Commission, 6 historic properties have received reimbursement grant awards; 2 properties were listed in the Local Register of Historic Resources; 1 property was listed as a Heritage Property; with the assistance of staff, the HPC***

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

refreshed its priority list of potential historic districts and historic resource surveys; an Advisory Committee for Historic Maintenance Monitoring, including interdepartmental staff and 3 Commission members, began meeting in December 2018 and has since met quarterly in order to proactively monitor Fresno's threatened historic resources and to explore possible options to prevent them from harm; Staff reorganized and updated Fresno's Historic Preservation web page, which entailed consolidating information, improving user-friendliness, and providing updates such as a link to our new interactive Historic Preservation Database and a link to the FresGo app – where Code violations can be reported; Staff created and distributed a flyer with local promotional events for National Historic Preservation Month; and Staff created new brochures and refreshed application packets for economic incentive programs. Cons: The Armenian Town Historic District remains to be heard at City Council for consideration; progress with surveys and Historic Context Statements is on hold; a workshop is yet to be organized for City leadership; and an update to the Historic Preservation Ordinance and development of a Preservation Plan are still in progress.

- E. What are your local historic preservation goals for 2019-2020? ***1) Promote opportunities and incentives for designated historic properties; 2) Further comprehensive documentation of the city (by moving forward with surveys that have been previously conducted and by working toward Historic Context Statements that will contribute to neighborhood identity in Fresno); 3) Increase accessibility to Fresno's history (for staff, for community members, and for developers – through digitization and mapping); 4) Provide educational outreach to City leadership (in the form of a workshop); 5) Update the Historic Preservation Ordinance and consider drafting a Preservation Plan for the City of Fresno; 6) Pursue maintenance monitoring strategies with assistance from City staff, HPC members, local community organizations, and the general public; and 7) Recognize successful preservation projects (in the form of an awards ceremony).***
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? ***Always appreciate your advice on issues.***
- G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Training Needed or Desired	Desired Delivery Format
Interest in topics such as adaptive reuse, quality and consistent design review, national trends, diversity and inclusion, affordable housing, as well as Mid-Century Modernism has been expressed by the HPC. Guidance on CEQA protocol/updates would also be beneficial.	Workshops that include discussion.

H. Would you be willing to host a training working workshop in cooperation with OHP? ☒ Yes ☐ No

G. Is there anything else you would like to share with OHP? ***Thank you to the OHP for their guidance and support as well as suggestions moving forward.***

XII Attachments

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff **(EXHIBIT A)**
- ☒ Minutes from commission meetings **(EXHIBIT B)**
- ☐ Drafts of proposed changes to the ordinance
- ☐ Drafts of proposed changes to the General Plan
- ☒ Public outreach publications **(EXHIBIT C)**

Email to Lucinda.Woodward@parks.ca.gov

ATTACHMENTS

EXHIBIT A:

Statement of Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government: **Fresno, California**

Name: **Laura Groves van Onna**

Commissioner ☐ Staff ☒

Date of Appointment: **January 8, 2018**

Date Term Expires: **N/A**

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

☐ No

☒ **Yes – Historic Preservation; Urban Planning; Architectural Studies; Art History/Criticism**

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

M.S. in Historic Preservation, M.S. in Urban Planning, B.S. in Architecture Studies, B.A. in Art History/Criticism; historic preservation experience includes 4.5 years in the public sector (City of Fresno, Instituto Rio Patrimônio da Humanidade - Rio World Heritage Institute, City of Lawrence, Kansas, Kansas State Historical Society, Watkins Community Museum of History), 2.5 years in the private sector (GPA Consulting, Quimby McCoy Preservation Architecture, Kristy Stubbs Gallery), 1 year in education (Columbia University), and periodic volunteer experience.



Laura Groves van Onna

Preservation and Planning

laurita.groves@gmail.com | www.linkedin.com/in/lauragroves
7905 N Mansionette Drive | Fresno, CA 93720 | 214-546-1316

SKILLS

Management | Certified Local Government (CLG) Program; Communication and coordination among staff, elected officials, commission members, applicants, the press, and the general public; Budget; Historic Preservation Commission meetings and trainings; Database of historic resources; Processes for evaluations, design reviews, and Section 106 reviews; Economic incentive programs entailing tax abatement and grant awards; Maintenance monitoring; Historic resource surveys; Promotional materials; Educational outreach.

Research & Documentation | Built environment; Landscapes; History; Policy; Cultural and social contexts; Oral history; Photography; Drawing and mapping using ArcGIS, SketchUp, and Adobe Suite programs; Written composition entailing description and analysis; Presentation and delivery.

Languages | English; Portuguese; Spanish; Italian.

EDUCATION

Columbia University

New York, New York

M.S. in Historic Preservation

M.S. in Urban Planning

August 2012-May 2015

University of Arkansas

Fayetteville, Arkansas

B.S. in Architecture Studies

B.A. in Art History/Criticism

August 2005-December 2009

WORK EXPERIENCE

City of Fresno

Fresno, California

Historic Preservation Specialist

January 2018-Present

- Manage the Historic Preservation Division in function and budget within the Planning and Development Department.
- Conduct design reviews for designated historic resources, evaluations for potential historic resources, historic resource surveys, Section 106 reviews, and maintenance monitoring.
- Maintain historic preservation database and economic incentive programs for qualified historic properties such as the Mills Act Program and the Historic Preservation Mitigation Program.
- Compose historic contexts and annual reports.
- Prepare and present staff reports to the Historic Preservation Commission and City Council.
- Perform educational outreach.

California State University

Fresno, California

Instructor

September 2019

- Presented a short course entitled "Historic Preservation: An Introduction" through the Osher Lifelong Learning Institute (OLLI) in the Division of Continuing and Global Education.



GPA Consulting

Los Angeles, California

Architectural Historian II

February 2016-June 2017

- Contributed to and carried out a wide variety of projects in Southern California through research, photo-documentation, written composition, and presentation. These projects included Mills Act, CEQA, and Section 106 reports as well as National Register nominations, Los Angeles Historic-Cultural Monument applications, and themes for the Los Angeles Citywide Historic Context Statement.

Quimby McCoy Preservation Architecture

Dallas, Texas

Preservation Planner

November 2015-January 2016

- Organized and conducted a historic resources survey in the Garland downtown area to determine significance and potential for eligibility of a historic district.
- Performed historical, building, site, and contextual research for the Dallas County Records Complex.

Columbia University

New York, New York

Teaching Assistant

August-December 2013 and 2014

- Assisted professors with classroom materials and operations for “Cultural Landscapes,” “Historic Preservation Colloquium,” “Law for Preservation,” and “Preserving Modern Architecture.”

Studio-X Rio Assistant

June-August 2014

- Assisted in the composition of a book and in leading a workshop for the Rio das Pedras Initiative, which was aimed at enhancing urban design in a neighborhood in Rio de Janeiro.

Instituto Rio Patrimônio da Humanidade (Rio World Heritage Institute)

Rio de Janeiro, Brazil

Intern

July-August 2013 and June-July 2014

- Worked in the *Gerência de Intervenção Urbana* (Department of Urban Intervention), on *Projeto Vazios Urbanos*, a project aimed at identifying and creating development parameters for empty and/or abandoned lots within o *Centro* (the historic city center) that could potentially be developed with residential use in mind in 2013. In 2014, returned to research minimal urban intervention options for *Largo do Machado*, a historic plaza in the City.

City of Lawrence, Kansas

Lawrence, Kansas

Planner I - Historic Preservation

October 2011-August 2012

- Reviewed applications for proposed alterations to designated historic resources, maintained a database for project proposals as well as contact with clients, surveyed sites and structures, composed reports and presented them at monthly Historic Resources Commission meetings.
- Addressed general concerns and questions from the public and worked periodically on long-term projects, such as research and documentation required for landmark designations and design guidelines as well as events for educational outreach.

Kansas State Historical Society

Topeka, Kansas

Special Projects Associate

July 2011-August 2012

- Researched and helped compose a National Register MPDF (Multiple Property Documentation Form) for significant Santa Fe Trail sites in the State of Kansas.



Watkins Community Museum of History

Lawrence, Kansas

Intern

August 2010-August 2012

- Catalogued items in the 3-D collection, helped maintain and update the museum's database on PastPerfect, and greeted visitors.

Kristy Stubbs Gallery

Dallas, Texas

Assistant

January-July 2010

- Assisted and represented Kristy in running the gallery by maintaining a database for the collection through Artsystems, communicating with clients and artists, composing artist biographies, and helping with exhibitions.

VOLUNTEER EXPERIENCE

California Preservation Foundation

Pasadena, California

2017 Conference Committee Member

July 2016-May 2017

- Coordinated the Community Engagement Workshop which included two parts: "Sizing Up Your Environment" and "Rebranding Preservation."

Preservation Dallas

Dallas, Texas

Volunteer

October 2015

- Assisted with the 2015 Fall Architectural Tour.

Depot Redux

Lawrence, Kansas

Board Member

October 2011-August 2012

- Assisted in the coordination of and participated in events dedicated to saving the Amtrak station in Lawrence, Kansas.

Lawrence Preservation Alliance

Lawrence, Kansas

Volunteer

November 2010-August 2011

- Assisted in the nomination for Haskell Row to the National Register of Historic Places.

City of Lawrence, Kansas

Lawrence, Kansas

Volunteer

Spring 2011

- Worked on a nomination for Hobbs Park to the Register of Historic Kansas Places.

Kansas State Historical Society

Topeka, Kansas

Volunteer

September-October 2010

- Assisted the National Register Coordinator in the State Historic Preservation Office in completing a nomination for the Augusta Frisco Depot to the Register of Historic Kansas Places through survey, research, and composition. The property was listed November 20, 2010.

Amber Piona
Fresno, CA 93722
Amber.piona@fresno.gov

WORK EXPERIENCE

City of Fresno

Fresno, CA

Planner

July 2016-present

Work for the City of Fresno Development and Resource Management Department, Long Range Division on a variety of long range planning projects, including the Active Transportation Plan, Parks Master Plan, and the update to the Housing Element. From January 2017 to present, in addition to regular duties, working with the Historic Preservation division, reviewing projects under Section 106, assessing potential project impacts on historic resources, and conducting archival research for city staff.

National Park Service, Mount Rainier National Park

Mount Rainier, WA

Historical Landscape Architect intern

June 2015- Sept. 2015

Worked for the Historical Landscape Architect creating the MORA Historic View and Vista Management Plan. Conducted field documentation using GIS ArcCollector and historical research on view planning in the National Park Service. Assessed the management needs of historic views within the park and made treatment recommendations. Oversaw volunteers during landscape rehabilitation projects.

National Park Service, Southeast Regional Cultural Resources Division

Atlanta, GA

Cultural Resources Intern

Feb 2012-July 2012

Worked for the History Branch of the Cultural Resources Division. Reviewed and commented on cultural resources documentation (Section 106, National Register nominations, National Historic Lighthouse Preservation Act properties, Historic Structure Reports). Conducted research to help further the regional office's knowledge of Asian-American and Pacific Islander cultural resources as a part of NPS' Cultural Resource Diversity Program goals. Drafted National Register determinations of eligibility for regional parks.

City of San Luis Obispo Community Development Dept.

San Luis Obispo, CA

Planning Intern

Sept 2009-Oct 2010

Worked with Senior Planner on various projects, including creating a historic neighborhood design guide and architectural style guide for the city. Contributed to the text of the Historic Preservation Program Guidelines and Historic Preservation Ordinance. Wrote reports and gave public presentations to the advisory body, the Cultural Heritage Committee.

EDUCATION

University of Washington, Seattle

Seattle, WA

Masters of Urban Planning, Certificate in Historic Preservation, Dec. 2015
2014-2015 Urban Planning and Design Department Award for Service

California State University Sacramento

Sacramento, CA

Masters of Arts in History, Public History, Dec. 2010

University of California, Davis

Davis, CA

Bachelors of Arts, History, June 2005

JOHN W. HASTRUP

2600 Fresno Street • Fresno, CA 93721 • (559) 621-7559 • john.hastrup@fresno.gov

EDUCATION

Boalt Hall School of Law, University of California, Berkeley

J.D., May 2009

Activities: Blue Book Editor, Berkeley Technology Law Journal

McBaine Honors Moot Court Competition 2008-09

Harvard College, Cambridge, MA

A.B., Government, June 2006

Honors: Honors Graduate, *cum laude*, John Harvard Scholar, Detur Book Prize Winner

Activities: Editorial Editor and Columnist, The Harvard Crimson newspaper

Men's Varsity Swim Team, four-year participant

EMPLOYMENT

Deputy City Attorney, City of Fresno

Fresno, CA

Serve in the transactional unit for the City; review contracts; evaluate risk; draft ordinances; advise the Mayor and Councilmembers on legal matters.

October 2017-Present

Partner, McCormick Barstow LLP

Fresno, CA

Work on a variety of real estate, transactional and trust and estate matters; serve as outside general counsel for large agricultural and manufacturing companies, and regional banks; experience with re-financing and merger and acquisition transactions, including tax implications; extensive work with litigation counsel coordinating litigation strategy, particularly real estate matters; prosecuted many trademarks and successfully addressed USPTO Office Actions; experience with trust and estate administration (primarily focused on agriculture business clients); associated litigated matters, with more than 100 court appearances in probate court.

August 2009-October 2017

Summer Associate, Steptoe and Johnson LLP

Washington, DC

Worked on a *pro bono* mortgage foreclosure rescue case; prepared memos for insurance litigation matters; researched ICSID arbitrations in international trade matters; co-authored a piece on government contracts issues for September 2008 issue of *Off the Shelf Newsletter*, published by the Coalition for Government Procurement. *Summer 2008*

Research Assistant, Professor Anne Joseph O'Connell

Berkeley, CA

Collected data and prepared files for a large empirical research project on appointments to Executive Branch positions. Research involved extensive background checks on appointees and legal questions about the respective roles of the legislative and executive branches in the appointment and confirmation processes. *May 2007 – September 2007*

Research Assistant, Stephen Rosenbaum

Berkeley, CA

Assisted in the major revision of a chapter in the book AIDS and the Law, originally written by Linda Headley. Updated the chapter's case and code citations in light of recent changes, and substantially edited and rewrote large portions of the chapter's text to reflect these changes and improve readability. *Spring 2007*

Paid Intern, Governor's Office of Legislative Affairs Sacramento, CA
Researched pending legislation and prepared summaries of the proposed laws for Governor Schwarzenegger to use in sign/veto decisions. *Summer 2005*

Intern, U.S. Congressman George Radanovich Fresno, CA
Drafted congressional records and public releases for the congressman at his local office and provided routine services to constituents. *Summer 2003*

ACTIVITIES

Chairman, Pro Bono Legal Counsel, Fresno Philharmonic Orchestra
Provide substantially all legal work for this large regional orchestra, including negotiation of Music Director and CEO contracts, and collective-bargaining issues for union musicians; currently assisting with national search for new Music Director. *Summer 2012-Fall 2018*

Pro Bono Legal Counsel, Break the Barriers
Provided outside legal work, including work on contested trademark matters, for this organization that offers sports and art programs designed to break down barriers between general society and those with disabilities. *Summer 2013-Fall 2017*

INTERESTS

Attending legal and other educational presentations by academics or lawyers; learning about cutting-edge developments in the law; Cal Athletics, especially football and basketball; outdoor activities, including hiking and backpacking, and keeping the family cabin safe from fires.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Fresno

Name of Commissioner Patrick Boyd

Date of Appointment: 6/5/2014

Date Term Expires: 6/30/2018

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



Patrick Boyd

Principal Landscape Architect, Vice President

LLA # 4682

P.O. Box 27616
Fresno, CA. 93729

Studio: 559.472.9966

Fax: 559.472.9969

patrick@designlab252.com

Education:

California Polytechnic State University, San Luis Obispo
Bachelor of Landscape Architecture, 1998

Work History:

Designlab252, 2007-present
Quad Knopf, 2005-2007
California Department of Transportation, 1998-2005

Professional Organizations:

Fresno Art Council, *President*
City of Fresno, Historical Preservation Commission, *Vice Chair*
U.S. Green Building Council, Central California

Professional Background:

Mr. Boyd is particularly suited and experienced in large scale design projects. He brings more than ten years of industry experience to Designlab252 as a Licensed Landscape Architect in the State of California. Prior to opening Designlab252, Patrick spent two years with the multidisciplinary firm Quad Knopf and seven years at the *Department of Transportation*. **His work with Caltrans included landscape rehabilitation for more than 600 acres** of California's roadways; including, State Routes (SR) 58, 99, 168 and 178. He served as the Landscape Architect for the SR 99 Corridor Enhancement Master Plan as well as team leader for two California Safety Roadside Rest Area System projects and oversaw Bakersfield's Highway Beautification Master Plan. At Quad Knopf, Mr. Boyd capitalized on his love of art and urban design working with engineers and other clients to provide creative planning and design solutions.

Mr. Boyd is an avid Bicycle enthusiast and has applied that passion into his professional life through work on municipal bicycle master plans and trail design. He has raced on the streets of Visalia and can be found on one of his bike all over the State on any given day.



REC'D AUG 9 '18 PM4:58
FRESNO CITY CLERK

MAYOR LEE BRAND

**NOTIFICATION OF APPOINTMENT BY MAYOR
TO BOARD OR COMMISSION**

TO: City Council

THROUGH: Yvonne Spence, City Clerk

BY: Lee Brand, Mayor

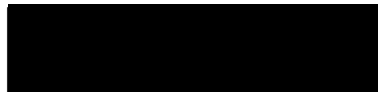
X Reappointment

_____ New Appointment

Name of person replaced: N/A

Name: Patrick Boyd

Address:



Home Phone:



Business Phone: N/A

Appointed to: Historic Preservation Commission

Term: Through 6/30/2022

City Council Agenda 8/23/18

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government CITY OF FRESNO

Name of Commissioner ROBIN GOLDBECK

Date of Appointment: 6.30.2016 (2nd Term)

Date Term Expires: 6.30.2020

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Robin Goldbeck

3546 W. Loma Linda Fresno, CA 93711
559.285.2390 goldarch@comcast.net

Professional Summary

Owner, Goldbeck Architects since 1990. Goldbeck Architects is a full-service design firm located in Fresno, CA specializing in residential architecture. Design, construction document production and contract administration are all offered with attention to detail and the owner's goals at the forefront. Goldbeck Architects' designs incorporate energy efficiency, creative aesthetics and universal design into a client's lifestyle and budget.

Experience

1990-present

Goldbeck Architects

Architect, Owner

- Custom residence and residential remodel programming
- Construction documents, budgets, construction scheduling
- Permit and entitlement processing
- Bidding, negotiation and contractor selection
- Construction administration
- Punch list and project close-out

Sample Projects

Non-profit:

- Habitat for Humanity, Fresno, Neighborhood Revitalization Initiative, ongoing.
- Habitat for Humanity, Fresno, Standard Plans in Fresno and Clovis, ongoing.
- Habitat for Humanity, Fresno, 2011-2012 house design. 2012-2013.
- Habitat for Humanity Ramps and Rails program, Sept.-Dec. 2011
- WFHCC Mary Ella Brown Center Gazebo, 2011
- Lowell CDC 415 Calaveras development. 2012

Private sector residential clients:

- Veatch Residence Addition, ongoing
- Moose Residence, Walnut Creek, ongoing
- Benninga Residence, ongoing
- Smith residence addition

Education

1976-1980

Univ. of California, Berkeley

1976-1980

B.A., Architecture

Associations:

Fresno County Historical Preservation Commission, 2013, ongoing.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Fresno

Name of Commissioner Paul Halajian

Date of Appointment: 6/30/2017

Date Term Expires: 6/30/2021

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 X Yes

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Paul N. Halajian, AIA LEED AP
Architect CA License #C20194
Paul Halajian Architects - Clovis, CA
Principal Sep 2010 - Present
Taylor Teter Partnership - Fresno, CA
Partner Nov 2006- Aug 2010
Taylor Group Architects - Fresno, CA
Partner Sep 2000- Nov 2006
TAM Architects - Fresno, CA
Project Manager Aug 1997- Sep 2000
EHDD Architects - San Francisco, CA
Associate/ Architect Sep 1990 - Aug 1997

EDUCATION

Executive Education Certificate
Graduate School of Design
Harvard University
Master of Architecture, 1988
Bachelor of Arts - Architecture, 1984
University of California, Berkeley

PROFESSIONAL

US Green Building Council - LEED AP
American Institute of Architects (AIA) Member
AIA San Joaquin - Board Member, Past President
AIA California Council - Board of Directors
arCA / AIA Journal - Past Editorial Board Chairman
AIA National Convention - Delegate, 20017



PAUL HALAJIAN
ARCHITECTS

PAUL HALAJIAN, AIA, LEED AP

Paul Halajian has been practicing architecture for over 25 years and has developed a portfolio of award winning projects in both the public and private sectors. He values a well-rounded approach to architecture that places equal importance on design, constructability, sustainability, project parameters, and client service. Collaboration with all project stakeholders and mentorship of emerging professionals define his approach to practice.

Mr. Halajian earned both his Bachelor's degree in Architecture and Master of Architecture Degree from the University of California, Berkeley. After completing graduate studies in Architecture at the University of California, Berkeley, Paul Halajian, AIA – LEED AP™ began practice in the internationally acclaimed San Francisco firm of EHDD Architecture and was named an Associate in the Firm. While with EHDD, Mr. Halajian served as Project Architect on a number of major university library projects. A native of Fresno California, Mr. Halajian left the Bay Area to return home to practice in Fresno because of his belief in the power of design to create a better environment for one of California's most overlooked regions.



PAUL HALAJIAN AIA | LEED® AP

Architect, CA License #C20194

EDUCATION

Executive Education Certificate
Graduate School of Design,
Harvard University

Master of Architecture, 1988
Bachelor of Arts - Arch., 1984
University of California, Berkeley

PROFESSIONAL / COMMUNITY INTERESTS

Historic Preservation Commission,
City of Fresno

arCA, Editorial Board Chairman

AIA California Council,
Board of Directors

AIA San Joaquin Chapter,
Past President

AIA National Convention,
Delegate, 2007

T: 559.297.7900
F: 559.297.7950

389 Clovis Ave., Suite 100
Clovis, California 93612

www.halajianarch.com

SAMPLE PROJECT EXPERIENCE

County of Fresno | Fresno, CA

Assessor's Office - Tenant Improvement (*in progress - Construction Documents*)
Betty Rodriguez Regional Library - Adaptive Re-use

County of Madera, City of Madera, Madera Unified School District, Madera County Arts Council | Madera, CA

Downtown Master Plan
Performing Arts Center Concept Design - New Construction
Madera Downtown Historic Library Concept Design - Adaptive Re-use

Fresno Pacific University | Fresno, CA

Fine Arts Building - New Construction (*in progress - Design Development*)

California State University, Fresno | Fresno, CA

Physical Therapy & Intercollegiate Athletics - New Construction
Aquatic Center - New Construction & Site Development *
Armenian Genocide Monument - New Construction

University of the Pacific | Stockton, CA

Library Renovation Ph. I - CD through CA
Library Renovations Ph. II (*in Construction*)

State Center Community College | Oakhurst, CA

Oakhurst Center | New Campus (*in progress - Schematic Design*)

Bitwise Industries & Quiring Corporation | Fresno, CA

State Center Warehouse - Adaptive Re-use (*in Construction*)

Assemi Development | Fresno, CA

The Georgia - Multi-family housing - New Construction

Provost & Pritchard | Clovis, CA

New Corporate Headquarters (*in progress - Construction Documents*)

Innovative Development Living Solutions of CA | Clovis, CA

Magnolia Crossing - Senior Living Facility

Chaffee Zoo Corporation | Fresno, CA *in progress*

ZooPLEX: Animal Commissary & Admin. Offices - New Construction
Ambassador Building: Animal Holding - New Construction

Trinity Community Church | Clovis, CA

Ministry & Discipleship Building - New Construction

College Community Church Mennonite Brethren | Clovis, CA

Sanctuary & Administrative Offices - New Construction
Betty Rodriguez Regional Library - Adaptive Re-use

(*Project completed while at previous firm)

Statement of Qualifications

for

Certified Local Governments

Commissioners and Staff

Local Government **Fresno**

Name Jason Hatwig

Date of Appointment: 8/24/2017

Date Term Expires: 6/30/2021

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 Yes

 X No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Jason Hatwig

1263 W. Northridge Ave. • Fresno, CA 93711

Jhatwig@sbcglobal.net • phone: 559-439-4047

Objective

To obtain a challenging and engaging position with a progressive Civil Engineering Firm in which, through hard work, perseverance and excellence, I can become a contributor and benefit to the company.

Qualifications Summary

With over 18 years of land development experience, from design to leadership, I have worked on many small and large retail developments, street improvements projects, flood control and irrigation district facilities, parks, sports facilities, rural residential developments and apartment complex developments.

Experience

1998-Present CEI Engineering Associates, Inc.

Project Management 2004 to Present

- Coordinate projects with staff engineers and supervise design team
- Prepare project scope, feasibility documents, cost estimates, sitework specifications and construction reports
- Assist in land development deals and agreement terms
- Coordinate and prepare planning documents, entitlements, approval permits and civil plans, from conceptual to construction
- Facilitate meetings with client, land use attorneys, EIR consultants and project team to establish project goals, budgets and timelines
- Identifies resources or sub consultants needed and assigns responsibilities
- Process monthly invoices, client billings and collections
- Market prospective clients and projects, prepare RFP's and RFQ's
- Conduct annual employee evaluations

Project Designer 1998 to 2004

- Work under the direction of Project Manager/Engineer
- Prepare civil plans, exhibits and 3d models
- Prepare quantity takeoffs and construction cost estimates
- Prepare calculations for prelim hydrology and earthworks

1996-1998 John Frank Mitchell, Inc.

Design Drafter

- Work under the direction of Mechanical Engineer
- Prepare mechanical plumbing and HVAC plans

Certifications

LEED Accredited Professional

Education

California Christian College, Fresno

Non-accredited Biblical Studies degree (AA equivalent), graduated in 1996

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Fresno

Name of Commissioner Ron McNary

Date of Appointment: 10/26/2016

Date Term Expires: 6/30/2020

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 Yes

 X No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Mr. McNary was a General Building Contract for the county of Fresno in the building maintenance department for many years. Mr. McNary also has experience restoring historic homes.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Fresno

Name of Commissioner C. Kristina Roper

Date of Appointment: 16 July 2015

Date Term Expires: 15 July 2018

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

xxx Yes

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

C. Kristina Roper is a Registered Professional Archaeologist in good standing, and exceeds the Secretary of Interior's Professional Qualifications Standards for prehistoric archaeology. Roper has over 34 years of professional experience in the field of archaeology, historical research and architectural evaluation, specifically in the investigation and management of cultural resources within the context of local, state and federal regulatory compliance for projects in the Far West. Ms. Roper holds a B.A. degree in Anthropology and a Master's degree in Cultural Resources Management, and is a registered archaeologist with the California Historic Resources Information System. She is a full-time member of the Department of Anthropology at California State University Fresno, teaching lower and upper division courses in world prehistory, food and culture, applied anthropology, cultural resources law, critical thinking, archaeological field methods, and biological anthropology.

C. KRISTINA ROPER, M.A., RPA
Owner/Principal, Sierra Valley Cultural Planning
41845 Sierra Drive, Three Rivers, CA 93271
(559) 561-3815 / (559) 561-6041 fax
kroper@wildblue.net

EDUCATION

M.A. 1993, Cultural Resources Management, Sonoma State University
B.A. 1982, Anthropology, University of California, Berkeley

POSITIONS CURRENTLY HELD

1995-present **Archaeologist / Principal**, Sierra Valley Cultural Planning, Three Rivers, California
1996-present **Lecturer/Cultural Resources Specialist**, Department of Anthropology, California State University, Fresno, California
2015-present **Commissioner**, City of Fresno Historic Preservation Commission

PREVIOUS PROFESSIONAL EXPERIENCE

1995–1996 **Senior Archaeologist and Manager**, Applied EarthWorks, Inc., Fresno, California
1993–1995 **Senior Archaeologist and Manager**, INFOTEC Research, Inc., Fresno, California
1989–1993 **Associate Archaeologist/Archaeology Laboratory Director**, BioSystems Analysis, Inc., Santa Cruz, California
1986–1988 **Project Archaeologist/Research Archaeologist**, National Park Service, Sequoia and Kings Canyon National Parks, Research Division, Three Rivers, California
1985 **Staff Archaeologist**, National Park Service, Yosemite National Park, California
1982–1985 **Project Coordinator**, Cultural Resources Facility, Anthropological Studies Center, Sonoma State University, Rohnert Park, California

SUMMARY

Over thirty years of archaeological survey and excavation experience, including both prehistoric and historic sites, in California, Nevada, Oregon, and Idaho. Over 300 professional reports and publications. Courses taught: World Prehistory, Introduction to Archaeology, Bio-Behavioral Evolution of the Human Species, Historical Archaeology, Critical Thinking, Food and Culture, Applied Anthropology, and Cultural Resources Management. Ms. Roper is a Registered Professional Archaeologist in good standing.

As sole proprietor of a cultural resources management firm, responsibilities include all aspects of project management, from marketing and development, to project completion. NEPA, CEQA, and NHPA (Section 106) compliance. Focus is on local (San Joaquin Valley/Sierran foothills) cultural resources needs, within the context of CEQA and NEPA/NHPA. Certified as a woman-owned, small business with the CA Public Utility Commission. Clients include: Caltrans, City of Chowchilla, National Park Service; Yosemite Concession Services Corp.; Paoli & Odell, Inc; Odell Planning & Research, Inc.; Buada & Associates; State Center Community College District; Minarets School District, Madera County; Tulare Union School District, Tulare County; Fresno Metropolitan Flood Control District; Fresno Irrigation District; County of Tulare Resources Management Agency; City of Fresno Development Department; VRPA Technologies, Inc. County of Fresno Public Works; Page & Turnbull, Architects; CalMat Company; RMC Pacific Materials, Inc. / CEMEX; Sacramento Municipal Utilities District; VERTEX Engineering Services, Inc.; Friant Development Corp., Live Oak Associates, Inc., Valley Planning Consultants, Inc., Wellington Corp. of Northern California. Quad Knopf, Inc.; Provost & Pritchard, Inc.; TPG Consulting, Inc.; Blair, Church & Flynn, Inc.



REC'D AUG 10 '18 PM4:41
FRESNO CITY CLERK

MAYOR LEE BRAND

**NOTIFICATION OF APPOINTMENT BY MAYOR
TO BOARD OR COMMISSION**

TO: City Council
THROUGH: Yvonne Spence, City Clerk
BY: Lee Brand, Mayor

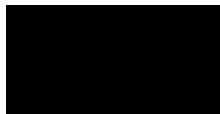
X Reappointment
New Appointment
Name of person replaced: N/A

Name: C. Kristina Roper

Address:



Home Phone:



Business Phone:

Appointed to: Historic Preservation Commission

Term: Through 6/30/2022

City Council Agenda 8/23/18

Statement of Qualifications

for

Certified Local Governments

Commissioners and Staff

Local Government **Fresno**

Name Don Simmons

Date of Appointment: 6/30/2016

Date Term Expires: 6/30/2020

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 Yes

 X No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

DON R. SIMMONS

1440 E. Divisadero St.

Fresno, California 93721

Cell: 559/246-9970 Fax: 559/278-6468

Email: creativepotential@gmail.com

WORK HISTORY

Jan 2005 **Distinguished Lecturer, Humanics**
to *California State University, Fresno*
Present *Fresno, California 93740*

Teach undergraduate courses in Philanthropy, Grantmaking/Grantwriting, Leadership, Entrepreneurial Approaches to Sustainable Community Benefit Organizations; co-lead Humanics Certificate Program in Community Benefit Organizational Leadership

- Humanics courses include undergraduate and graduate students in courses I teach
- Coleman Fellow in Entrepreneurship, 2009.
- Advise and mentor pre-professionals in CBO leadership.
- Present workshops in creativity and leadership for the office of Student Affairs.

2003 **President**
to *Creative Potential Consulting and Training*
Present *Fresno, California 93721*

Incorporated consulting firm working with community benefit organizations and their leaders in strategic planning, governance sustainability, leadership decision-making, volunteer leadership, forecasting and staff development.

- Utilize the RBC (Results-Based Conversations) licensed facilitation model
- International, national and local organizations as clients
- Bi-lingual consultation and facilitation available
- 35 years experience as facilitator and coach
- Perspectives as volunteer, executive director, donor, board member and staff

Jan 1993 **Curriculum Director, Senior Faculty**
to *Leadership Training Network*
Apr 2007 *Dallas, Texas*

Wrote leadership curriculum and served as lead faculty member/trainer/coach for a team of 6 leaders. Presented more than 1,500 day long and 5 days leadership workshops nationally and internationally. Developed leadership development curriculum in collaboration with 2 large private foundations in Texas and worked with several of the largest faith-based organizations in the world in delivery of content.

- Wrote leadership development curriculum.
- Coached and lead a diverse team of trainers and coaches.
- Created and planned hundreds of 5-day "Equipping Institutes" for faith-based and community benefit organization leaders.
- Published numerous articles on leadership principles as applied to volunteers and other unpaid staff.

Aug 2001 to Apr 2005 **Director, LEAD (Leadership Equipping and Development)**
One by One Leadership
Fresno, California 93721

Wrote curriculum and developed community based training program for faith-based leaders and organizations with principles of "equipping leadership, " volunteer management, organizational strategies and fund development.

- Engaged 150 local congregations of various faiths.
- Produced the first city-wide service day, Agents of Grace, with over 500 participants.
- Taught weekly workshops on volunteer engagement, grantwriting, organizational sustainability and leadership.

Jun 1995 to Aug 2001 **Associate Professor/Director of Continuing and Professional Studies**
Golden Gate Baptist Theological Seminary
Mill Valley, California

taught graduate courses in Leadership, curriculum development, organizational change, teaching/pedagogy, ethics and developed the Office of Continuing and Professional Studies, offering a full catalog of community-oriented professional development programs and continuing education courses for persons serving in faith-based organizations

- Presented Outstanding Faculty lecture on "Accessibility and the Church"
- Facilitated the first HIV/AIDS workshop at an American seminary

- mentored hundreds of students preparing for graduation
- Chair, Curriculum Committee, 5 years

Apr 1990 to Aug 1995 **Director, Center for Volunteerism and Community Service**
Occidental College
Eagle Rock, California

Provided management and leadership to the CVCS with over 30 student-led community service programs; helped establish the nation's second largest Americorps Program, Building Up Los Angeles; Engaged over 800 students in community service events; helped establish Occidental's service learning curriculum; partnered with United Way of Los Angeles to develop student leadership program for under served communities

- Secured grant funding for over 30 programs, totaling over \$2 million
- Served on Corporation for National Service planning committee to institute the National Service Act
- Co-wrote second largest Americorps funding grant in the U.S.
- Represented Occidental College in the East Los Angeles Service Coalition

1983 to Aug 1990 **Associate Professor/Director of Philanthropic Studies/Director, Corporate and Foundation Affairs**
Biola University
LaMirada, California

Developed Biola University School of Business program in Nonprofit and Philanthropic Studies. Taught courses in Philanthropy, Organizational Leadership and Decision-Making, Grantsmanship, Nonprofit Marketing and Nonprofit Management; simultaneously served as the primary foundation and corporate giving officer for the University Office of Development

- Successfully founded and instituted undergraduate program in nonprofit organizational leadership
- Secured over 1.7 million in grants and corporate support
- Founded "Saturday College" program through a Chevron Oil grant
- Assisted in developing Biola's Service Learning curriculum

EDUCATION

1995 **Yale University**
New Haven, Connecticut
Program on Nonprofit Organizations, Certificate in Leadership

Engaged in yearlong certificate program with emphasis in organizational leadership, secession planning and governance.

- Only native South Carolinian ever in the program.

1988 **University of San Francisco**
to *San Francisco, California*
Jun 1991 *M.P.A., Nonprofit Organizational Management*

Accelerated program for NP professionals with a focus area in volunteer leadership and fund development.

1980 **Texas A&M University**
to *Commerce, Texas*
Apr 1984 *Organizational Development, Ph.D.*

Focused program on leadership in education settings and community benefit organizations.

- Multi-cultural in approach
- Proficient in research development and theory

Aug 1977 **Southwestern Baptist Theological Seminary**
to *Ft. Worth, Texas*
Dec 1979 *M.A., education*

Focused on curriculum development, curricular theory and pedagogy

Aug 1974 **Charleston Southern University**
to *Charleston, South Carolina*
May 1977 *B.S., Elementary Education*

completed undergraduate degree in 3 years with 2 minors, psychology and music

- Served as student body president, 1976-77
- Editor, The Cutlass, student yearbook, 1976

MEMBERSHIPS

Vice President, Board of Directors, Lowell Community Development Corporation
 Vice Chair, former Chair, City of Fresno Historic Preservation Commission

Vice President, Board of Directors, Hands On Central California
Board Member, International Association of Volunteer
Administrators
Former President of the Board, National Collegiate Volunteer
Administrators

- Neighborhood based community development organization focused on housing and equity issues
- 30+ years of serving on Boards of Directors of Volunteer Centers in California
- Professional certifications held: CVA (Certified Volunteer Administrator)

SOFTWARE/SYSTEM SKILLS

Microsoft Office, Excel, Raizer's Edge, GiftWorks, Salesforce

EXHIBIT B:

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, October 22, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Vice Chair Jason Hatwig at 6:10 PM.

Commissioners Present: Robin Goldbeck, Paul Halajian, Jason Hatwig, Ron McNary, C. Kristina Roper, Don Simmons.

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Amber Piona, and Dan Zack.

Present 6 - Vice Chair Jason Hatwig, Commissioner Don Simmons, Commissioner Ron McNary, Commissioner Robin Goldbeck, Commissioner Paul Halajian, and Commissioner C. Kristina Roper

Absent 1 - Chair Patrick Boyd

II. APPROVE MEETING MINUTES

[ID18-1272](#) Approve Minutes for September 24, 2018.

Attachments: [2.HPC Minutes Sept 24 2018](#)

The minutes for September 24, 2018 were approved 6-0 with a motion by Commissioner Roper and a second by Commissioner Goldbeck.

III. APPROVE AGENDA

The agenda with was approved 6-0 with a motion by Commissioner Simmons and a second by Commissioner Roper.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

A. [ID18-1273](#) CONSIDERATION OF APPROVAL OF REQUESTS BY

PROPERTY OWNERS TO ENTER INTO MILLS ACT
HISTORICAL PROPERTY CONTRACTS PURSUANT TO FMC
12-1706:

1. The J. H. Waller Home (HP #302) Located at 306 N Park Avenue.
2. The Cowdrey Home (HP #033) Located at 330 N Park Avenue.
3. The C. J. Ryland Home (HP #308) Located at 573 E Terrace Avenue.
4. The Nis Johnson Home (HP #245; contributor to Wilson Island Historic District) Located at 601 E Pine Avenue.
5. The Frank Bradford Home (contributor to Wilson Island Historic District) Located at 630 E Home Avenue.
6. The Elia Home (HP #311) Located at 634-640 Van Ness Avenue.
7. The Albert & Susie Clark Home (contributor to Wilson Island Historic District) Located at 667 E Pine Avenue.
8. The Thomas & Sadie Elliott Home (HP #301) Located at 934 E Mildreda Avenue.
9. The Mary Matson Home (HP #255) Located at 1440 E Divisadero Street.
10. The Senator Ray W. & Marie Hays Home (HP #310) Located at 1608/1616 S Minnewawa Avenue.

Attachments: [4.Mills Act Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the proposed Mills Act contracts and workplans for the following properties:

- 1. The J.H Waller Home (HP #302) Located at 306 N Park Avenue. Site visit was conducted on September 17, 2018 with staff and Commissioner Roper.*
- 2. The Cowdrey Home (HP #033) Located at 330 N Park Avenue. Site visit was conducted on September 28, 2018 with staff and Commissioner Halajian.*
- 3. The C.J. Ryland Home (HP#308) Located at 573 E Terrace Avenue. Site*

visit was conducted on September 19, 2018 with staff and Commissioner McNary.

4. The Nis Johnson Home (HP #245; contributor to Wilson Island Historic District) Located at 601 E Pine Avenue. Site visit was conducted on September 28, 2018 with staff and Commissioner Goldbeck.

5. The Frank Bradford Home (contributor to Wilson Island Historic District) Located at 630 E Home Avenue. Site visit was conducted on September 17, 2018 with staff and Commissioner Roper.

6. The Elia Home (HP #311) Located at 634-640 Van Ness Avenue. Site visit was conducted on September 19, 2018 with staff and Commissioner McNary.

7. The Albert & Susie Clark Home (contributor to Wilson Island Historic District) Located at 667 E Pine Avenue. Site visit was conducted on September 29, 2018 with staff and Commissioner Roper.

8. The Thomas & Sadie Elliott Home (HP #301) Located at 934 E Mildreda Avenue. Site visit was conducted on September 17, 2018 with staff and Commissioner Roper.

9. The Mary Matson Home (HP #255) Located at 1440 E Divisadero Street. Site visit was conducted on September 17, 2018 with staff and Commissioner Goldbeck.

10. The Senator Ray W. & Marie Hays Home (HP #310) Located at 1608/1616 S Minnewawa Avenue. Site visit was conducted on September 19, 2018 with staff and Commissioner McNary.

Although some workplans had at time of submittal contained line items for interior rehabilitation, these items have been removed. Commissioner Hatwig proposed that for each property the commission would ask questions of staff, open the floor for public comment and then deliberate and vote. Deputy City Attorney John Hastrup proposed the Commission would

consider item 9 first.

9. The Mary Matson Home (HP #255)

Commissioner Simmons recuses himself from consideration of item 9 at 6:28.

9. The Mary Matson Home (HP #255), 1440 E Divisadero Street.

Commissioner Paul Halajian: Could staff please explain the decision to take interior renovations out of workplans so that we're all on the same page with regard to that topic?

Historic Preservation Specialist Laura Groves van Onna: We had a discussion about this at the previous HPC meeting after we had started doing our site visits. We noticed that some property owners had decided to include interior improvements. We did document them, however with guidance from the Commission we ultimately decided to omit them, at least from this year's consideration the Mills Act because they are not readily visible from the public right-of-way. The Mills Act is an incentive program that is supposed to benefit the public.

Commissioner Robin Goldbeck: What was the process? Did you then notify those applicants?

Groves van Onna: When we were doing the site visits, we informed property owners that we only required them to list exterior features. We made it known that these [interior features] might not ultimately be included.

Hatwig: Although it's not on this particular project, I've noticed that landscaping is a recurring theme. I understand this when it's being done to prevent damage to the structure. Landscaping can and cannot apply. Same thing with insulation. There is a fine line.

Groves van Onna: Right. Insulation itself is not an exterior feature, the installation of it could have an effect on the property, which is why it's included in the workplan.

Commissioner Kristina Roper: Speaking of landscaping, having just done a lecture on cultural landscapes, I think landscaping is very important to the integrity of many of these homes.

Halajian: On that subject, I suspect that what was deemed appropriate at the time these homes were built with regards to landscape and how landscape should address the architecture is quite different than how we think about it today. Just because someone is going to put in a new front yard, is that good enough or does that landscape plan have to in some way recall the historic precedence that governed landscape architecture at the time the house was built?

Groves van Onna: We don't necessarily prevent a property owner from doing that. I don't think we can enforce that as a project proposal. It's certainly encouraged.

Hatwig: I don't have any further questions on this property, I can open it up to the public then we'll come back and deliberate.

Commissioner Ron McNary: Are we going to vote individually on these homes?

Deputy City Attorney John Hastrup: Yes.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Mary Matson Home (HP #255), 1440 E Divisadero Street, was approved 6:0 on a motion by Commissioner Goldbeck and a second by Commissioner McNary.

Commissioner Simmons returns 6:33.

1. The J.H. Waller Home (HP#302)

1. The J.H Waller Home (HP #302), 306 N Park Avenue.

Roper: I particularly like the carriage house repair.

Halajian: For clarification, A/C units are an interior thing, but the fact that it integrates with historic elements, is that why it's on the list?

Groves van Onna: Also the process of installing it could have an effect on exterior features.

Hatwig: So the unit itself might not be that, but the actual taking care of the structure might?

Groves van Onna: The process of installation needs to be done sensitively.

Goldbeck: Is this an example of insulation needs to be installed for structural integrity?

Roper: I believe so.

Hatwig: Was it a foam/epoxy insulation?

Groves van Onna: I believe the property owner wants to install a spray insulation.

Commissioner Ron McNary: Will the A/C unit be visible from the street?

Groves van Onna: That remains to be seen.

Hatwig: That is an interesting question, is the A/C unit going to be placed in kind? That may be something we can ask the property owner, if they're available.

Groves van Onna: I believe it will be replaced where it currently is.

No Public Comment

Hatwig: I'd like to know a little bit more about the A/C unit, but I'm sure that if they were going to move it to the front façade of the building, it would be required to come back to HPC. So, if the repair is in-kind I don't think it's a problem.

Goldbeck: Kristina, was there evidence of termite damage? I notice it's quite far down the list (Year 7).

Groves van Onna: It's recommended to have termite fumigation every 10 years.

Goldbeck: So there is nothing urgent that would move that up. Okay.

The request to enter in a Mills Act Historical Property Contract for the J.H Waller Home (HP #302), 306 N Park Avenue, was approved 6:0 on a motion by Commissioner Roper and a second by Commissioner Hatwig.

2. The Cowdrey Home (HP #033)

2. The Cowdrey Home (HP #033), 330 N Park Avenue.

McNary: Is the chimney in need of repair now? Why is it on Year 2 instead of Year 1?

Halajian: My recollection is that it's not in structural jeopardy, it simply needs repointing.

Public Comment Open

James Sponsler (330 N Park Avenue): I think I may have left off a few details in my workplan. The exterior paint item will include scraping. There are portions of the architectural trim that have been replaced haphazardly and will need to be replaced in kind. I have noted, and it's in your packets, is a picture of the house from 1905. I have found a couple of things between the site visit and today about the property. Cowdrey was specialized in English gardens and arbors. I haven't found a source to show where he might have built any around the city. He was prominent enough to have the

fact that he was a noted landscape gardener in his 1925 obituary. At a minimum he did landscaping for neighbors, at the most, there was an English garden in Recreation Park east of the county hospital. And yes, the chimney is not structural emergency right now, but does need to be repointed.

Groves van Onna: The arbor in the historic photograph was located on the south side of the property.

Roper: So the items you mentioned are not included in detail in the workplan, but they are included in the projected cost?

Sponsler: Yes, they are included in the estimate.

Public Comment Closed

The request to enter in a Mills Act Historical Property Contract for the Cowdrey Home (HP #033), 330 N Park Avenue, was approved 6:0 on a motion by Commissioner Halajian and a second by Commissioner Goldbeck.

3. The C.J. Ryland Home (HP#308)

3.The C.J. Ryland Home (HP#308), 573 E Terrace Avenue.

Hatwig: I wanted to verify that the landscape items listed here are for the protection of the home, or that they have purpose?

Roper: Or that they contribute to the integrity of the home.

McNary: Yes, the camphor tree is very close to the house. They are justified in worrying about the foundation. At first I was skeptical, but when I went to look at it I agreed with them that the tree needs to come out. I'm surprised that the tree hasn't damaged the foundation already because it is so huge.

Hatwig: The cedar trees are?

McNary: The cedar tree is not indigenous and it's not doing well.

Halajian: Is it a brick foundation?

McNary: I believe it is concrete. There is a basement that goes under the front patio which is unique.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the C.J. Ryland Home (HP#308), 573 E Terrace Avenue, was approved 6:0 on a motion by Commissioner McNary and a second by Commissioner Roper.

4. The Nis Johnson Home (HP #245; contributor to Wilson Island Historic District)

4. The Nis Johnson Home (HP #245; contributor to Wilson Island Historic District), 601 E Pine Avenue

Hatwig: This one seemed very straightforward to me. I appreciate staff's and commissioners' hard work to help refine a good thought out workplan.

Goldbeck: The trim under the front windows is the historic shape, and there is a poor redo along the side and that is one of the pieces that is going to be fixed under that item.

Hatwig: That will be under the 2020 item?

Goldbeck: No, the 2019.

Hatwig: For the To Be Determined portion was there a value associated with that?

Groves van Onna: No. There is no cost estimate for that.

Roper: What is the process for when you don't have a cost estimate? Does it come back for review?

Groves van Onna: Not necessarily. The purpose of requesting cost estimates is to get an idea of what property owners plan to invest in their properties. It's not an exact calculation, and plans could change within the next ten years. It's provided to help the approval process.

Assistant Director Dan Zack: Last year we didn't have a cost estimate break down. It's not something that you have to have, but it does help in your evaluation.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Nis Johnson Home (HP #245; contributor to Wilson Island Historic District), 601 E Pine Avenue was approved 6:0 on a motion by Commissioner Goldbeck and a second by Commissioner Hatwig.

5. The Frank Bradford Home (contributor to Wilson Island Historic District)

5. The Frank Bradford Home (contributor to Wilson Island Historic District), 630 E Home Avenue.

Hatwig: This particular property does not have an HP number, but is a contributor to the Wilson Island district?

Groves van Onna: That is correct.

Halajian: The arbor has a roof on it? Isn't an arbor usually an open trellis-type structure? What is this arbor?

Groves van Onna: It's an open roof, but it has spaced panels on top that need repair. Is there a specific term for the roof of an arbor, perhaps trellis?

Halajian: If it is open with no solid cover that is considered a trellis. A trellis can be attached to a building. An arbor is usually an open free-standing structure that has trellis work on it, not a solid cover. In this case it does have a solid cover?

Groves van Onna: There are spaced panels, so it is not completely covered, that's what I remember. Kristina, is that right?

Roper: Yes.

Halajian: It's original and it needs repair? Okay, that's what matters.

McNary: This is a very nice piece of property I look at it every day when I walk out my front door.

Public Comment Open

Linda Gleason (630 E Home Avenue): This property was in my family. The landscape here is a significant part of this house. As the story goes Frank Bradford bought the property, and put in a rose garden in the empty lot next door. The owner, Mrs. Wilson, objected, so he went ahead and bought the property. This is a two lot property and it has a lot of, I'm guessing, close to original trees on it, a couple near the house and the pool; they are old lovely trees. You'll see that a big piece of [the workplan] is related to the landscaping. The house will be featured in the Wilson Island centennial next year.

Public Comment Closed

The request to enter in a Mills Act Historical Property Contract for the Frank Bradford Home (contributor to Wilson Island Historic District), 630 E Home Avenue, was approved 6:0 on a motion by Commissioner Roper and a second by Commissioner Simmons.

6. The Elia Home (HP #311)

6.The Elia Home (HP #311), 634-640 Van Ness Avenue.

Hatwig: We have had some history with this property recently, and I see representation in the room, which is great in case we have questions.

McNary: This house is right downtown. surrounded by vacant lots.

Preferably, I would like for it to remain as a residential use, but because it's flanked by vacant lots, in the middle of downtown, I can't see any other way to make this property work than to turn it into a business. The owner is talking about putting a restaurant and bar. He is putting in the majority of the work right off the bat, just like the Rowell building. As long as he maintains it, I think it's a great asset.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Elia Home (HP #311), 634-640 Van Ness Avenue, was approved 5:0:1 on a motion by Commissioner Roper and a second by Commissioner McNary, Commissioner Halajian abstained.

7. The Albert & Susie Clark Home (contributor to Wilson Island Historic District)

7. The Albert & Susie Clark Home (contributor to Wilson Island Historic District), 667 E Pine Avenue.

Hatwig: Who was the Commissioner who went on this site visit?

Roper: That would be me. One thing that made a big impression on me is that a historic photograph shows it as white and it completely changed how it popped out on the road. It was just amazing. Presently it's kind of beige. It's on the corner so the rear view is visible from the street.

Halajian: Does the solar installation fall under the kinds of things that we're approving?

Hatwig: That is a great question for staff. I don't know what the State Interior Architect's view is on solar and its incorporation into historic homes, specifically on clay tile.

Groves van Onna: What's interesting with this property is that there's actually a central roof with a parapet that has those hipped clay tiles. The property owner intends to install the solar panels on the flat roof and it would not be visible from the public right-of-way.

Roper: It's an ideal fit for solar in a historic home.

Commissioner Don Simmons: Having gone through the process of having solar installed, and checking with the former City Manager and current City Manager as well as SHPO, solar doesn't fall under the categories. Solar can be visible, and can be seen, solar is not covered in any of that. I was careful; it's on my barn so it's not visible from the street. Because another property in my neighborhood was putting solar where it was extremely visible, I made lots of calls to the City and to the State and they said "it's solar, it's exempt." I have that in writing a letter from [former City Manager] Bruce Rudd, if that counts, now. Communities like Tower have had concerns about the visibility of solar, and have received the same response.

Roper: So it won't affect integrity. As I pointed out, because of the roof design this property is a great candidate.

Simmons: My question is putting it on the list, because what is the public benefit of that.

Groves van Onna: We also want to ensure that in the installation of solar that in the process of installing it there's no damage to the roof or any other historic exterior feature. You're welcome to ask the property owner for more information.

Public Comment Open

Slaten Van Saun (667 E Pine Avenue): Solar panel installation isn't the focus of the workplan, but when you have a home that is 5,300 sqft. and you want to maintain the original integrity of the windows, etc., there are drafts and certain things that will happen because of heatloss. When you have the original radiators inside and you're looking for ways to help counteract that cost of heating and cooling a home. The solar panels are advantageous, not visible but still value added to the home. The structural integrity to support that installation. I went to look at the roof, when I went to put in some bathroom vents, and it is pretty darn thick. That whole roof will need to be

replaced at some point, there are just layers and layers of extra roofing on there.

Hatwig: I hadn't thought about single pane windows and the thermal comfort of the home goes way down. We're living in a different era where power is not cheap.

Van Saun: We only have air conditioning upstairs. Entertaining is difficult, too; you can't bring people in the summer it's too warm, but when you get to the winter months it's more favorable. We want to invest into the house and the neighborhood. There are more things. The gutters are built into the roof, it's starting to fail and rust out. If you're going to replace the A/C, first you will need to take the A/C off, then you will need to redo the entire roof, including the tiling, and then you can replace the gutter. It goes on and on. This is a historical photo of the house in white, which has a stark contrast to the taupe it is today. When you have a house this size you have 51 windows and, now who's counting, 137 panes of glass that need to be replaced. I learned how to glaze and now I could be in the glazing Olympics; I'm about half way done.

McNary: How big is the house?

Van Saun: 5,300sqft.

Halajian: I was skeptical about the solar panels, but you're absolutely right. If you replace all the windows and insulate the house you'd be more than \$30,000. I buy your argument.

Simmons: I may be speaking out of my hat here, but I do know that they make solar tiles, and it's probably ungodly expensive, but I do know that that is a product that's available.

Van Saun: Especially in terracotta color, so that you couldn't tell the difference, that would be ideal. We bought the house in 2004; back in 2004 they added a texture to the house, so it went from original color to the taupe. It's a significant investment, but we'd like to go back to a smooth finish. We

appreciate what you're doing for us, and we look forward to our continued partnership.

Public Comment Closed

The request to enter in a Mills Act Historical Property Contract for the Albert & Susie Clark Home (contributor to Wilson Island Historic District), 667 E Pine Avenue, was approved 6:0 on a motion by Commissioner McNary and a second by Commissioner Roper.

8. The Thomas & Sadie Elliott Home (HP #301)

8. The Thomas & Sadie Elliott Home (HP #301), 934 E Mildreda Avenue

Halajian: They're going to do all of this for \$15,000? That's quite a deal!

Simmons: I'm fascinated by the varying cost of exterior paint. I would like a list of these painters, because there is such wide variance. I know how much mine cost, so I am fascinated by the varying cost of painting, even including doing it yourself.

Hatwig: I get why people sometimes stucco over homes, because the cost of scraping and painting is expensive.

No Public Comment

Simmons: This is a really big deal for this house, because it was vacant for so long and was moving toward demolition. It was a nuisance; there were so many calls for service to the police. Even during the restoration process the police spent a lot time moving people out of it. To be able to move from that point to this point is major, Steve Walters and Lowell Property Management is to be congratulated for their work they've done on that. This is a significant resource now that was almost gone.

McNary: Thank you for saving it.

The request to enter in a Mills Act Historical Property Contract for the

Thomas & Sadie Elliott Home (HP #301), 934 E Mildreda Avenue, was approved 6:0: on a motion by Commissioner Roper and a second by Commissioner Goldbeck.

10. The Senator Ray W. & Marie Hays Home (HP #310)

10.The Senator Ray W. & Marie Hays Home (HP #310), 1608/1616 S Minnewawa Avenue

Hatwig: This is another home that we are very familiar with and that I have no comments on.

Simmons: This is another exterior paint line item I am curious about. How are doing that?

Hatwig: They didn't say which side they were doing.

Simmons: They are doing painting, cladding and architecture trim. Who is doing this?

McNary: It's a very nice home, but not very visible from the street. It's going to need some paint very soon, it's brick mostly if I remember correctly. It's a wood shake roof.

Public Comment Open

David Davenport (6156 N Miter): I am just wondering how healthy that big tree is.

McNary: It's very healthy. I think it's about 60 or 70 years old. It looks in good health, but of course it will need thinning.

Davenport: Thank you.

Public Comment Closed

The request to enter in a Mills Act Historical Property Contract for the

Senator Ray W. & Marie Hays Home (HP #310), 1608/1616 S Minnewawa Avenue, was approved 6:0 on a motion by Commissioner McNary and a second by Commissioner Roper.

- B. [ID18-1274](#) REVIEW AND COMMENT ON THE PRE-APPLICATION, CONSISTING OF CONCEPTUAL FENCING PLANS, FOR ST. JOHN'S CATHEDRAL CATHOLIC CHURCH (HISTORIC PROPERTY #086) AND ST. JOHN'S RECTORY (HISTORIC PROPERTY #087) LOCATED AT 2814 MARIPOSA STREET PURSUANT TO FMC 12-1606(a)(2) and (b)(23).

Attachments: [6.St. John's Cathedral & Rectory Pre-App Attachments.pdf](#)

Historic Preservation Specialist Laura Groves van Onna presented the conceptual fencing plans pre-application for St. John's Cathedral Catholic Church (HP#086) and St. John's Rectory (HP#087). Primary concerns for staff regarding the conceptual proposal are the façade of the church and main entry, as they are character-defining features that are especially visible from the public right-of-way. Applicant is proposing seven-foot high tubular steel fencing with pickets that would be curved out toward the sidewalk to inhibit climbing, and pointed ends without decorative finials along the perimeter of the property along the property line, with gates. The owner representative is proposing to have a gate that opens and closes in front of the main entry of St. John's, and only to have it open during certain hours, and have it closed particularly after dark. These conceptual plans are being proposed by the applicant for security purposes in response to target vandalism. Upon initial review, the Director of Development and Resource Management was open to considering a proposal in which fencing was only installed along the blue lines pictured there, leaving the main entry and façade open. The director also encouraged continuing the fencing that's already present around the rear parking area. She would like the fencing pictured on the right to continue: full height wrought iron fencing separated by brick piers topped by orbs. Staff encourages discussion and pursuit of an optimal design for fencing that minimizes any potential adverse effects to the historic character of the property.

Hatwig: This isn't a motion item tonight, just conceptual review and comments. Protecting the structure is important, and it's our duty to make

sure we can help moving forward. I didn't have any particular issues with the layout; I do understand not going across the steps, but that also lends itself to having fires at the door and things like that. I don't know how many issues have been on the doorstep, or if that was a one-time ordeal. The remaining parts I have no extra comments on. I like how there is some setback separation between the fencing and the landscape. There's some landscape in front of the fencing, which is a deterrent in a way.

Halajian: Does the existing fencing meet the current development code?

Zack: Yes. The development code fencing regulations in downtown are a little different from the rest of the city because of the pedestrian-oriented nature of downtown. The main idea is that something like a parking lot can be fenced in with a full-height fence, within some design constraints. With a building, if the fence is full height it must fall behind the façade. You fence in the gaps so that the building and fence together secure the perimeter. If you want to do a fence at the sidewalk, you must keep it to the four-foot height to create separation from the public realm but not create that "jail" feeling. That's what the downtown development code is going for.

Halajian: If they accept the director's comments about adding the piers, that would be in the plane of the fence that's currently around the parking lot? It would just continue?

Zack: The conversation with the director didn't get into that level of detail. What they're proposing is right at the back of the walk; they're not proposing the piers, they're just proposing the steel columns. If this group or the development director want to add conditions to approval to get a more appealing design, those are things you all could offer comments on.

Halajian: My initial thought is that the wrought iron fence is just relentless and really detracts from the façade. I think the director is correct in adding the pier. I think it's important that it's in the plane of what's there already and not a divergent addition.

Hatwig: I believe the parking lot fence is set back just a little bit from the

sidewalk to allow some landscape.

Goldbeck: I think I would also concur that we need relief from the wrought-iron fence but I don't feel hard and fast that they require the exact same shape with the orb. If someone came up with posts with some historic reference to the building and blended with that I would be open to it.

McNary: Are they planning to put a fence on the outside of the fence that's there already?

Zack: They've got columns going all the way down to Tulare Street, but there's only one section that actually has fencing in it. The rest is all just open columns.

Goldbeck: I don't know if it existed at one time.

Zack: I'm not sure.

Simmons: I understand the necessity of the gates at the front entrance. We have a long history of defacing front doors of churches, and I think with this one being very prominent, it will just continue without a significant fence or gate. I hate that we have to do that, but I think that's the only way to protect this. I appreciate that they included the hours that the gates would be open. Since they're large and they can push back it doesn't give the prison feel. But I think the only way to protect the front of this church is to have a really secure fence and gate, just like they had to do at Kearney Mansion and other properties around town. What they propose around front, it's sad but I fully understand it. I looked at the back fencing last week, wondering if they will replace what's there, because I think without some security factor they will continue to have the same problems. Columns make it easier to climb.

Public Comment Open

David Davenport: I wonder if you might consider speaking to the adjacent property owners across Mariposa to determine if maybe you could close Mariposa, so that the fence wouldn't obscure at all the front of the cathedral

and rectory, but would instead be parallel to and continue all across R Street. Then the big gate could be at R Street. That could be opened when there were important services and when it was closed, there would be no obscuring of the front of the building with respect to photography, wedding receptions, and other things that might spill out of the church. Likewise, I'm wondering if the back fence doesn't need to go all the way to Tulare, and could go along that walkway so that the parking space could continue to perhaps serve as spillover parking, as I'm sure it does, for CRMC right now during the day, Monday through Friday, and not have to be closed to the public by the existence of a gate. Just two suggestions. Thank you.

Thomas Forse (representative for applicant): I am the facility manager for the diocese of Fresno and also the property manager of St. John's Cathedral. The building is over 100 years old. Right now we're in the stages of repainting the outside and preserving the stained glass. The proposal we got back from the director, from our perspective, doesn't protect us at all. The most vulnerable point has always been the face of the church. It's not the sides, although we've had doors kicked in and numerous windows broken into from different areas back through here that we give public access to. \$60,000 in damage to marble statues that can't be replaced. Forget the financial loss that we've suffered in the last ten years. Most people don't know what a rectory is, that's where the priest that's assigned to that church actually resides. That's his full-time home. Every morning, we're continually cleaning up urine, feces, putting out fires on the doorsteps where the priest comes out right here. We've suffered numerous amounts of damage to the face of the cathedral, over and over and over again. We've taken more passive steps, security sweeps—that was first. They we took another passive step, we put up cameras. And we keep taking these steps, but the bottom line is nothing is working. We've had the police out there numerous times to remove people who are threatening our priest at knifepoint. We have restraining orders. This isn't just a matter of preserving the conditions of the building; it's about protecting the resident and our parishioners. Security's not supposed to be convenient. It never is. But precedence has been set: the Meux Home. The fence was never needed until it was defaced. Once that was brought to somebody's attention, it was put up. Somebody brought up Kearney Mansion. We've taken our share of

the blows and remained pretty passive about it, trying to forgive and forget. We had gasoline thrown on the front doors. If it hadn't been caught by a homeless man who called from across the street and said "Hey, your building's on fire," the main part of the building could have been damaged to a point where, financially, there's no replacing it. We cannot re-create what's there. So the proposed fencing that we have some ideas about: there was a fence that ran there at one time. It got damaged in enough places that pieces were pulled out because the cathedral did not have the funds to fix it. It was an eyesore, so they got rid of it. Now that's long before I got there. The existing fence right now meets code, it has the columns and the orbs on top. We're merely going to tie into the existing fence. The fence is going to be a cocoa color to reflect the color of the handrails that already exist on the cathedral. The gates are going to be a 50-50 split and will open up all the way back to this point. The entire steps and handrails will be fully accessible. They're cantilevered gates, so there's no post; they're all supported by the ends.

Halajian: So if the gates are closed, in the event that there are people inside, how will they get in in an emergency?

Forse: Two of the gates are manual, but the rest will be powered on timers. During business hours they open up and stay that way.

Halajian: The timer has nothing to do with the building code; if there's somebody in that building who's not supposed to be in that building, and there's an emergency and they need to get out, and the gates are locked because of the timer, how does somebody get out? They have to be able to get to the street. There are gates that will allow somebody to get out, manually, without a timer?

Forse: Oh, yes. This access way right here.

Halajian: And it will have an emergency pushbar?

Forse: Yes. Now, as the gentleman earlier was talking about, we actually own the adjacent property on the other side of the street. That was another

proposal, to take the fence across the street, get the City to go ahead and give us this property and actually rebuild that entire thing into a courtyard for different events. We would like to be able to close the parking lot, on major holidays our parking lot is a free for all.

Halajian: What happens if the fence does not stop the vandalism?

Forse: The curved fence makes it hard to lob things over. We've found that it works to prevent a majority of potential vandals.

Simmons: How much damage has been done?

Forse: Six incidents in the past 18 months. We're considering turning the statue on the corner of R and Mariposa around to face the church. The cathedral is wide open. If you want to walk by, you can see that we're doing restoration work right now. We're making an investment in this property. Thank you for your time. I appreciate it.

Public Comment Closed

Hatwig: I think my comments are that we should obviously do what we can to help protect the property. I do like the closure of the street idea, I know that's—

Zack: Not at all feasible.

Forse: It is, only in the fact that the ally on the other side needs access. So a little re-routing... we also own the vacant lot next to that. We actually did a traffic plan to use that alley if we decide to go that route, to block of Mariposa from R to S streets.

Zack: With all due respect, it's not going to happen.

Simmons: If you've ever been in that neighborhood on a feast day, the streets are blocked. They are full of people and you can't drive through on Mariposa on feast days and immediately after the big mass. The street is

full. That's why I was intrigued by the proposal, because there's so many people in the street anyway. And vendors come and set up along Mariposa Street with food and objects for whatever feast day it is. You can get a good taco on Sunday at the corner of Mariposa and R.

Forse: We actually own the property on the other side of Mariposa everything along both sides. So really, the only issue there is going to be a travel plan for businesses that exit out of that alley and that would be to turn it around and make it a one-way. It's a possibility. It was going to be a way to kill two birds with one stone, if we're going to go ahead and build this big fence why not just get all the property and wrap it into one?

Simmons: The Christian education building across the street doesn't experience the same kind of vandalism?

Forse: The Hall? It's mixed. Most people don't associate that with the church. We actually had some people come who wanted to convert that building into condos, because it's a beautiful building. We had to explain that it's part of the cathedral.

Simmons: That building came before this commission, not very long ago, to add the handicapped accessibility to the side of the building. We took the building through the process.

Hatwig: I think my only problem really is R Street, as it gets toward the corner, keeping a little bit of landscape and having the fencing set back a little bit. As it gets towards the main corner, obviously you don't have a whole lot of space to work with there.

Forse: As far as cutting that corner, we can cut short of it. We've looked at a couple different designs; instead of coming into a right angle we could soften it, round the fence out. Give us an idea of something that's possible that will satisfy everybody.

Goldbeck: I like your idea of turning the statue the other direction and making a little prayer courtyard there, because that will open that area up.

Forse: We're going to completely re-landscape that area and put benches in. Right now there's not a lot of places to sit outside the interior of the cathedral. I think it's a little more inviting.

Halajian: For me the issue is the fence itself. I think the wrought iron fence alone, that's fine for industrial parks. But I don't think it really connotes the importance of this building. I understand there's costs associated with the brick piers, but I think that's needed to make this fence look as though it belongs to this valuable property and not just a utilitarian security measure, which is what it is. Perhaps there's a way to introduce the brick pier in a way that's palatable to the church. Maybe we don't have to run it all the way down. Maybe it's just concentrated here at the front. But to not to that, to just have a metal wrought-iron fence, I really think that is going to devalue the quality of this building.

Goldbeck: I agree. I think something more in tune with the church could be done at the front, and maybe it turns up R Street a bit and has a stopping place. And then maybe it does look a little more like what encloses the parking lot.

Forse: This is one of the entrances, right here. There's another entrance right down from that. That leads into the basement, and that door, which we're guessing is 150 years old. Kicked right off the hinges, to the point where it can't be repaired. We've actually put another door there. So the brunt of the attacks seems to come at the face of the rectory or the face of the cathedral. On R Street, facing into traffic, and the back of the cathedral, we've had fencing that we put up. We've had people try to scale it. If someone really wants in there, it's going to happen. But we're really trying to deter that. Any recommendations that any of you have, feel free to throw out even the wildest idea. I like the idea with the columns, obviously that is some additional cost, I can't agree to something like that without approval. The column idea is a possibility; if we're going to do that we're probably going to want to do electrical, and go ahead and put some lighting in. The globes are on top, we might as well go ahead and make those lights, LEDs. That's definitely an idea. Anybody have anything else?

Goldbeck: I would just like to ask Laura and Dan, what is the process? If they come up with a concrete design, will that come back before the commission?

Zack: Yes, it will come back to you.

Roper: Would it be useful to have a subgroup of this commission work with the diocese, periodically, to develop this?

Zack: We don't typically do that for a project of this size, but if that's what you all want to do, it's possible. I think there's been some direction here already and Staff is ready and willing to continue to work with them too. If you want to take it further than just your pre-application comments here tonight, that's up to you.

Goldbeck: I'd just like to ask the applicant, what is your time frame?

Forse: If I could have done it yesterday I would have. We've been given the green light to break ground as soon as possible. The only thing preventing us from starting as soon as we get the variance is that we have to work around weddings and funerals. We're breaking construction into four phases, the face will get done first so that we can get back to business and the gates will be open the entire time.

Hatwig: Down R Street, having a setback with landscape will help visually make the fence more appealing. As you work towards the corner and the main entry having incorporation of the brick columns will tie it in a little bit. Am I right in that summary? At the front of the façade, the primary entry, some brickwork will be a focus point and on the sides we will have offset with some landscaping.

Goldbeck: Along with that, I would like to see something as secure as decorative can be made, at the front of the church. It can be less decorative as we start moving down R Street.

Forse: We could do some planting, to soften up at least R Street.

Goldbeck: I think opening with even just a bit of grass is a buffer.

Hatwig: Yes. Just some sort of a landscape buffer.

Forse: Unfortunately, when we get to face we butt right up against the sidewalk. There's almost no wiggle room to get around the handicapped ramp.

Goldbeck: Right.

Forse: Thank you all for giving me the opportunity to speak to you, I really appreciate it. If you have any questions, Laura has all my contact information. Any other photos you'd like, or proposals on different fencing, I'll provide whatever other information you need to help us move this forward.

Item Closed.

C. [ID18-1275](#) STAFF PRESENTATION FOR CALIFORNIA MERCI TRAIN
BOXCAR (HERITAGE PROPERTY #025) LOCATED AT 3509 N
FIRST STREET.

Historic Preservation Specialist Laura Groves van Onna and Deputy City Attorney John Hastrup presented on the California Merci Train Boxcar (Heritage Property #025). This property was before the Commission in 2016 when the property owner was trying to get help to protect it. The caretaker, The Grand du California had a meeting this past weekend at which the members voted to take an offer from the Palm Springs Air Museum to relocate the California Merci Train Boxcar to the museum free of charge, to be stored for display there. A correspondent representing the Grand, Joe Donovan, has written to the City, stating that the boxcar was not legitimately listed as a heritage property. At the time of the designation of the boxcar two representatives, Mildred Wright-Pearson and a Mr. Schwartz were present and supported the designation. Staff hopes everyone involved can come up with the best process for preserving this resource.

Hatwig: This is an example where the boxcar is the unit that is preserved and not the ground that it's on.

Mildred Wright-Pearson (25317 W Skaggs Ave, Tranquility, CA): This is breaking my heart but I have no recourse, and the Grand wants to move it to Palm Springs. We have attempted to get the cover put up on several different occasions. I've contacted all kinds of construction companies. We even had an article in the paper. The boxcar will be going to Palm Springs, and I believe they're going to come get it sometime in November. It's free for them, because they have the money to move it down there. Where it sits, anybody can come and see it at any time. When they put it in the museum at Palm Springs, you're going to have to pay to come in and see it, and it's only going to be available for certain hours. There was a vote taken yesterday, at our meeting, and it was determined that we would be moving it. This boxcar is one of a kind, it was the only one that was given to us from France; each state got one. It's been [at its current location] since 2004 and we've been desperately trying to get it covered. The guy that painted it is here today; we refurbished it, he hand-painted all of those plaques. And now it's going to go.

Hatwig: This was given to the state of California, or the city of Fresno?

Wright-Pearson: It is a boxcar that was given to the state of California, but it was determined that Fresno would be the place that it was maintained. It was in Roeding Park first.

Hatwig: What year did that occur?

Wright-Pearson: 1952.

Hastrup: I feel that I need to make a legal comment, we have new information. In 2016 the thought was that making it a heritage property would uncover some funds to help maintenance. From a legal standpoint, the issue would be de-designating the property, but my personal view is that, if the owner wants to undo a designation, the commission generally

should adhere to their wishes. The boxcar originally was in Long Beach, and then Fresno took it in 1952. It sat in Roeding Park until 2004. Today we uncovered the agreement with the Grand du California; my understanding is that they'd been taking the position that they "own" it and can do whatever they want with it. I've looked at the documents, and am starting to question whether they have the legal right to move it at all. We have an agreement from 2004 with the City that states that the Grand gave us \$10 and they agreed to maintain it and keep it on public display in that location. It states that there's a reversionary right, should the Grand fail to do that, in section 4 of the agreement, it says that the City may, at its option, terminate this agreement. So we could just let them take it, or give written notice to the Grand that we're going to exercise our reversionary right, in which case the City would take it back. Now, I don't know if that's HPC's call; I need to look into that. But I would say at the very least we're probably going to be sending out a letter the them, saying not to move it right now, or they may be in violation of the reversionary right. I'm not saying that the City is going to exercise that, that's a political decision. But I do want to make very clear to the Grand du California that they do not own it, in the sense that they can just move it. That's my understanding, and it's not just in the agreement. They sent a confirming letter on July 20th 2004, stating that they acknowledge a failure of the condition, including keeping it on public display there, would be a cause for transfer back to the City. So they're a little bit confused, and maybe they hadn't noticed that. We're going to have to make some decisions politically; not me, I'm just a lawyer, but the City. And maybe the City will kick it over to HPC because it's a historic resource, but they might also say it's a contractual matter. It would be the City Manager that gets to decide what they want to do. Have we mentioned these contracts to the Grand du California?

Groves Van Onna: Yes.

Hastrup: I hope they're on notice; don't just move this in November without getting some sort of opinion from us. The City may decide that it's nice to have it in the air museum, but if the City so chooses we do have the right to prevent this move.

Roper: Hasn't this body already stated their position by designating it as a historic property?

Hastrup: I don't know how to square that, legally speaking. I don't really understand the heritage designation myself; I can't wrap my head around what it legally means. I know what this contract means; I think the heritage designation may be kind of a red herring.

Halajian: Are you saying the heritage designation as it applies to this particular artifact or in any case?

Hastrup: Oh, as it applies to this artifact! Because we already had a contractual reversion. I think the theory behind the designation is that it would open up funding streams, but I don't think it was ever intended to be something we would use against them. But the 2004 agreement absolutely was meant to do so. In other words, the heritage designation was purely a carrot, this is a stick. I'm not sure what we're going to do. It's not my decision, but I've alerted the City Attorney and they're going to talk to the City Manager. I think that it's the City Manager's call. The City Manager might kick it to the Commission.

Roper: The contract is with the City, right?

Hastrup: Yes. But it's dealing with a historic resource. It may very well be that they would seek the Commission's recommendation.

Halajian: Just so I understand, the Grand du California, their position is "Let's move it." [to applicant] You personally want it to stay, but the organization wants to move it, is that correct?

Wright-Pearson: Yes. There are several of us that want it to stay. But I can't go against the Grand, I'm part of the Grand. I was here before, because we were trying to get it designated as a historical monument. Laura's predecessor said that would help us getting some of the leeway with getting permits on getting it covered.

Roper: We already designated it. That is our role, to give our opinions, and designation is part and parcel of it.

Groves Van Onna: And even if this agreement isn't in place, a heritage property, if a substantial alteration is being proposed, such as relocation, that would have to come before the HPC.

Hastrup: What I'm saying is that we have a contract that says it's not theirs if they move it. Or at least we have the option of exercising our reversion right if it's moved.

Groves Van Onna: We wanted to at least bring this to your attention and have an open discussion about it. Since your meeting happened yesterday, we just wanted to present to you what we know.

Roper: It seems like this is in the City Manager's hand. We can't make a call for reversion.

Hastrup: I'm hesitant about making too much of a recommendation at this point, other than to say that I think it's pretty clear that they don't have the right to unilaterally move it.

Public Comment Open

David Davenport: Unfortunately this appears adversarial, but we're not at all angry with each other. We're just heartbroken. I want to point out a couple of things. First of all, I taught history at Fresno City College for 14 years and that was all of the 90s and up to 2003. These were the classic boxcars used by the French Ministry of Transportation to move American soldiers from the landing point at Brest to the front. It was called a 40 and 8 because 40 soldiers, with their equipment, stood up in that thing, or eight fully-loaded horses were squeezed into this thing. I regularly took my classes to the boxcar and use it as an educational resource. I would have them stand within the dimensions of the boxcar with backpacks on and take roll to give them an idea of what it would have been like to stand in these cars for seven hours to the front. Many of my students went on to become teachers,

and I hope they would do something similar. They could tell their students where they could see one of those boxcars to develop greater appreciation for what World War I was about and the problems of logistics involved in getting men to the front. It's an important educational resource, and for that reason I don't think we want it to go anywhere, except someplace else in Fresno. I would propose to this group that in Staff recommendations, that it's just in the last couple of years that the Fresno Fair has dedicated space at the fair as a local historical museum. But I've also been working another angle. I'm interested in cemeteries, enough so that I promised Charlie Waters that in the aftermath of his successfully getting the California Veteran's Home out there at California and Marks, I would carry the torch on his behalf to get a Central California Veteran's Cemetery operated by the state of California, because there's one way up in Shasta and one to the far South. I've been in discussion with the state Department of Veterans' Affairs about trying to get a cemetery at Fresno across the road from the Veterans' Home, and if perchance the county museum at the Fresno Fair wouldn't want to keep this boxcar forever, this could then become an item of interest in the visitors' center for a new veterans' cemetery in Fresno. My projection is, I think I can get this done by 2035. In any of these cases, whether it's at the Fresno Fair or the Veteran's Cemetery, it'll still be a resource for educators. If the boxcar goes down to Palm Springs it's lost to us. That's all I have to say.

Al Nyitray (428 N Ferger Ave): I'm the painter; I work at Another Coat of Paint and Wallcovering. I would like it to stay in Fresno, so that people can see my work. I tell people I'm kind of new at this, I've only been painting for 39 years. I painted that inside of Sequoia Brewery. Where you see the wood, it's not wood. It's metal. I made the textures and the glaze. I painted the Tower Theater for seven years, inside and out. The Meat Market and Bobby Salizar's doors. I do houses inside and out, and furniture. I use the best, Dunn-Edwards paint. That paint job should last at least a decade, but if it's inside it'll last longer. The heat and cold will make the wood go back and forth. It took me two weeks to paint the boxcar itself. Those plaques, they gave them to me, they were in bad shape. And you can't just sand them smooth because of the design. It took me about three months to do those plaques. Dunn-Edwards exterior gloss paint, two to three coats of varnish.

I'd like to see it stay. I went to the fair, and I think it would be nice there. The American Legion has stuff from the war that's in there already. Alright, thank you.

Goldbeck: I just have a question. How did it come about that the Palm Springs group wanted this? Do you know that?

Groves Van Onna: I believe the Grand du California was reaching out to people.

Wright-Pearson: Yes, they were reaching out. There was a train depot or something, they didn't want it. Palm Springs heard about it and said that they wanted it. They've already been up there to look at it and see what would be needed to move it. This was last month that they came up; they told me they would be taking it by the end of the year, but I learned later on this weekend that they're supposed to come sometime in November. They're waiting to see what's going to happen right now to see what's going to happen with the boxcar because of the controversy. Palm Springs has looked into it and they're willing to pay everything to move it.

Public Comment Closed

Item Closed.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

None.

A. Members of the Commission

None.

B. Staff

None.

C. General Public

None.

IX. NEXT MEETING: November 26, 2018, 6PM Conference Room A, City Hall.

X. ADJOURNMENT

Vice Chair Hatwig adjourned the meeting at 8:33 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, November 26, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

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

Commissioners Present: Patrick Boyd, Robin Goldbeck, Paul Halajian, Ron McNary, C. Kristina Roper, Don Simmons (arrived after rollcall).

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Amber Piona, and Dan Zack.

Present 6 - Chair Patrick Boyd, Commissioner Don Simmons, Commissioner Ron McNary, Commissioner Robin Goldbeck, Commissioner Paul Halajian, and Commissioner C. Kristina Roper

Absent 1 - Vice Chair Jason Hatwig

II. APPROVE MEETING MINUTES

A. [ID18-1478](#) Approve Minutes for October 22, 2018.

Attachments: [2.HPC Minutes Oct 22 2018.pdf](#)

Deputy City Attorney John Hastrup informed the Commission that the City Attorney's Office has taken an official position that it is okay for a Commissioner to vote to approve the prior meeting minutes even if that Commissioner was not there at that meeting.

Chair Patrick Boyd: So, as long as I reviewed the minutes I could vote to approve them?

Deputy City Attorney John Hastrup: Whatever standards you think are necessary to allow you to feel good about approving the minutes.

Commissioner Simmons arrives at 6:03 PM

Commissioner Simmons: I would like to make a correction to last month's meeting minutes. I was in attendance.

The minutes for October 22, 2018 were approved as amended 6-0 with a

motion by Commissioner Halajian and a second by Commissioner Roper.

III. APPROVE AGENDA

The agenda with was approved 6-0 with a motion by Commissioner Roper and a second by Commissioner Simmons.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

A. [ID18-1479](#) Adopt 2019 HPC Meeting Schedule.

Attachments: [3.2019 HPC MEETING SCHEDULE.pdf](#)

Historic Preservation Specialist Laura Groves van Onna presented the proposed 2019 HPC Meeting Schedule. Notes a minor change to the calendar as posted: the dates of Thanksgiving were originally incorrect and are now reflected properly.

Boyd: The meeting date is unchanged? It is now the Monday before Thanksgiving?

Historic Preservation Specialist Laura Groves van Onna: Yes.

Commissioner Ron McNary: So next year the meeting is on the 18th?

Assistant Director Dan Zack: No, the meeting is still on the 25th. She had incorrectly marked the 21st and 22nd as the Thanksgiving holiday and it is actually the 28th and 29th. It doesn't affect the meeting date, unless you would like it to.

No Public Comment

2019 HPC Meeting Schedule was approved 6-0 on a motion by Commissioner Goldbeck and a second by Commissioner Roper.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Sample Sanitarium, 311 N Fulton

Sample Sanitarium, 311 N Fulton (HP#208) - Commissioner Simmons noted that there were two recent break-ins at the Sample Sanitarium this weekend; this is related to other break-ins that happened at the house that burned. Two years ago there was a Strike Force with HPC members, Fire Department and Code Enforcement. Is there consideration of that being reenacted? I know that the Fire Department is going to put out fires no matter what the structure is. But there are some priority structures, of which Sample Sanitarium might be one. The Sample Sanitarium is having more trouble now with break-ins since the previous structure they were using burned down.

Zack: I haven't heard anything about break-ins. Let's look into that. The Strike Force was something that Karana [Hattersley-Drayton] had put together from time to time to deal with these issues. If you would like to request of us that we pull something together, we can look into that. Happy to look into reconvening the same folks and seeing if that's something that needs to be done.

Commissioner Don Simmons: We're losing a lot of structures this way; people are breaking in and starting fires.

Boyd: The temperature dropping, too. It's a seasonal explosion. We're probably in jeopardy of losing a bunch of new ones.

Simmons: We learned at the Strike Force meeting that the Fire Department

didn't have a list of Historic Properties. That was part of the issue; they had no idea if something was historic. In some ways it wouldn't matter to them, a structure is a structure, but maybe it does. If the Fire Department knew, would it change anything? What's standard practice for fire departments and historic structures?

Zack: I don't know if it does or not. But, there's also the old adage that an ounce of prevention is worth a pound of cure. When we're aware of things like this building having break-in problems, then we can do things like make sure the building is secure can maybe prevent a fire from happening.

Simmons: When things are reported on the FresGo app, how does Laura get alerted to that? Because Sample Sanitarium has been repeatedly reported and it seems that that should raise some flags somewhere.

Zack: Laura is not in the chain for FresGo reporting code for types of problems. Depending on the type of problem identified, it will get routed to one group or another and they are responsible for monitoring it, registering each stage of the process and then eventually closing it out. Laura is not the gatekeeper for any of these types of problems, but Code Enforcement will go to Laura if it does involve a historic property.

Groves van Onna: If it is flagged as historic then Code Enforcement does come to me, but I don't get directly contacted through the app.

Zack: It's all part of their coordination. If a property is known to be historical, or even if it's just old and it might be, they are pretty good about coming to Laura and asking if it's historic and what they should watch for.

Simmons: Isn't there potential that the app could be improved? For minimum maintenance standards, if you know it's a historic property at risk that there's a specific designation on the app? I can determine if it's a private alley or an open alley, it seems like I should be able to mark if a property is historic or not.

Zack: The software can pretty much do anything; it's really open book on

how we can set up options and what kinds of problems we want people to be able to report on. They try to keep it broad so that you can navigate the app and it doesn't become unwieldy. We should explore that, Laura) to see if the coordinators of FresGo are willing and able to look it; you have to figure out what kinds of problems you can report and how to label them, group it, and who's in charge and how to route it. It takes a while to develop that, but I'd be certainly happy to chat with the people and explore it. You're thinking if you see a historic building with a broken window/empty and then you FresGo that and it goes down a different channel from a regular code enforcement case.

Simmons: Well it would go down a different channel right?

Zack: If we set it up that way. Right now it would be a regular code enforcement issue; it would be assigned to a code enforcement officer and then if it looks like it could be historic, that officer would talk to Laura. It's potentially doable to set it up on its own track.

McNary: Would it help if the property was identified as historic when it comes up?

Zack: One of the things that Laura is working on is having a database in our permit tracking system that flags every historic property, potentially historic property, surveyed property, contributor to a district, so that that gets flagged on every inquiry that someone might do, from applying for a building permit on a house or something else. We're also looking into tying that to an online map, so that people can go to a map and see that in this neighborhood, purple means National Register, red means Local Register, orange means eligible, and yellow means Over 50 Years Old, or something similar. One of the challenges is that that system doesn't interact with the FresGo System, although owned by same company. You would think that they could be seamlessly integrated, but they are not, so that would be a tougher lift. Setting up a menu option or creating a category for historic buildings at risk is a much more manageable than in FresGo having it mapped out what's historic and what isn't, unfortunately that would not be possible because of software limitations.

Boyd: It seems to me that we would be missing an immediate step. If Don or one of his neighbors has identified that people haven broken into a historic home, first we need to get those people out of the home. So there's an immediate need for the police to remove those people and then it becomes a code issue.

Zack: We have a vacant building ordinance. Buildings are supposed to be secured in a certain way and that applies to every property, historic or not. If we find things are not secured then that's enforced, but we don't always know about it until it's too late.

Boyd: When Don and his neighbors are saying "somebody's here" on FresGo and keep pushing the button, it's like hitting the crosswalk button 20 times; we need it to happen now. There needs to be a more immediate response, because we have real-time folks who can give us real-time information. Is it possible for a more immediate response?

Zack: If it was possible to set up a separate "At Risk Historic Building" menu option then that could be set up so that it would not be assigned to a regular code enforcement person, but would involve Laura right from the beginning and she would coordinate with the relevant parties; sometimes it's a fire department issue, sometimes it's a code enforcement issue, sometimes it's a PD issue. You have to figure out the decision tree that would go into each one of these cases and how much you could automate and how much requires a human presence; it can be fairly complex. We're working with the parking division to overhaul how parking complaints go and it's really slow going to design it, test it, and running the software. It can be frustratingly slow. We can explore that and report back at the next meeting about if it's possible, or unfortunately or no way, or, if it is possible what it could potentially look like and what feedback or direction we would need from you and seek input from you.

Simmons: I don't know if any of those recommendations that the Strike Force made worked or not. Because I think we had eight buildings that had burned at that time. And then the Patnaude Building [Rehorn Home, 1050 S

S St, H.P.#090] didn't have any response and we went through the process, it was reported to Code Enforcement, PD, Fire, and we lost that one as well. I understand the limitations of the software, but with the Strike Force it didn't seem to work.

Zack: Short of armed guards stationed at every historic property, 24/7, nothing is going to be fool-proof. The burning building problem is well beyond Historic Resources, sadly. It's a city-wide problem tied to deep structural issues in our community and sadly historic buildings fall victim to it. It's not unique to historic properties, but adds another level of tragedy to it. You have the human tragedy and the property tragedy and when it's a historic loss, that compounds it.

Groves van Onna: I have reached out to the fire department to be aware that some of the buildings might be historic and to get in touch with me if they are concerned about a specific building. I did get a response. I will say that I do get notifications through email and phone directly from people who know to contact me. I agree that it would be better to streamline that process to get those notifications in one place, and the effort to update our historic preservation database that will be extremely helpful to staff and the public. I am hopeful for the future.

Boyd: So if someone sees a person inside a vacant home and they know they are not supposed to be there and they call 911, is the response time there, or that it's so far down priority list that it doesn't get responded to?

Zack: I couldn't speak with authority to that. We would have to check with the people who actually do the response.

Commissioner Kristina Roper: I think we talked about this a few years ago at the SWAT meeting and if the calls were going to a security company not the police.

Zack: That was unique to the L Street Property. Don, or other commissioners, remind me, I wasn't directly involved in the Strike Force, Karana managed that. Were there commissioner that were on the group.

Simmons: a couple of Commissioners, Code Enforcement and Fire. Police was not involved, but we did say at the meeting that Police should have been there because several of the issues were police issues.

Zack: Okay. Two commissioners?

Roper: Yes. I was, for a while.

Boyd: The whole thing was brought up because calls were going everywhere. There was zero response and buildings were going down once a week; it was nuts for a while.

Simmons: Literally on L Street, we were watching it happening in real time. The neighbors were calling every number possible. That was when we found out that they were first going to the security company who were then supposed to relay it to the appropriate authorities. We don't know if that was happening in a timely fashion or not. When you lose three houses on one street in a pretty short amount of time, and you already lost two around the corner and you wonder which ones next. Then Patnaude happens, and pretty much the same thing, the church is calling telling people that there's a problem here. The fact that this might happen at Sample next shouldn't surprise anyone because people are posting, people are calling. How many ways can it be pointed out without a response? It's a fenced, secured area, in a well-traveled area. What else can the Commission do? All the things that are supposed to be in place don't appear to be working.

Boyd: It seems like if we have this grass-roots activism by the local community that are calling in and have eyes on the structures in the neighborhood. There are emergency times and there's emergency times when the entire neighborhood is calling you. It should be quicker when you have eyes on this structure as much as these communities downtown.

McNary: And PD is not responding?

Simmons: No.

Commissioner Robin Goldbeck: Is there a way to track what comes in from FresGo, how it gets routed and/or responded to? May we make some points to improve that, all around of course, but specifically for historic structures?

Zack: We do have a person dedicated to monitoring that and finding ways to improve response time for all FresGo related reports. But again FresGo won't overcome public safety operators' response time. It's frustrating, we want to do the most we can within our ability to influence things. PD and Fire can get there when they can get there. We have requirements for securing buildings and if those are met, and if people are so persistent that they get through all those hurdles then we are going to have some tragedies. We want to minimize it as much as humanly possible. I just walked down Mariposa Street and was lamenting the Rehorn Home being gone, that corner is still empty. It seems like for an un-agendized item we are getting pretty deep into the conversation. It seems like Laura and I should do some homework over the next month and explore some possibilities and we'll put this on the agenda in December. Any good information we get, we can report back on and at that time maybe the Commission could elect two members to sit on a restored SWAT team if we're able to make that happen and start convening folks to explore every possible tool we have in the tool belt to eliminate or at least minimize these tragedies.

Boyd: Yes, that would be great.

B. Staff

1. Vartanian Home, 362 F St

Vartanian Home, 362 F St (HP#67) – Historic Preservation Specialist Laura Groves van Onna notified the Commission that a demolition permit application has been filed for the property. As it is a listed resource, staff has conferred and we agree that EIR [Environmental Impact Report] will need to be completed prior to the bringing of it to the Commission.

Hastrup: The context is that the Fresno Rescue Mission owns the property. Due to High Speed Rail [HSR] alignment, they are losing everything east of

G Street and relocating southwest of G Street and would like to put a dormitory where that house sites. They do not have a final agreement with HSR. This is an FYI. They have represented that they didn't realize it was a historic resource. We will see what progresses.

Boyd: They are the owners but they didn't list it?

Laura: It was HP #67

Zack: It was probably listed in the early 80s; it's been on the register for a long time. Even if it was under Rescue Mission ownership at the time, staff has changed over since then and might not have been aware. Although, looking at it, it's a great house, one might assume it might be a little special.

Laura: Property consists of a house, octagonal tank house, outhouse and a barn. It's a nice little composition and it would be a shame to say goodbye to it.

2. California Merci Train Boxcar, 3509 N First St

2. California Merci Train Boxcar, 3509 N First St (Historic Resource #25) – Historic Preservation Specialist Laura Groves van Onna updated the Commission on the Merci Boxcar. The boxcar is still in current location. Staff is drafting correspondence with the Grand of California to see how to move forward.

Hastrup: Nothing to add, glad that you drove by and it's still there. If it had been moved, it would affect our leverage considerably if it was sitting in the Palm Springs Air Museum.

3. Mills Act

Mills Act – Historic Preservation Specialist Laura Groves van Onna updated the Commission on the Mills Act Contracts. Staff is in the execution process and will have it complete by the end of the calendar year, possibly this week.

4. HPC Commissioner Training

Training – Historic Preservation Specialist Laura Groves van Onna thanked Commissioners and staff for attending the previous training. Training will continue tomorrow morning at 9:30AM in Room 3078.

C. General Public

None.

IX. NEXT MEETING: December 17, 2018, 6PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 6:37 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, December 17, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Patrick Boyd at 6:00 PM.

Present 4 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Robin Goldbeck, and Commissioner C. Kristina Roper

Absent 3 - Commissioner Don Simmons, Commissioner Ron McNary, and Commissioner Paul Halajian

II. APPROVE MEETING MINUTES

A. [ID18-1587](#) Approve Minutes for November 26, 2018.

Attachments: [HPC Minutes Nov 26 2018](#)

The minutes for November 26, 2018 were approved 4-0 with a motion by Commissioner Hatwig and a second by Commissioner Roper.

III. APPROVE AGENDA

The agenda with was approved 4-0 with a motion by Commissioner Goldbeck and a second by Commissioner Roper.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

A. [ID18-1588](#) CONSIDER AND MAKE FINDINGS ON THE APPLICATION BY THE PROPERTY OWNERS TO INSTALL FRONT YARD FENCING AT THE WHARTON HOME (CONTRIBUTOR TO PORTER TRACT HISTORIC DISTRICT) LOCATED AT 1021 E WELDON AVENUE PURSUANT TO FMC 12-1606(a)(2) and 12-1618(h)(1).

Attachments: [Porter Tract - Wharton Home App Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application by the property owners to install front yard fencing at the Wharton Home, 1021 E Weldon Ave, a contributor to the Porter Tract Historic District. Staff noted that although the subject request does not normally require a permit, because the project proposal is or could be a substantial alteration to a historic resource, it requires review by the Commission. The applicant is proposing a redwood picket fence, 3 ft. fence on three sides of the property set back three feet from the front property line. Primary concerns for staff are the main elevation and its relationship to neighboring contributing resources in the district, as they are the most prominent character defining issue of the historic resource. The fence as proposed meets the Development Code; the primary concern is the historic compatibility. Two properties in the Porter Tract Historic District have fences. The Porter Tract Historic District does not have a conservation plan and front yard fencing projects are reviewed on a discretionary basis. In accordance with standards the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, staff finds the project would not destroy historic materials, features and spatial relationships or cause irreparable harm if removed in the future and proposed new work differentiated from old and compatible with the historic materials, features, size and scape, therefore staff recommends approval with conditions.

Commissioner Robin Goldbeck: Did they consider any other fence design?

Historic Preservation Specialist Laura Groves van Onna: Yes, the initial proposal from the applicant included a chicken wire fencing framed by wood was originally proposed, but this fencing type is not permitted by the Development Code.

Commissioner Patrick Boyd: Will they be doing any landscaping in and around the fencing?

Groves van Onna: Between the fencing and the sidewalk. If I recall from discussion with them they had talked about it, we can add that as a stipulation if you would like.

Commissioner Jason Hatwig: Sure, at least shrubbery up to 18 inches.

Boyd: They are going to have to. Whenever you do a landscape project like this you're going down a slippery slope. So there are irrigation heads spraying to the inside of the turf and another set spraying to the outside of the turf which is how you get coverage. If you put a fence down the middle of it, you're going to block the irrigation spraying from top to bottom.

Groves van Onna: I recall hearing of landscaping, but it was not included in the official proposal. It can be a stipulation.

Boyd: We want these people's project to succeed; it may not be condition-worthy, but if they want their fence to succeed, they are going to need landscaping.

Deputy City Attorney John Hastrup: 3 foot set-back.

Boyd: I love that they're doing a setback.

Groves van Onna: I think that that was their intention and they failed to include in their project submittal.

Boyd: It will be set back from the driveway, correct?

Groves van Onna: This driveway belongs to the neighbors and I believe it is just inside the property lines.

Goldbeck: The fence is going to butt in to the corner of the house.

Groves van Onna: I imagine that it's not going to be so close to the line that they can't park their car.

Boyd: I used to live down the street. The driveways here are so tiny; with a Model A they work just fine, but modern cars, not so much. A decent setback on either side will allow their neighbors and their vehicles to get in their driveways. They'll be good neighbors, essentially. And they will be park and

get in and out of their cars without their doors hitting the fence. The traditional landscaping for these homes is turf on the front yard with a bit of foundation planting, and it allows for varied use when it comes to car parking. Fences put up a barrier. The logistics will get complicated.

Hatwig: I see on the neighbor's driveway they are going to have a two-foot offset.

Groves van Onna: The two foot offset is off of their driveway, but there is no offset on the neighboring. We could recommend a two foot setback on the east property line.

Hatwig: Just for that first fence area? It looks like they are doing a taller, six foot fence beyond that.

Goldbeck: I wonder if that's actually a gate area. Can we see the street view? I couldn't tell.

Boyd: This is their neighbor's driveway. So, their neighbor drives a full sized pickup and if they put a fence on that, they are never going to be able to get in or out. I realize it's their property. I don't believe it was intended that fences are going up with small lots and little driveways.

Hastrup: I would worry that the neighbors would be mad at us, if we didn't recommend a setback. I am not going to say it's a property right, but they've probably been stepping over a little bit.

Boyd: There's no way the neighbor can get out of their truck without stepping on their neighbor's lawn.

Goldbeck: Think of their own standpoint, they aren't going to want to have someone keep busting the fence down and having to repair it.

Boyd: With a picket fence tie it in offset from the house. Tie it on both corners of the house, set it three foot back or two feet on one side six feet on the right hand side. It would work well with the architecture of the home.

Groves van Onna: Adjust side fence setback to align with the building façade, and include landscaping. You mentioned a height of 18 feet?

Hatwig: 18 inches of vegetation would help hide the fence. We'd recommend that uniformly throughout many projects, even with the church on the corner.

Boyd: It makes a big difference. I don't know if we want to make it a condition but it's a wood fence and although it could be viewed as something temporary, fencing is such an opportunity to accentuate the architecture. A couple blocks down on Vassar there's a Tudor home, where more recently they have put up the quintessential white picket fence, and it's set back nicely and the fence is all tipped and peaked and accentuates the architecture of the Tudor architecture. They removed the turf and did the English country garden there. With a craftsman home that has the Craftsman body but is lacking ornamentation. I would love to see something that matches the architecture of the home. If you google Craftsmen fences, window detailing you will see one wide picket and three narrow pickets and then one wide picket, a rhythm to it. On a house that little detailing on it, adding a fence with a craftsmen flair, it would push the architecture of this home. The amount of lumber is about the same or possibly less. If you were to put six inch dog-eared board versus same six inch and another six inch and rip it three times and you gap it by a half an inch or an inch you'll get a cool architectural flair and it might be a cost savings.

Hatwig: You could also put a cap on the posts as well.

Boyd: It would be a quintessential Craftsman detailing that would make such a difference.

Hastrup: Is that proposed as a recommendation?

Boyd: Yes.

Roper: Should the fence be painted?

Boyd: No.

Groves van Onna: Thank you for the feedback. Would the Commission like to approve this with all of those conditions?

Boyd: Would these be conditions or recommendations?

Goldbeck: I think recommendations.

Hatwig: What about the recommendation regarding the setback? We might want to condition that one, or require that their neighbor gives them written consent or something because the driveway is going to be so narrow. Not that a neighbor has rights to your property boundary.

Hastrup: Well the neighbor might have a little rights, if for years they have been stepping out on to the lawn.

Boyd: All those driveways work with the configuration of the landscaping, but we're changing the configuration of the front yard by adding a fence.

Hastrup: If we have a recommendation we may have protection. But the safest thing for liability sake is to have that be a condition. Everyone is better off with that being a condition.

Groves van Onna: Side setback as a condition, then landscaping, irrigation and fencing style as a recommendation?

Hatwig: Fence design might save money; if they plan on doing it themselves, the fence design Patrick proposed would save them money on materials.

Boyd: So if they go down to 729 [E Weldon], I built a gate with that same detailing.

Groves van Onna: Let's take a look [attempted to pull up 729 E Weldon on

Google Maps]

Hatwig: It's great that they knew to come to the City to ask.

Boyd: The permit was for the walkway, too? Are they going to redo the entry walkway?

Groves van Onna: It's not the entry walkway, it's a path adjacent to the driveway.

Hastrup: The walkway was already approved; it was considered a non-substantial alteration within [Laura's] discretion.

No Public Comment

Boyd: I am willing to provide an architectural sketch regarding the recommendation for the fence.

Groves van Onna: Yes please.

The application by the property owners to install front yard fencing was approved, with a condition and several recommendations, 4-0 on a motion by Commissioner Roper and a second by Commissioner Hatwig.

B. [ID18-1590](#) REVIEW AND ADOPT CITY'S CLG 2017-2018 ANNUAL REPORT PURSUANT TO FMC 12-1606(b)(16).

Attachments: [CLG 2017-2018 Annual Report](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report for the City of Fresno's 2017-2018 Certified Local Government (CLG) Annual Report.

Commissioner Boyd: Busier than I thought we were. I wonder how these reports stack up against other cities' reports.

Groves van Onna: I don't think they are posted for the public, except at individual HPC meetings.

Hastrup: Is it a public record? Could we submit PRA's to other cities?

Groves van Onna: There is one minor change I am going to make before we submit it; there is accidentally another resume page under Amber's resume in there that needs to be removed.

Recording Secretary Amber Piona: I didn't attend UC Berkeley; UC Davis, CSU Sacramento and University of Washington Seattle, but not Berkeley.

No Public Comment

The City of Fresno's CLG 2017-2018 Annual Report was adopted 4-0 on a motion by Commissioner Hatwig and a second by Commissioner Goldbeck.

C. [ID18-1591](#) STAFF PRESENTATION FOR MAINTENANCE MONITORING STRATEGIES.

Historic Preservation Specialist Laura Groves van Onna presented the action plan for Maintenance Monitoring Strategies. Karana Hattersley-Drayton had most recently updated the Historic Property Watch List in January of 2016, and this list will be updated. Next steps include meeting with inter-divisionary staff to confer on how we want to move forward on historic maintenance monitoring, including organize for a reboot of the advisory committee, formerly known as SWAT team, and then reach out to HPC members. Also looking at how to use the FresGo app for historic properties. Currently finalizing the historic preservation database, goal to get that done by the end of 2018. Have had initial conversation with GIS Specialist Michael Andrade to see if it's feasible to connect the database to FresGo, so that the Historic Preservation Specialist is cc'd or copied on projects involving historic properties or in proximity to historic properties. Neither the user or the other staff will have to know whether or not a property is historic, the Historic Preservation Specialist shall be copied. According to ISD this is feasible.

Commissioner Boyd: Fire and Police will be included, too?

Groves van Onna: I reached out to previous participants, and to other staff that had been recommended which included people from: Fire, Neighborhood Revitalization Team, Code, Current Planning, and our Downtown Revitalization Manager.

Boyd: If FresGo list is overwhelming then we can pare it back. Maybe we think it's bad, and people start using it, and it's worse than we perceived it to be. But then we would have a body of proof to show whomever needs to see that.

Groves van Onna: Right now I am depending on people coming to me and telling me. I wanted to show you the 2016 watch list and I know that some of these properties can be taken off the list. This includes the Cowdrey Home [330 N. Park Ave, H.P.# 33], which was approved as a Mills Act property. There was one on 1225 Divisadero [Ohannesian Home, H.P. #178] that has been rehabilitated. The Craycroft Home (6545 N Palm Ave, H.P. #182] is on route to being restored.

Hastrup: Hotel Fresno [1257 Broadway, H.P.#166] has until the end of the year to demonstrate financing so we should know pretty soon.

Groves van Onna: The Fresno Trolley Cars [1731 S Cherry Ave, H.P #99] are in the process of being taken by the City Attorney's Office. There may be others that are not on this list, as well. We will be discussing this watch list tomorrow with City staff so if there are immediate properties that pop out to that need special attention let me know and I will bring them up tomorrow.

Boyd: We should consider a process for how properties get on the list. How do you know if people aren't living in a home?

Groves van Onna: Doesn't the city have a vacancy map? [Assistant Director Dan Zack] would know.

Boyd: I am sure there is a proper way to go through the City; there's a permit for boarding up a home.

Groves van Onna: 274 N Glenn [Thompson Home, H.P. #35] is being put into receivership. [Commissioner Don Simmons] had mentioned the Sample Sanitarium [311 N Fulton St, H.P. #208]; I will add it to the list. In any case I will keep you in the loop. This is what our draft historic preservation database looks like. This is meant to include designated resources, those are the priority, and potential historic resources as well.

Goldbeck: As they come of age?

Groves van Onna: Also from the surveys that have been done.

Boyd: Is this GIS based?

Groves van Onna: Yes.

Boyd: With all of that information in there, you can look at potential districts.

Groves van Onna: Looking on the right image, some areas in the light red are potential historic districts taken from data we already have.

Hastrup: Chinatown is a potential district.

Boyd: Awesome, nice job.

No Public Comment

Item Closed

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

None.

B. Staff

1. Vartanian Home (362 F St, H.P.#67)

Staff has met further about the demolition permit application put forth by the Fresno Rescue Mission. The environmental review is still being scoped, but will be reaching out the Commission soon.

2. California Merci Train Boxcar (3509 N First St, Heritage Property #25)

Meeting scheduled between City Staff and Grand Voiture du California for February 15, 2019.

3. Mills Act

Staff has received the executed contracts from the City Clerk's office today and will go to the County Recorder tomorrow.

Boyd: Do we get to see the information from that? Do we get to see dollars spent and taxes saved, or is it private data? I would be curious to tabulate on the success of the program; these are the amount of improvements that owners have done, and this is the amount of savings.

Groves van Onna: I agree that information will be valuable to know and to share for promoting the program; I will follow up with Dan. This year as part of the application packet, I did request their most recent property tax bill to facilitate the review process, but if you would like, it we could consider monitor that.

Boyd: It could be good as a historic preservation marketing campaign: X amount of money was spent to rehabilitate historic buildings and X amount of property tax money was saved by the people doing the work; lump them together to make the number seem really big.

Groves van Onna: It's a good idea. On that note, we didn't have brochures this year; I am currently working with our Services Aide on economic incentives brochures

4. Historic Preservation Week

The Fresno Historical Society centennial gala will be occurring Saturday

April 6, 2019. Wilson Island is having a centennial event one of the last two weekends in May, probably Saturday May 18, 2019. Chris Rocha will be doing the Lowell Home tour in May. Staff will advertise other events going for Historic Preservation week. Currently looking for ideas for an activity. The Fresno Historical Society used to host a trivia night once a month at a local brewery.

5. Mandatory Ethics Training

Reminder to the Commission to complete the mandatory ethics training. Staff has received three completed ethics trainings.

Hatwig: Don't speed through the test, you need two hours! It was really good training I enjoyed it.

C. General Public

None.

IX. NEXT MEETING: January 28, 2019, 6PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 6:51 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, January 28, 2019

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Patrick Boyd at 6:03 PM.

Commissioners Present: Patrick Boyd, Jason Hatwig, Ron McNary, C. Kristina Roper, Don Simmons

Staff Present: Laura Groves van Onna, John Hastrup (CAO), and Drew Wilson.

Present 5 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Don Simmons, Commissioner Ron McNary, and Commissioner C. Kristina Roper

Absent 2 - Commissioner Robin Goldbeck, and Commissioner Paul Halajian

II. APPROVE MEETING MINUTES

A. [ID19-1163](#) Approve Minutes for December 17, 2018.

Attachments: [HPC Minutes Dec 17 2018](#)

The minutes for December 17, 2018 were approved 4-0 with a motion by Commissioner Roper and a second by Commissioner Hatwig. Commissioner Simmons was not present for this vote.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Hatwig and a second by Commissioner Roper.

IV. CONSENT CALENDAR

A. None.

V. CONTINUED MATTERS

A. None.

VI. COMMISSION ITEMS

- A. [ID19-1164](#) CONSIDER AND MAKE FINDINGS ON APPLICATION P18-01480 BY THE PROPERTY OWNER FOR TENANT IMPROVEMENT AND STOREFRONT REMODEL AT THE HELM BUILDING (HP #168) LOCATED AT 1101 FULTON STREET PURSUANT TO FMC 12-1606(a)(2) AND 12-1617.

Attachments: [Helm Building App Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application by the property owners to install restroom and store fronts to the building. Because the proposal is a substantial alteration the project is required to seek approval of the Commission. The new plans and elevations were explained and reviewed by staff. Primary concerns by staff are the street-facing elevations of this property as they provide the most character defining features of this resource. The design integration of historical elements to the existing building was described. Staff recommends approval with conditions.

Commissioner Ron McNary: Are we talking about taking out the doors and the glass windows in the front and re-glazing them with metal?

Historic Preservation Specialist Laura Groves van Onna: Right now the storefronts are recessed entries, alcoves that are set back from the property line and the owner is proposing to enclose those alcoves with metal framed glazing.

Chair Patrick Boyd: Can we pull up an existing shot? [points to screen] Here we've got a typical opening, and sometimes there are pillars in the middle that are covered or blocked, the MetroPCS sign goes over those architectural features, there are gates. They are talking about taking down those signs and redoing each one of these openings. You can see where the pillars are off-angle and the materials don't match. Looking at the proposed photograph, all of that garbage is pulled off of it and we have our pillars marching all the way down the whole building and in each one of these openings we have the same glass and glazing all the way down. In the notes it said that awnings were optional, based upon owner and tenant, correct?

Groves van Onna: The signage and awnings in the proposed image are there only for conceptual purposes; they have not been officially proposed.

Commissioner Jason Hatwig: This is more in line with the historical architecture. This brings it closer with the intent of what the building was originally designed for.

Commissioner Don Simmons: This is similar to what happened in the Rowell Building and Hotel Virginia.

Assistant Director Dan Zack: Yes, a lot of the upper floors in these buildings are in good shape, but the ground floors were modified. Putting something back that is more like the original can be a big job, but it can really alter the building for the better.

Commissioner Kristina Roper: I think this is a great idea.

Sevak Khatchadourian (owner, 1101 Fulton St): I just wanted to clarify how the existing storefronts are not historical. Some of the stores are lower than others and now the storefronts will look the same. It will look almost like the original building.

Simmons: This may sound picky but some of the tile is exterior as well as interior, will any of that be able to remain? Dan, do you know what I'm talking about? Some of the ceramic tiles on the floor are as old as the building.

Zack: Do you mean on the entryway? The proposal that is here tonight leaves the northernmost storefront intact and that has the original tile. The other entries have been altered so drastically I am not sure that any original tile remains.

Hatwig: Generally those tiles are pitched so that water could get out, and a finished floor would have to be brought up so that it could be level.

Zack: Right. The finished floor is six to nine inches higher than the sidewalk. Mr. Khatchadourian, other than the northernmost storefront, do you recall if any of the other ones have tile mosaics on the floor of the entryways?

Khatchadourian: I don't believe so.

Boyd: Like many of our projects, a lot of interesting archaeology can come up as the projects go along. It will be interesting to see what we find when the newer facades are taken down.

Zack: I would be shocked if there weren't any surprises under there.

No Public Comment

The application by the property owner for tenant improvements and storefront remodel was approved with conditions 5-0 on a motion by Commissioner Hatwig and a second by Commissioner Simmons.

- B.** [ID19-1165](#) CONSIDER AND MAKE FINDINGS ON APPLICATION P18-02192 BY THE PROPERTY OWNER FOR NEW CONSTRUCTION WITHIN THE WAREHOUSE ROW BUILDINGS' SITE (NR; CR; HP #003) LOCATED AT 700 P STREET PURSUANT TO FMC 12-1606(a)(2) AND 12-1617.

Attachments: [Warehouse Row App Attachments](#)

Chair Boyd recuses himself at 6:15 p.m.

Historic Preservation Specialist Laura Groves van Onna presented the staff report of the proposed new project. The project is a new 3 story office building. Because this project is new construction next to existing historic structures it requires review by the Historic Preservation Commission. Primary concerns for staff include the compatibility of new construction with the historic materials, features and spatial relationships that characterize the property as well as its effect on the essential form and integrity of the historic property. Staff reviewed the applicable regulations that apply to new construction of buildings near historic properties. Staff recommends approval with conditions.

Hatwig: This property already went through entitlements a while ago, is that correct? When they did adjacent building, they had this area as a future office, right?

Zack: My understanding is that the building was called out; however the design of this building was not refined. There was a master plan for the whole block; however this building needs to go through its own entitlement process. The interesting thing about this one is that a vacant lot next to a historic building might not always come before the HPC; however, because of the way the National Register designation was done, this is a National Register site. Since this is a historic site (even though the listed building is gone) we brought it to you.

Hatwig: So we're looking at adjacency with this project. Thank you.

William Dyck (2025 Gateway, Ste 101, owner of 700 P St): You've seen this project many times before. According to my notes November 6, 2009 was the first time you saw it. We've come a long way. Buildings A, B, C, and D are all completed and occupied. We've finished Phase II which is the parking lot across the street. We've finished Santa Fe Avenue and upgraded all the utilities. The capstone of this project is Building E. Building E was called on the original plans, but like Dan said we didn't have the final designs because we needed to remediate the soil. The Ice House had underground storage tanks that leaked, and we didn't get closure on that until 2014. In 2009 we had been proposing a four story building, but we think that three stories would fit in better for the neighborhood. It's nothing new, but it has been designed and is ready to go.

Hatwig: This project seems like a good fit.

Simmons: This has been a while. This is a great project to see finally coming along. I appreciate this. I'd like to make the motion when its time.

No Public Comment

The application for new construction within the Warehouse Row Buildings site is approved with conditions 4-0 on a motion by Commissioner Simmons and a second by Commissioner Roper.

Chair Boyd returned at 6:25 p.m.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

None.

B. Staff

1. Maintenance Monitoring

Staff is continuing efforts regarding maintenance monitoring. Staff met internally on December 18th to strategize. Staff would like to invite commissioners to attend these meetings. Three members can attend at maximum (if four or more members attended it would qualify as a public meeting and would need to be noticed as such). Would the Commission like to form a subcommittee to attend?

Roper: I would like to attend.

Simmons: I would like to attend.

Groves van Onna: I will include you both on future correspondence.

Boyd: Can we extend an invitation to the commissioners who are not here?

Groves van Onna: I will reach out to [Commissioner Paul Halajian] and [Commissioner Robin Goldbeck] to see if either of them are interested.

Boyd: When is the next meeting?

Groves van Onna: February 26, 2019.

Roper: No, the next Maintenance meeting.

Groves van Onna: I don't have an exact date, but would like to meet within the next month. Winter is a dangerous time for our vacant properties.

Boyd: Did Police and Fire respond?

Groves van Onna: I have been including them in correspondence but not official response. Code Enforcement has been very involved.

Boyd: Do we have friends in either of those departments we could reach out to?

Groves van Onna: I don't have a direct contact with Police.

Zack: We'll reach out and continue to try to find someone. Do we have a contact in Fire?

Groves van Onna: Yes, I have a couple of contacts.

Zack: That's key, too. There's a pretty good working relationship between DARM and Fire. We'll try to bring PD into the fold.

Boyd: Great. If PD is connected and had the information at the ready it could make things much easier.

Groves van Onna: Our watch list and our Historic Preservation Database should be up soon. We're working on getting it integrated with FresGo. Meeting with FresGo staff next week.

C. General Public

1. Boy Scouts

The Boy Scout Troop 8900 from the VFW Group 8900 attended the public meeting of the Historic Preservation Commission.

Boyd: Thank you for coming!

IX. NEXT MEETING: February 25, 2019, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 6:34 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, February 25, 2019

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Patrick Boyd at 6:03 PM.

Commissioners Present: Patrick Boyd, Robin Goldbeck (late), Paul Halajian, Ron McNary, and Don Simmons

Staff Present: Laura Groves van Onna, Talia Kolluri (CAO), Amber Piona and Dan Zack.

Present 5 - Chair Patrick Boyd, Commissioner Don Simmons, Commissioner Ron McNary, Commissioner Robin Goldbeck, and Commissioner Paul Halajian

Absent 2 - Vice Chair Jason Hatwig, and Commissioner C. Kristina Roper

II. APPROVE MEETING MINUTES

A. [ID19-1287](#) Approve Minutes for January 28, 2019.

Attachments: [HPC Minutes Jan 28 2019](#)

The minutes for January 28, 2019 were approved 3-0-1 with a motion by Commissioner Simmons and a second by Commissioner McNary. Commissioner Halajian abstained. Commissioner Goldbeck was not present for this vote.

III. APPROVE AGENDA

Historic Preservation Specialist Laura Groves van Onna made a correction to the agenda: the address for Commission Item A should be 373-383 N. Fresno St, not 375-383 N. Fresno St.

The agenda with was approved with amendment 4-0 with a motion by Commissioner Simmons and a second by Commissioner McNary. Commissioner Goldbeck was not present for this vote.

Commissioner Goldbeck arrived 6:05p.m

IV. CONSENT CALENDAR

A. None.

V. CONTINUED MATTERS

A. None.

VI. COMMISSION ITEMS

- A. [ID19-1288](#) CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO DESIGNATE THE FOLLOWING PROPERTY AS A HERITAGE PROPERTY AND ADOPT FINDINGS NECESSARY TO SUPPORT DESIGNATION PURSUANT TO FMC 12-1612:

1. The Paul A. Christenson Buildings Located at 375-383 N Fresno Street.

Staff Recommendation: Approve

Attachments: [375-383 N Fresno Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application by the property owner's to designate 373-383 N. Fresno St, Paul Christenson Buildings, as a heritage property. The property is associated with early 20th century commercial development and is potentially eligible as Local Register under Criterion i and iii. The owner is seeking designation as a Heritage Property to facilitate rehabilitation and may seek local listing at a later date. Staff recommends designation of the property.

Commissioner Ron McNary: 373 is part of the property? My email gave the address as 377-383.

Historic Preservation Specialist Laura Groves van Onna: 377-383 applies to the building on the right (the two story building), the building on the left (the one story building) is 373. They are both within the same parcel.

Commissioner Robin Goldbeck: the confusion may also be coming from the

agenda, which said 375-383 not 373.

Groves van Onna: At the beginning of the meeting, I made an amendment to the agenda noting that everywhere it says 375 it should read 373.

Chair Patrick Boyd: To add additional confusion, it actually says 375 on the building itself.

Commissioner Don Simmons: I have a message from the property owner that because of rot and termites they are replacing storefronts in kind. He said the replacement will be as in the Peerless Building [1755 Broadway St]. I don't know if that alters anything.

Goldbeck: I spoke to one of the owners on the corner building. They have already been scraping paint off the bricks and the wood.

Boyd: I spoke to renters next door today. They have a bunch of awnings that would retract; which are still visible on the two story building, building to the left as well. They have the originals in the back, and would like to resurrect it on the building.

Commissioner Paul Halajian: What's the proposed for it; commercial space and residential above? Not that it matters.

Assistant Director Dan Zack: My understanding is that it would be a mixed use building. Laura?

Groves van Onna: I believe that for the two story building, the ground floor would be used as commercial space and the upper floor rehabilitated for office use. When this is designated I will have to check with the property owner on his proposed project.

Goldbeck: About awnings being brought back, would that come here?

Groves van Onna: Depends if installation of awnings is a substantial alteration.

Zack: In general, attachments to the building that could be removed are generally reviewed administratively, and that permanent alterations, especially to the façade, would be brought here.

Groves van Onna: In this instance, if they were original, then it wouldn't need to be brought to HPC.

Goldbeck: So, were the awnings original, and not an add-on window.

Zack: You can see on the buildings where they would retract in.

Boyd: What did [the awnings on 373] look like?

Goldbeck: Yes, that is the one I'm concerned about.

Zack: I wonder if that was more of a canopy than an awning.

Boyd: There are some buildings we have gotten involved in, when we had a historic photo to compare to. If they want to do something to that façade, would be great to know if the replacement of awnings is a desire and we'll try to figure out what was there.

Groves van Onna: I was able to find original drawings but not historic photos. I am not sure whether the original drawings include awnings.

Halajian: The security grill on the door probably wasn't original. Does that have to come off as part of the designation?

Groves van Onna: I wouldn't consider the feature a contributor to the building.

Zack: We've never made anyone after designation remove or add features. It's a matter of given the state that the building is in now; you can't alter what remains of the historic features of the building without going through this process. The Daily Expositor Building [H.P. #292, 1029-1031 Fulton St.]

was designated on its merits as Fresno's oldest standing commercial building, and the site of Fresno's first newspaper. Its appearance was drastically altered in the 1950s, and they haven't been required to remove the siding. Now if they change it, it will have to follow the rules and come to this group. The same applies here, but if he's going to do something significant to the façade then it would come to you. Small alterations can be handled administratively but significant alterations to the building will come to you to evaluate on its merits and see if its appropriate.

Halajian: Philosophical question. What is meaningful about this building if so many alterations have been added which detract from it. What is it we're celebrating here?

Zack: I am actually astonished at how unaltered, especially the two story building, it is. The main building is there, the second story windows are still there; it's remarkable how intact it is. One of the residential doors has been replaced and one remains.

Halajian: The Peerless building was mentioned earlier, but laminated glass was put into the storefronts of that building so that they wouldn't have to do this level of security. It would be great if the owner did something like that.

Zack: Based on the Commissioner's comments earlier that is what they are planning on doing.

Simmons: That is what he's planning on doing.

Halajian: If that's what he's going to do that's fantastic.

Goldbeck: Heritage property designation also has a lower integrity threshold.

Boyd: The intent of designating it as a Heritage Property is that they want the Historic Building Code.

Simmons: There is very little happening in this neighborhood and this is an

important building the Yokomi neighborhood so I am very pleased. It was going to be purchased by the [Community Regional Medical Center] to be used as offices. Members of the Commission and others had long conversations about using this building for the neighborhood not just for the CRMC.

Zack: From this point north all the way to Belmont, there is an interesting degree of urbanity that you don't usually see in Fresno. There's a little bit in Tower, there's a little bit here and there but not a lot of this urban stock, commercial nodes developing outside of Downtown. We never had a whole lot of to begin with and not much of what we did have remains. At Belmont there is a two-store brown brick building that is really neat. It's an interesting ¼ mile strip there from McKenzie up to Belmont.

No Public Comment

The application by the property owner for the listing of the Paul Christenson Buildings, 373-383 N. Fresno St., as a Heritage Property was approved 5-0 on a motion by Commissioner Simmons and a second by Commissioner Goldbeck.

B. [ID19-1289](#) FORMALIZE SUBCOMMITTEE FOR THE ADVISORY COMMITTEE FOR HISTORIC MAINTENANCE MONITORING.

Historic Preservation Specialist Laura Groves van Onna noted that at the January HPC meeting under Unscheduled Items, the Commission approved a subcommittee to attend Maintenance Monitoring Committee. At that meeting Commissioner Simmons and Commissioner Roper agreed to participate. After the meeting, an invitation was extended by staff to Commissioners not present at the January meeting to participate in the subcommittee, Commissioner Halajian offered to participate and Commissioner Goldbeck offered to serve as a backup. The next meeting of the subcommittee is Wednesday February 27, 2019 at 1:00p.m.

No Public Comment

The Subcommittee for the Advisory Committee for Historic Property

Monitoring was approved 2-0-3 on a motion by Commissioner McNary and a second by Commissioner Boyd. Commissioners Simmons, Halajian and Goldbeck abstained.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Training

Training- Commissioner Don Simmons will be attending California Preservation Foundation workshop on Adaptive Reuse in Historic Properties on March 22, 2019, in San Francisco.

B. Staff

1. Heritage Fresno

Heritage Fresno-Historic Preservation Specialist Laura Groves van Onna introduced Linda Scambray, co-president for Heritage Fresno.

Linda Scambray: I am co-chair with Janice Stevens. We've formed a board and met once. We are kind of adopting a cause—to help the Merci Boxcar put in a new place with a roof on it to keep the structure. We'll be here at the next meeting to discuss that topic with you.

C. General Public

None.

IX. NEXT MEETING: March 25, 2019, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 6:27 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, April 22, 2019

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Patrick Boyd at 6:03 PM.

Commissioners Present: Patrick Boyd, Robin Goldbeck, Paul Halajian, Jason Hatwig, Ron McNary (late), and C. Kristina Roper

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Amber Piona and Dan Zack

Present 6 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Ron McNary, Commissioner Robin Goldbeck, Commissioner Paul Halajian, and Commissioner C. Kristina Roper

Absent 1 - Commissioner Don Simmons

II. APPROVE MEETING MINUTES

- A. [ID19-1603](#) Approve Minutes for February 25, 2019.

Attachments: [HPC Minutes Feb 25 2019.pdf](#)

The minutes for February 25, 2019 were approved 5-0 with a motion by Commissioner Roper and a second by Commissioner Hatwig. Commissioner McNary was not present for this vote.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Goldbeck and a second by Commissioner Roper. Commissioner McNary was not present for this vote.

IV. CONSENT CALENDAR

- A. None.

V. CONTINUED MATTERS

- A. None.

VI. COMMISSION ITEMS

- A. [ID19-1605](#) REVIEW AND APPROVE FINDINGS FOR FULTON STREET HISTORIC RESOURCES SURVEY (DECEMBER 2018) PURSUANT TO STIPULATION II.5 OF THE MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER AND THE ADVISORY COUNCIL ON HISTORIC PRESERVATION REGARDING THE FULTON MALL RECONSTRUCTION PROJECT, CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA (MAY 2014) AND FMC 12-1606(a)(1).

Attachments: [Fulton Street Survey Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report for the Fulton Street Historic Resources Survey. The December 2018 survey was prepared by Historic Resources Group (HRG) as a requirement of the MOA between the California Department of Transportation (Caltrans), the California State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP). This survey was a reevaluation of the Fulton Mall Historic Landscape and the potential Fulton Street/Fulton Mall Historic District. This 2018 survey resulted in a determination that neither historic resource retained sufficient integrity to be eligible for the National Register of Historic Places following the re-opening of Fulton Street. The integrity of the Fulton Mall Historic Landscape has been substantially diminished and that approximately 50% of the buildings in the potential Fulton Street/ Fulton Mall Historic District met the criteria as contributors to a potential historic district, but that his percentage is less than the 60% which is generally considered adequate for a historic district. Caltrans submitted the 2018 survey to SHPO on February 4, 2019 and received concurrence on March 5, 2019. They are seeking concurrence from the City of Fresno Historic Preservation Commission. Staff recommends that the Commission review and approve findings for the Fulton Street Historic Resources Survey.

Commissioner McNary arrives 6:07 P.M.

Commissioner Jason Hatwig: Question for staff, the report quoted that

roughly 50% of the buildings in the district were eligible as contributors, but that 60% was the threshold. Where does this 60% number come from? We have districts that might have less than 60% contributors.

Chair Patrick Boyd: Is that the difference between a contiguous and noncontiguous district?

Historic Preservation Specialist Laura Groves van Onna: We have a member of HRG's staff here who might be able to speak to those findings?

Kari Fowler, HRG (12 S. Fair Oaks Ave, Pasadena): With regard to that 50% number there are a couple of important things, that number came from we were looking at the Fulton Street Corridor also as a local historic district to see if there were a potential historic district here, what percentage would we consider to be eligible at the local level. At that time we found around fifty percent (slightly less) of the resources to be eligible, at that point we did not go further and do a property by property district survey. With this most recent evaluation, we were looking at National Register eligibility, different integrity thresholds. Significance of the district is very well established and acknowledged, it was a matter of historic integrity. Typically for a National Register historic district, a general threshold for a contributory ratio is 2/3. When we did the intensive-level survey this time around we were coming up to 37% to 40% contributors depending on how you draw the boundary, or whether you include undeveloped properties as non-contributors. We were not coming close to 2/3, neither did Caltrans.

Hatwig: So this evaluation was looking at National Register level designation.

Fowler: Yes. Our finding will not affect any designation you might consider at the local level.

Commissioner Paul Halajian: Could you clarify 2/3 of what?

Fowler: 2/3 of the total number of parcels that were in the survey area boundary. Fulton Street from Tuolumne down to Inyo, every parcel that

fronts the street on both sides, and the cross streets (including Mariposa). The total number of parcels 54, that was the one hundred percent mark we started with. There are a number of NR eligible and listed (individually) in this area, this finding won't undermine or conflict with that in any way.

Hatwig: To me this appears to be a delisting of what the Fulton Mall was prior to the opening of the street.

Fowler: There has never been an identified National Register eligible listed district. Nothing is being delisting, this is a confirmation of what we have known. SHPO wanted us to take a look after the project is completed and we found the same thing.

Hatwig: Just wanted to make clear that this isn't affecting the local significance, just the national level.

Public Comment Opens

Philip Vallejo, CalTrans Branch Chief Cultural Department: There are two resources that we are identifying here, the Fulton Mall Historic Landscape and the potential district. The Fulton Mall Historic Landscape is sort of like a delisting; it was never officially listed but had been determined to be eligible.

Hatwig: So neither resource is eligible for the National Register at this point?

Vallejo: That is correct, although it can be revaluated at a future point.

Halajian: Why is this relevant to Caltrans now?

Vallejo: It's part of the Memorandum of Agreement that we had for the Fulton Mall corridor project. That project used transportation funds, which brought in Caltrans. This is one of the obligations we agreed to with SHPO and the ACHP, to come back subsequent to the construction and reevaluate these two resources.

David Davenport (6156 N Miter Ave): I have a question about how historic surveys are done. The Fresno Expositor building [1029-1031 Fulton Street, H.P. #292] it is sheathed with modern plastic stuff from a jewelry store, since the original building can't be seen, I am wondering how the process takes place to evaluate whether a parcel is historic. I'd like to learn how that goes about.

Boyd: You mention the jewel of Fulton Mall. No one knew what was under that building was there. It was given a modern cloaking in the 1960s, it was purchased by a Bay Area owner, during some investigation we found old bricks in the basement, cuts for doors and windows sealed up in the basement. Essentially what we found what that building was...[looks at Dan Zack]

Assistant Director Dan Zack: The oldest standing historic building in Fresno, that we know of.

Boyd: We were thankful that he thought about it positively.

Zack: I met with him a month ago. John Rupe made a scale model of downtown, and he discovered that fact. It was designated not for its aesthetic merits but for its association.

Boyd: We can either find buildings that meet the criteria, or what we prefer is when owners of buildings come to this body and proactively list them, but we've done it both ways.

Hatwig: Sometimes it takes a little digging; amateur historians are very helpful in this respect. A lot of surveys aren't as intensive.

Boyd: In addition, not all of them meet the local significance, which is why we have the heritage designation.

Hatwig: Talking about historic districts, too.

Davenport: Let me give you a hypothetical. If I were walking down there now, how would I know? How do surveys find this info?

Commissioner C. Kristina Roper: A survey would include Sanborn maps as part of the routine.

Fowler: Definitely in addition to walk through we look at building permits (if available), Sanborn Fire Insurance Maps, Tax assessor data, you have a lot of historic photographs of Fulton Street, and that's a starting point. The first thing we try to do is when did this building go up originally? The second step is what do we see now? If we see a 1960s remodel of a 1920s, we have to evaluate what building convey to the viewer now, not what it might convey in ten years when it's restored. With a resource like Fulton Street as a main street district, it's well-acknowledged that often main streets post-World War II did wide scale modernization of storefronts, and that's a trend we want to acknowledge. The period of significance of this potential district was very broad from 1914 to 1970 to capture the modernized storefronts from the postwar period and the efforts that the Fulton Mall landscape had on modernizing the downtown. We used an evaluation date; that date might have been the construction date or a later date. The Gottschalk's building is a good example. It was built in 1914, nothing about today says 1914. There was a 1948 remodel which is pretty intact, so we used the 1948 date as an evaluation date, which is what makes that building a contributor. We made an effort to capture as many potential contributors as possible.

Public Comment Closes

Hatwig: This is pretty much what we expected, given the evaluations in 2014/2011. So I have no problem approving this recommendation.

The findings were approved 6-0 on a motion by Commissioner Hatwig and a second by Commissioner Roper.

Commission Halajian recused himself at 6:30 P.M.

- B.** [ID19-1606](#) REVIEW AND COMMENT ON THE REVISED APPLICATION
PZ17-90000064 FOR REHABILITATION BY THE PROPERTY

OWNER REGARDING THE DOCK ALONG THE SIDE
(NORTH) ELEVATION FACING INYO STREET AT THE STATE
CENTER WAREHOUSE (HP #242) LOCATED AT 747 R
STREET PURSUANT TO FMC 12-1606(a)(2) AND (b)(23).

Attachments: [State Center Warehouse Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the revised application for rehabilitation of the State Warehouse Center (HP #242) located at 747 R Street. The application was initially reviewed and approved by the Commission in December of 2016. Revised plans for the north elevation of the building facing Inyo Street entail demolition of the dock and installation of a sidewalk in response to the Department of Public Works requirement to have an ADA accessible path along the southeast side of Inyo St. Staff finds that the potential loss would not be in accordance with standards 9 and 10 of Secretary of the Interior's Standards for Rehabilitation. Alternatives to removing the dock completely have been discussed by staff and the applicant. Staff recommends that the Commission review and comment on the revised application and provide advisement to the applicant.

Commissioner Robin Goldbeck: We're addressing the Inyo Street frontage this evening, there has been some work done on R Street, correct?

Historic Preservation Specialist Laura Groves van Onna: Correct the rehabilitation process has already commenced, this is a revision to the project that is being submitted for consideration.

Hatwig: Is there any survey of the street available? An ALTA-topo survey, have some grade been established?

Zack: I am not aware of any. We discussed the painted adjacent walkway for the first time last week. We're not sure what the cross slope is and how much manipulation would be required to make the walkway accessible.

Groves van Onna: A representative of the architect is here who might have further to say regarding the proposed project whenever you'd like to hear him speak.

Boyd: As Jason is alluding to, drainage and utilities might be an issue. I am certain the grade is not 2%, maybe closer to 5% closer to the curb and gutter.

Zack: Public Works staff thought that if it wasn't 2%, grinding could be a low cost way to get it to where it needed to be.

Boyd: The left turn channelization, the double left lane that would actually become a southbound thru lane, so you wouldn't have the center lane, you'd remove it and take it out?

Zack: No this is on Inyo, which is only a half a block long. It's a 150 ft. run from R to parking lot. The Inyo Street dock is a much shorter dock than the R Street dock; much more of the dock would be converted to a ramp. You could do a pedestrian safety zone, painted with the planters as a tactical urbanism approach if slopes work out. The third option, which the applicant proposes, is to remove the dock and put in a conventional sidewalk. Those are the options we see for getting that pedestrian access.

Hatwig: I know there's cost and demolition. Which mostly that is not a staff recommendation necessarily, so that's cost. The 12 ft. or 10 ft. whatever the width of the sidewalk is, back of material, that's cost, too. Instead of the four foot extension out into the right of way, and that could be done with a couple of simple methods we've got 2% of the sidewalk coming this way, the road coming this way, and we can have a curb reveal of 4 inches or higher, we can build up that sidewalk and still meet all the percent accessibility slopes and requirements by some very minor things and a 4 ft. wide, 150 ft. long sidewalk could be extremely minimal on costs compared to other alternatives. There's even monolithic precast options that they make decking for scenarios like this. The urban idea of streetscape is also a good alternative I've seen done very well and very low cost, too. I know the cost of ripping down the dock and placing a 12 foot sidewalk is pretty expensive stuff.

Goldbeck: A hybrid solution of some of that urban streetscape with a partial

ramp.

Hatwig: There are plenty of options to explore, without having the survey of the street I couldn't be able to look at it and give you an exact grading plan today. I've done work with projects with challenging frontages.

Shaunt Yemenjian, Paul Halajian Architects (389 Clovis Ave, Clovis): Thanks for giving us the opportunity to be here. We've read through the nomination carefully and the report highlights the windows as the prominent character defining feature, those are intact (have window system inside to seal it thermally). The report talks about the painted signage, that's staying. The third thing, covered dock that runs along R Street. That dock was beyond dilapidated; we're rebuilding the dock with careful detail. The report does reference the raised docks, covered raised docks, the Inyo façade is not the primary façade. Everything we promised to in 2016 is being done. We felt that it was important to come back in and ask about the Inyo dock. Impetus is that two months ago that an accessible path from R to the promenade lot is required (Public Works required). With the removal of the dock we're also going to introduce windows along that north façade into the cold storage basement, introduce a little landscaping and green with some street planters, to make a nice, walkable promenade.

Hatwig: There is an accessible route on Inyo along the other side of the street, you could with proper accessibility signage you could direct the public to that route. If there is already an accessible route, I am not sure why a route is required here.

Goldbeck: Shaunt, was this discussed with Public Works?

Yemenjian: The onus would be on us to go back and have that conversation. When we sat down and talked with them that wasn't suggested as a feasible option, but they didn't reject that as an option.

Hatwig: That might be a potential then.

Yemenjian: Plans were originally submitted to retain the dock, but Public

Works has asked for a sidewalk on this side.

Zack: A representative from Public Works is here in the audience, if you wanted to ask those kinds of questions.

Goldbeck: Do you have historic pictures of the Inyo frontage; was this frontage a prominent originally?

Yemenjian: We have some historic photos; there are two 10 ft. wide shed awnings that look like walkup doors for delivery.

Assistant Director of Public Works Andrew Beneli: While you are correct that meeting the legal obligation would put people on the other side of the street on the north side of Inyo, I don't think that many pedestrians would walk north, up to the corner and then back south. Most pedestrians with the dock there would choose to walk into the street, which is not a safe location for pedestrians. We think with the building, we have a high accident rate here with pedestrians. Any time you can get a pedestrian up on the sidewalk they are in a safer place. On a per capita basis, we have one of the highest pedestrian death and accident rate, higher than cities like New York and San Francisco, pedestrians are hit here all the time. higher than but that folks will not cross the street to walk into the parking lot. People will walk in the street. We have a higher per capita death rate for pedestrians than other big cities.

Hatwig: Is the street width a problem for extending the sidewalk around the dock and into the existing street?

Beneli: No, there is adequate width, it's a cost issue. We do have topo surveys; however I do not think he went out into the street. I don't know what it would take to make it work.

Public Comment is open

Boyd: The applicant is looking for recommendations, correct?

Zack: No formal action needs to be taken on this item, we are seeking feedback from the committee.

Hatwig: Could we form a subcommittee with the applicant/owner and Public Works?

Zack: Sure you could, would need to do it quickly. We'd be happy to help if there's interest in that.

Larry Roselle (344 E Simpson Ave): Any discussion of making the dock a public walkway?

Boyd: Yes, given the height of the dock and the length of the dock, ramping up and down would eat up most of the dock.

Hatwig: I'd like to form a subcommittee.

Zack: If you all had any direction on the loss of the dock. Is that the loss of the dock something would people be comfortable with that? That kind of direction would assist the conversation; the value of that dock as part of the resource.

Hatwig: It's a secondary façade, but it is a façade and you can see it from the public street. What about halving the width of the dock? There are lots of options.

Boyd: I am of a less is more approach. Adding street furniture will still visually change the building. I like the narrower width dock idea, because you get both, or even removing the dock. I am not sure that removing that one dock would have that great an effect.

Goldbeck: I would be more willing to accept to a similar version of the dock rather than pylons in the street.

Commissioner Ron McNary: I think the dock is significant to the building. I'd be okay with narrowing the width.

Yemenjian: Again just for context it would look like the other side of the street, a fresh-pour concrete retaining wall.

Will Dyck, applicant (via conference call): Prominence of Inyo, it was a connector street at one time, but it had 90 degree truck parking. My concern in going forward is the changing the street itself is expensive; the water from the promenade lot comes down this street into a storm drain that is near the corner of Inyo and R Streets. I get the half dock idea; for reference that side of the building won't be using the space as patio space. We don't own the dock; it's in the public right of way. Our preference is to remove it, if we need to create connectivity there. My counterargument is where are people going from and to? After hours parking on R Street would just be for this building. I really don't want to alter the street; it's a can of worms.

Groves van Onna: During talks with the applicant we discussed vacating that right of way.

McNary: I think the idea that it doesn't belong to the building changes it for me. If it's not his property, why does he have to change it?

Dyck: The offer for dedication was tied to re-grading the street and building a new sidewalk around the dock.

Boyd: It would seem to me that any form of retention of the dock, full or half dimension, that piece should be vacated back to the property owner.

Zack: If the dock remains, then it should go to the property owner, if it goes away it should remain in the public domain.

McNary: It meets the legal standard for the area?

Hatwig: With signage, yes.

Zack: Yes, Public Works is concerned about safety.

Item Closed.

[5 minute break]

Paul Halajian Returns 7:17

Boyd: It sounded like there might have been clarification needed on the last item?

Deputy City Attorney John Hastrup: It was decided that there was no subcommittee to be established.

Zack: I've got notes on the different we got, there was talk of a subcommittee, but that didn't come to fruition. We will huddle internally with the applicant from feedback we got. This may come back to you, or it might not, we'll work with Public Works and the applicant.

- C. [ID19-1607](#) CONSIDER AND MAKE FINDINGS ON THE APPLICATION BY THE CUSTODIAN FOR RELOCATION OF THE CALIFORNIA MERCI TRAIN BOXCAR (HR #025) LOCATED AT 3509 N FIRST STREET PURSUANT TO THE AGREEMENT BETWEEN CITY OF FRESNO AND THE GRAND DU CALIFORNIA OF LA SOCIETE DES 40 HOMMES ET 8 CHEVAUX (SEPTEMBER 21, 2004) AND FMC 12-1619.

Attachments: [California Merci Train Boxcar Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application by the custodian, the Grand Voiture Du California, to relocate the California Merci Train Boxcar (3509 N First St H.R. #025) to the Palm Springs Air Museum. Applicant is seeking to relocate the property due to lack of ability to care for it, the funding required to maintain the boxcar is the issue. Heritage Fresno has expressed support for keeping the boxcar in Fresno and has been conducting outreach to begin gathering support across Fresno County which has resulted in Clovis Veterans Memorial District to appropriately display and care for the boxcar, securing the support of Alliance Française and other local veterans groups support, and the circulation of a petition to keep the boxcar in Fresno County which

has at least 154 signatures. Additionally a letter of support has been received from the Fresno County Historical Landmarks and Records Advisory Commission. Heritage Fresno is committed to spearheading the fundraising for the relocation and display of the boxcar in Fresno. After meeting with the Fresno City Manager, staff has received confirmation that the City Manager's office is committed to keeping the boxcar. Because this project proposal is a substantial alteration to a Heritage Property, it requires review by the Historic Preservation Commission. Primary concerns for staff include the removal of a historic resource from Fresno city limits, Fresno County and the Central Valley. Staff recommends denial of the application by the Grand to relocate.

Public Comment Open

Wayne Schwartz (2851 E San Gabriel Ave): I'd like to bring up why this came about. The intent of the Grand has never been to move the boxcar for the sake of moving it. We're a small organization, the last bid to cover it was \$54,000; we don't have \$54,000. The problem is that the boxcar is old; it cannot set out in the weather like it is now, and the maintenance is significant. The Clovis Memorial sounds like a fantastic idea, not sure where they'd keep it. I think where it's at is great; I wish the people's efforts had been to raise money to take care of the boxcar. This boxcar belongs to the people of California, not the people of Fresno. I think it should stay where it's at, at 509. If every signature gave 10 or 20 dollars our problem would be solved.

Vern Schmidt (315 E Nees Ave): I remember riding in one of these in January/February 1945, riding up to the front lines serving under General Patton. My family served in both WWI and WWII serving overseas. It has tremendous historical value. I just feel that this is the place it should be. We have a tremendous inventory of veterans in the greater San Joaquin Valley that are interested in preserving our history; this is what France gave to the U.S. as thanks. I don't recommend anyone ride in one of these, I did it for three days and three nights in very cold weather, the snow came right through the cracks, but from a historical standpoint this is a piece of history that should stay here in Fresno.

Linda Scambray (6146 N Callisch St): [Janice Stevens and I] are co-chairs of Heritage Fresno, our first project has been working to keep the boxcar here. You all received Vern's story, if you didn't I have copies. After World War II the people of the United States contributed 300 boxcars full of food and supplies to France to aid in recovery after the War. What a wonderful gift and symbol of the friendship between our countries. Heritage Fresno and Alliance Française [of Fresno] are striving to keep this here. We are working on getting a roof on it, we've had offers of money but no checks yet. We want this to be accessible to the public, we would even offer docent guides.

Janice Stevens (6330 N Wilson Ave): I am also part of Fresno County Historic Records and Landmarks; it was unanimous by them to keep it here in the area. Lack of publicity has been a problem. John Walker did a fabulous article about this last October and that was the first thing I knew about the Merci Boxcar. I think that we can do good things to keep here. With Clovis Veterans Memorial District, Lorenzo Rios has said I will make a place for this, but he would like to work with 509. Let me read from his email "The Merci Boxcar is currently located at the American Legion Post 509 which is outside of my boundaries (Clovis Veterans Memorial District) I fully support the effort to keep the boxcar in Fresno, and will gladly support the effort to keep such artifacts available to the public. My support does not construe an assertion that the Clovis Veterans Memorial District seeks to secure the Merci Boxcar for its historical collection. My support is strictly intended to assist our fellow veterans in Fresno to secure an iconic piece of history in our community. If the veterans of Fresno seek to work with the Clovis Veterans Memorial District to find a place to host the Merci Boxcar then I am confident that we can work something out where we can work collaboratively with the City of Fresno and other local organizations to find a suitable place." They do not have a facility to put the boxcar in, they would like to work closely with Post 509 to protect it and preserve it keeping it here in our community.

Halajian: Is the plan to keep it at 509?

Mildred Wright-Pearson (3509 N First Street): Yes, they do want it there. The biggest thing is to get it covered.

Scambray: Have you visited it? I take my grandchildren there. It illustrates many things about what took place there.

Stevens: I think 509 should be commended to create this, it's beautiful, and to have to stop because of lack of funding. I want to be on board to find the funding.

Halajian: Putting the cover on it is a first step. Is there a larger vision for curating it?

Stevens: I haven't gotten further than can we keep it.

Scambray: I think it's really possible. Ideally, it could go somewhere with more visitors like the fairgrounds. Clovis is building a heritage center; that could be possible.

McNary: It seems like a cover isn't enough, there are environmental concerns.

Scambray: The long term goal is to get it inside. It's not as big as a modern boxcar.

McNary: I feel it's important that it needs to be done. I applaud efforts to fund raise to preserve it. I haven't heard anything about fundraising.

Stevens: First things first can we keep it? Let us try to keep it, working with 509 and Lorenzo Rios. CVMD is very big on partnering with other organizations. If there is no way to keep it in Fresno, CVMD is willing to take it.

Scambray: This is why this didn't happen in the past, lack of coordination. I was part of the Alliance Française in 2008 when they had the ceremony putting it in place and I had a hard time getting a letter to get funding.

Boyd: Anyone here for moving it?

Schwartz: Well, the Palm Springs museum wanted to put it inside in a hangar. I think we're a little selfish when we say we want to keep it here, it belongs to the state of California. No one was talking about providing money to maintain it, until we started talking about moving it. In the museum many people would see it, and it would serve an educational purpose. I don't see that happening here in Fresno, but I would like to see it! I heard people talking about the Fairgrounds. A temporary cover wouldn't fly, we've been working on with the City of Fresno and they will not allow it. If this passes, custodianship will revert back to the City of Fresno not us. Do they have funding?

Hastrup: To clarify, that's not strictly accurate. The City has a reversionary right per the 2004 agreement, if there were a breach of that agreement then the City would have a reversionary right to reclaim custodianship. You're voting on yes or no on the proposal to moving it. The custodianship would still remain with the Grand.

Halajian: I'm unclear, why is this a matter before the Historic Preservation Commission? It's an artifact not a building.

Zack: It is a Heritage Property. If it were to be altered, demolished or removed it must come before this body.

Halajian: But we're opining on the legal disposition of it, not the treatment of it.

Zack: That is a separate but related matter.

Hastrup: Even if this body approved the proposal, the City could say "no move."

McNary: what does staff recommend?

Larry Roselle: I am past president of Alliance Française, I had 27 years with the local office of HUD, I retired from working with cities and counties from Modesto to Bakersfield and none of them has anything like this. Thank you to Post 509 for keeping it. My experience is that people only react to emergencies and this is the first I'm hearing of it. I was a part of October 28, 2008 ceremony, I am dismayed that it's come to this. This is a cause that would get people going. Alliance Française is an organization that promotes French Language and culture; I am astounded and grateful that we have living history with us, too. It's something really special. If you haven't been to the museum and fairgrounds, that's another local treasure. I think this could galvanize people! Ultimately how it gets protected and where it sits could be solved by people acting in good will. I am a native Californian, and I think it should be in the middle of the state, I think we should work to get 100,000 people here. The way things have been going it may be a long time before we get such a gift from the people of France.

David Davenport: I spoke on this item back in October. One item regarding protection that we haven't talked about is that the homeless folks outside the 509 perimeter are doing foul things in close proximity to that boxcar because the fence allows things to go inside the perimeter. In addition to protection from above, it needs like a giant sheet of Plexiglas, which would allow the boxcar to be seen from the street. Also, people who are in the largely abandoned complex to the south and throw stuff over the concrete wall and hit the boxcar. The people of 509 have to clean up the debris. My thought is that concrete wall needs to be about 20 ft. and Plexiglas on the Shields [First Street] side. Because of the way the boxcar is situated you could create a triangular shaped enclosure. The third side could be open or Plexiglas. The man who has painted that boxcar is here again, Alan Nyitray, he's a professional painter (more of an artist), he did work on Sequoia Brewing, he used that artistry to restore the symbols in the panels of the boxcar. When I taught at Fresno City College I used to have my students gather at the boxcar and I would teach an outdoor lesson by having them stand with backpacks in the shape of the boxcar; it's a geography lesson wrapped into the First and Second World Wars. Fresno has this because it's the biggest city closest to the center. Thank you for your time.

Alan Nyitray (428 N Ferger Ave): I have the before and after pictures of the Boxcar [hands photos to Wayne Schwartz]. It took two weeks for the boxcar itself and the plaques took four months to paint; I took great care. These plaques should last; I'm willing to touch the plaques up until I die.

Halajian: That's the original color scheme of the boxcar?

Nyitray: They gave me pictures of what they are supposed to be. I used that. If it could be moved into the museum in the fair, so teachers could bring their classes, and there it would be covered. I think Leo Wilson or someone like that to donate a new door to get it in there. I put two to three coats of clear on top. I do houses, and furniture, too. [handed out business card].

Pat Hunter (1490 W Shaw Ave): First of all we need to make the public aware, it's been here for years, but very few people know the significance of it and where it is. We need to raise public awareness and then we can fundraise and after that where exactly we are going to put it. Thank you.

Roselle: When the Consul General was here in 2008, he was quite candid about U.S. - French relations, and we are also on record with the French government about being able and hospitable hosts for the boxcar.

Wright-Pearson: I am a member of Post 509. The boxcar was brought to our property in 2004; it's been restored twice since then. People have come all over the country to see that boxcar. I am part of the 40 and 8, and we fixed the areas that were dry rotting and had them repaired. We're open from 8am to 10 or 11 at night. It's available to people, and people do come.

Goldbeck: Would the Grand be open to another placement on your property?

Wright-Pearson: it's there because of the agreement. It needs to be visible from the street.

Schwartz: 509 parking lot is small. When we put it, it takes the least amount of parking spots. It would be up to 509 to agree to move it.

Public Comment Closes

Boyd: Thank you to everyone for their interest. Because of the interest there are numerous groups represented here, hopefully we can capitalize on this momentum and that some of these solutions come to fruition. There are more people at this meeting than we will probably have adding up the rest of meetings for the year. This is kind of a big deal, and your representation here is strong and you should use it, and we'll back you on it.

Commissioner McNary leaves the room 8:10 P.M.

Halajian: I think Fresno is fortunate to have this artifact here and I think we should do all we can to hang on to it. It seems like with the momentum here there is a positive outlook for finding a place for it and sheltering it properly.

The application by the custodian to relocate the California Merci Train Boxcar (HR #025) was disapproved 5-0-1 on a motion by Commissioner Halajian and a second by Commissioner Goldbeck. Commissioner McNary was not present for this vote.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Fresno Trolley Cars/Standard Diner

Commissioner Hatwig asked about the condition of the Fresno Trolley Cars/Standard Diner.

Commissioner McNary returns 8:12 P.M.

Groves van Onna: There was a fire earlier this month that was pretty devastating to the cars. It's unfortunate because we were working with the

City Attorney's Office to take back the cars. The process was proceeding, but it was slow moving. It was an unfortunate incident. We are still taking steps forward to take back the property, however there is no longer a historic resource on the property

Hatwig: At this point it would be a delisting now, at a future meeting since it's a loss, correct?

Hastrup: The Commission has the power to bring up a delisting and that may be the most appropriate thing. We had submitted the paperwork to get the judgement. Even if we had taken over possession, we may not have had the resources to monitor and secure it. It is disappointing.

B. Staff

1. Historic Preservation Month

Historic Preservation Specialist Laura Groves van Onna presented the schedule for Historic Preservation Month. Staff is working with the Fresno Historical Society to host a trivia night at a local brewery, and will update the commission. There will be historic preservation awards at City Council also to be scheduled. Other events include the Lowell is doing a historic home tour on Saturday May 11. Wilson Island centennial celebration is on May 18th at Fresno High School. Staff will keep the Commission updated

Hatwig: I sit on the brewer's guild, locally and the Downtown Partnership folks asked about events happening specifically in May, they were thinking about holding one next year. I identified a few for places to hold events not just in May but also throughout the year. Also there is a new licensed brewery in town [Commissioner Hatwig's brewery has been licensed]

C. General Public

1. Veteran Liberty Cemetery, 1831 W Belmont

David Davenport asked the commission if the Commission be concerned with the activities going on at Liberty Veterans Cemetery on West Belmont. Is this something HPC would be interested in designating it as a historic site? It's been in operation for over one hundred years. Mr. Davenport has

received confirmation from Congressmen Devin Nunes that the Congressman Nunes will introduce a resolution to absorb it into National Cemetery system. It might add more icing to make that decision if this group were to designate it as a local historic resource. He will draw something up and give to staff.

IX. NEXT MEETING: May 20, 2019, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 8:17 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, May 20, 2019

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Patrick Boyd at 6:03 PM.

Commissioners Present: Patrick Boyd, Robin Goldbeck, Paul Halajian, and Don Simmons

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Drew Wilson and Dan Zack.

Present 4 - Chair Patrick Boyd, Commissioner Don Simmons, Commissioner Robin Goldbeck, and Commissioner Paul Halajian

Absent 3 - Vice Chair Jason Hatwig, Commissioner Ron McNary, and Commissioner C. Kristina Roper

II. APPROVE MEETING MINUTES

- A. [ID19-1707](#) Approve Minutes for April 22, 2019.

Attachments: [HPC Minutes April 22 2019.pdf](#)

The minutes for April 22, 2019 were approved 4-0 with a motion by Commissioner Goldbeck and a second by Commissioner Halajian. Commissioner Simmons was not present for this vote.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

- A. None.

V. CONTINUED MATTERS

- A. None.

VI. COMMISSION ITEMS

- A. [ID19-1708](#) CONSIDER AND MAKE FINDINGS ON THE REVISED APPLICATION PZ17-90000064 BY THE PROPERTY OWNER

REGARDING THE DOCK ALONG THE SIDE (NORTH)
ELEVATION FACING INYO STREET AT THE STATE CENTER
WAREHOUSE (HP #242) LOCATED AT 747 R STREET
PURSUANT TO FMC 12-1606(a)(2) AND 12-1617.

Attachments: [State Center Warehouse Revised App Attachments](#)

Commissioner Halajian recuses himself at 6:05 p.m. from the next two items.

Deputy City Attorney John Hastrup clarified that the majority of the quorum present can hear and vote on the next two items. A National Register, local register or historic district item would require a majority of total commissioners to vote (i.e.4); however the next two items can be approved with three votes.

Historic Preservation Specialist Laura Groves van Onna presented the staff report of the revised application regarding the dock along the north elevation of the State Center Warehouse, 747 R Street (HP#242). The application was initially reviewed and approved by the Commission in December of 2016. Revised plans for the north elevation of the building facing Inyo Street entail demolition of the dock and installation of a sidewalk in response to the Department of Public Works requirement to have an ADA accessible path along the southeast side of Inyo St. Staff finds that the potential loss would not be in accordance with standards 9 and 10 of Secretary of the Interior's Standards for Rehabilitation. Alternatives to removing the dock completely have been discussed by staff and the applicant and were brought before the Commission at the April 22, 2019 meeting. This discussion did not clearly result in any potential alternatives gaining traction for further consideration. Staff recommends approval on the condition that the Commission concludes that no further discussion is needed regarding potential alternatives, staff will be allowed to photograph before, during and upon completion of the project and any changes to approved project will be submitted to the Historic Preservation Specialist prior to the commencement of any related work.

William Dyck (2025 Gateway Suite 101): As with many historic building projects, you get to see them multiple times. This dock issue came up later

in the process, however we did our due diligence, and we met with staff and tried to come up with the most reasonable way to proceed with an ADA path of travel as a requirement and ultimately we decided that the best course of action was to remove the dock. Again, this is not ideal, but that is why you get to make the judgement call on these things. We've maintained all of the dock along P Street and R Street, and we're proposing removing 60 feet of dock along Inyo. With several historic buildings there are unforeseen issues that arise. We'd request that you approve it, we've vetted the other options and nothing viable has come forth.

No Public Comment

Commissioner Don Simmons: I'm glad it is not a side that faces the main arteries. I know that the compliance is a priority so I can understand this option.

Commissioner Robin Goldbeck: I also think that while it is a defining feature, it is not the full extent of the dock defining feature. Inyo is not as prominent as the other facades.

Chair Patrick Boyd: The front established the prominence; if we start cutting it changes what the elevation would like.

Goldbeck: I would also concur that we do not need to discuss further alternatives.

The findings were approved 3-0 on a motion by Commissioner Simmons and a second by Commissioner Goldbeck.

- B.** [ID19-1709](#) REVIEW AND COMMENT ON THE PRE-APPLICATION, CONSISTING OF CONCEPTUAL REHABILITATION PLANS, FOR THE SUN STEREO WAREHOUSE (HP #160) LOCATED AT 736 FULTON STREET PURSUANT TO FMC 12-1606(a)(2) AND (b)(23).

Attachments: [Sun Stereo Warehouse Pre-App Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff

report on the conceptual rehabilitation plans for the Sun Stereo Warehouse (HP #160) at 736 Fulton Street. The owner of the Sun Stereo Warehouse has requested that their Pre-Application, consisting of conceptual rehabilitation plans be reviewed and commented upon by the Historic Preservation Commission. The conceptual rehabilitation plans envision a program for the building that includes ground floor restaurant/microbreweries and upper story office spaces within the Brewery District in Downtown Fresno. Primary concern for staff is the façade of this commercial building, as it consists of the character-defining features of this historic resource that are readily visible from the public right-of-way. Staff encourages discussion in pursuit of optimal design that enhances, and minimizes any potential adverse effects to, the historic character of the property. Staff requests that the Commission review and comment on this Pre-Application for the purposes of initiating discussion and providing advisement before moving forward in preparation for a proposed project.

Stephanie Reed, Paul Halajian Architects (389 Clovis Ave, Clovis): This project is located just south of the recently opened Fulton Street. We are paying close attention to the historic feature of the building. We would like to know if the awnings and changes fit the historic character of the building. With the center bay, we plan on recessing the outdoor dining area. The primary use will be office spaces on the upper floor and then microbrewery on the first floor; the public interface will have active uses. We are hoping to integrate public art into this project; local artist Brandon Greer has done multiple pieces all over the city including the horse statue at the Dry Creek trailhead, and the gate at Broadway studios. We're hoping to integrate a statement piece there and keep the rest of what we're doing very simple

Boyd: Where would the statement piece go?

Reed: It would go on the gate shown in the rendering.

Boyd: Thank you, I see that now. Are the awnings going to be suspended by chains or cables?

Reed: Yes there will be some sort of suspension from the top not the

bottom.

Boyd: And structurally the building can handle this?

Reed: Yes. There is a concrete stem wall behind that brick, we talked to a structural engineer and he gave us the okay.

Boyd: Black for the window frames?

Reed: It will be darker, not an aluminum storefront by any means.

Goldbeck: I did see any precedent for awnings on this building. Did you find how signage was previously done?

Reed: I did research, but did not find any historic photographs. The building has been surveyed twice, once in 1978 and once in 2008 and both of those had infill work already. We couldn't tell what was original there, and we based our design on the typology of the commercial brick industrial building.

Goldbeck: My sense is that they take away from the verticality of the rest of façade. I don't want to say I dislike them, or suggest another alternative.

Reed: It does help establish the pedestrian scale.

Boyd: In other buildings in the past, we've considered the piercings at street level be somewhat temporary.

Assistant Director Dan Zack: Finding original upper floor facades is very common around here, but finding original storefronts is very rare. The Helm building was similar.

No Public Comment

Goldbeck: Is this an action item?

Historic Preservation Specialist Laura Groves van Onna: This is a discussion item. Would you like to clarify some points for the applicants?

Boyd: I would say that the applicant is pretty much on track. This design is consistent with what we've approved in the past.

Goldbeck: I think overall it will be an improvement and enhancement to the neighborhood.

Simmons: It's nice to see a property owner who would like to include awnings, rather than projects where people are trying to remove awnings.

Groves van Onna: In future the awnings would be something that you would still consider.

Item Closed.

- C. [ID19-1710](#) REVIEW AND COMMENT ON THE PRE-APPLICATION, CONSISTING OF CONCEPTUAL GARAGE RECONSTRUCTION PLANS, FOR THE FRANK CURTIN HOME (CONTRIBUTOR TO WILSON ISLAND HISTORIC DISTRICT) LOCATED AT 707 E FLORADORA AVENUE PURSUANT TO FMC 12-1606(a)(2) AND (b)(23).

Attachments: [Frank Curtin Home Pre-App Attachments](#)

Commissioner Halajian returns 6:26 p.m.

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the pre-application for the conceptual garage reconstruction for the Frank Curtin Home, 707 E Floradora (contributor to the Wilson Island Historic District). Conceptual plans would entail the demolition of the existing garage and the construction a new garage that would include a studio apartment. Primary concern for staff is the rear portion of the property that is visible from the public right-of-way. Staff encourages discussion in pursuit of optimal design that enhances, and minimizes any potential adverse effects to, the historic character of the property. Staff requests that the Commission review and comment on this Pre-Application for the

purposes of initiating discussion and providing advisement before moving forward in preparation for a proposed project.

Goldbeck: Will the fence be changed for access along the west property line?

Groves van Onna: I do not believe so; the applicant is present and could clarify. It is not part of this proposal anyway. If the Commission would like I can pull up a street view to clarify. Here on the right is the main residence and you can see a portion of the existing garage. This is the view on North Linden Avenue, the main façade of the property faces Floradora Ave

Boyd: Essentially from the street view, other than the distance from the property line, it will look like the existing façade but a little bit closer.

Groves van Onna: They are imitating the existing design and materials of the garage, they are just elongating it. Major changes include the installation of French doors along the south.

Commissioner Paul Halajian: Do we know what the dimension will be from the fence to the new façade. How much closer to the street will it be?

Groves van Onna: It will be slightly closer to North Linden Ave. The architect present may be able to clarify.

Mayuko Russell (3510 N Wishon): Yes, it will be about 30 feet from the street, about 8-9 feet closer from the existing façade. We added the studio on the east side of the garage, so the whole building elongated. The proportions from the west and east side are the exact same as the existing garage, but it has moved southward. We wanted to maintain the character of the original building, and preserve the original details as much as possible.

Boyd: Are you going to color match it to the house?

Russell: We are still talking about colors.

Boyd: It isn't a concern if you do, I was just asking.

Halajian: I think this is great.

Simmons: A great use of space.

Goldbeck: An enhancement to a contributor to a historic district.

Halajian: I think this is great, taking an old building that may have outlived its usefulness and replacing it with one that will enhance the existing house and the whole neighborhood. Well done.

Boyd: And a tasteful addition. Hopefully this is infectious and more properties in the neighborhood do this as well.

Goldbeck: Will this come back to us?

Groves van Onna: Yes, this is a pre-application. They haven't officially applied for permits, once they do it would come back to the Commission. It sounds like from discussion that the applicant is on track.

Halajian: Maybe when you come back, we could see the colors? Just for fun.

Public Comment Opens

Bruce Owdom (718 E Carmen Ave): As we increase the density of the neighborhood that will increase pressure for parking. This will mean more cars on the street which can increase the number of car burglaries. Also, when the street sweeper comes on Thursday, if there are cars parked in the street we lose the benefit of that service. I'd like to work for answers to those problems.

Boyd: Thank you. [to Assistant Director Dan Zack] I'll let you guys put that on your list.

Zack: Duly noted. We're currently working on some street sweeping parked cars conflict resolution in the Lowell District that we might be rolling out if it's successful.

Public Comment Closed

Item closed.

- D. [ID19-1711](#) 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:

1. The George Riddell Miller Home (contributor to Wilson Island Historic District) Located at 617 E Carmen Avenue.
2. The Bixler Vapor Dry Cleaning Company Building Located at 2049 Broadway.

Staff Recommendation: Approve and forward to the City Council

Attachments: [Local Register nominations Attachments](#)

1. George Riddell Miller Home, 617 E Carmen Ave

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application by the owner to put the George Riddell Miller Home, 617 E Carmen Ave, on the Local Register of Historic Resources. The property, a one story single family residence with attached carport and detached one car garage constructed in the Craftsman architecture style, is within the existing Wilson Island Historic District and is a contributor to the district. George Riddell Miller and Elsie Gertrude Miller lived in the home from 1919-1953. Master local builder E.J. Farr is on the building permit as the contractor for this home. The property is greater than 50 years old and possesses integrity of location, setting, design, materials, workmanship, feeling and association, and is significant under Local Register Criterion i for its association with Fresno's early northward expansion within the

Wilson Island and Criterion iii because it embodies the distinctive characteristics of the Craftsman architectural style and represents the work of a master local builder, E. J. Farr. Because the George Riddell Miller Home appears to be eligible for the Local Register of Historic Resources, staff recommends that the Commission approve the request for designation and forward to City Council.

Hastrup: Just a note, because only four commissioners are present approval of this item would require a unanimous vote.

Jeanette Borba (617 E Carmen Ave): I want to do everything I can to see that the home is safe and sound.

Simmons: This is one of those homes that one would think is already on the register.

Halajian: When I drove by, I just laughed and kept driving.

Boyd: Like the last project, I hope it's contagious and that more of the neighborhood will do it.

Goldbeck: Do we do these singly or together?

Groves van Onna: I framed it so we can evaluate each property on its own. If the Commission prefers we could do them together.

No Public Comment

The application by the property owner to recommend to the City Council that the George Riddell Miller House, 617 E Carmen Ave, be designated on the Local Register of Historic Resources was approved 4-0 on a motion by Commissioner Simmons and a second by Commissioner Goldbeck.

2. Bixler Vapor Dry Cleaning Company Building, 2049 Broadway

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application by the owner to put the Bixler Vapor Dry Cleaning

Company Building, 2049 Broadway on the Local Register of Historic Resources. The building, a three-story commercial/industrial building located in the Lowell neighborhood, was constructed in 1920. The Bixler Vapor Dry Cleaning Company built the building and used it as a primary warehouse for the company from 1920-1956. The property was evaluated in 2008 through the North Park Area Historic Context and Property Survey, prepared by Galvin Preservation Associates Inc. for the City of Fresno; the property did not appear eligible for the National, California, or Local Register listing through this survey evaluation. Upon further research the property is eligible for listing in the Local Register of Historic Resources; the property is greater than 50 years of age and possesses integrity of location, design, feeling and association. It is significant under Local Register Criterion i for its association with early 20th century commercial and industrial development in the Lowell Neighborhood in Fresno, and Criterion iii because it has distinction as an Industrial-Industrial Loft property type. The current property owners intend to rehabilitate the property while retaining and restoring the historic character of the commercial/industrial building, and have requested that their conceptual rehabilitation plans be reviewed and commented upon by the Commission as it considers the property for local designation. Upon initial review of the conceptual plans for the Bixler Vapor Dry Cleaning Company Building, staff finds that the elevations of the potential historic resource visible from the public right-of-way are the primary concern; the existing original multi-paned steel windows on the third story are a prominent character-defining feature of the building and the installation of new windows are inconsistent with their design and would diminish the historic integrity of the property. Staff encourages discussion in pursuit of optimal design that enhances and minimizes potential adverse effects to the historic character of the property as it is considered for local designation.

Boyd: Did the original building have balconies on it?

Groves van Onna: I do not believe so.

Goldbeck: Is there a reason that we're seeing both a designation application

and a conceptual rehabilitation?

Groves van Onna: We combined them because the intention or plans for the building might influence the Commission's decision regarding designating the building.

Zack: There is no action on the proposed rehabilitation tonight, there is only an action on the designation and this is a preview of the proposed rehabilitation.

Boyd: Can we go back to the proposed blade sign? Was that a part of the building originally?

Groves van Onna: I do not believe so. I was only able to find one historic photo of the building, which was this microfiche photo which dates back to when the building was used as the Broadway Fair Furniture and Appliance warehouse. It looks like the signage was painted at that time. You can also see that the windows have been replaced, but that they used to be all multi-paned steel windows.

Simmons: Very little has happened in this part of the Lowell neighborhood in a very long time. We have no available rental properties at all in Lowell now, so the additional housing here is significant. The designation of this building is significant. I believe that moving this toward designation will hopefully be contagious for other industrial buildings like this to move towards adaptive reuse.

Halajian: I really appreciate the precedent that the architect is citing, the Gropius building, the Fagus factory, are all right on the money. My concern is regarding the balconies. I know that balconies are a real amenity, although they detract from the building. I am concerned about the bracketing for the balconies. Do you need both the bracketing and the cables, too? The brackets are killing it in my opinion.

Goldbeck: I agree that they take away from the industrial feel.

Andrew Young (7638 N Ingram Ave, Ste. 110): I have a lot of history with this building, Steve Hardison (current owner) is my father-in-law, and there is a lot of history here. We're excited about the project. The blade sign, which we would like to make steel, would enhance the building.

Halajian: I have a philosophical question about "enhancing the building;" this is a historic building; the ideal would be to bring it back to its historic state. I know there are programmatic reasons why you wouldn't, I think the sign is cool, but if there wasn't a sign there originally, how is adding a sign that wasn't there originally enhancing the building.

Goldbeck: I think we're back to signs being a temporary aspect, if it could be removed without damaging the building; we've approved such things in the past.

Young: To your comment on the brackets, that was mine as well. Can Brian Barcus design this with a bolt through with just the cables?

Halajian: I would prefer that were no balconies, but if you do what you just described I think it's a step in the right direction.

Boyd: I agree, I had a strong knee-jerk reaction on the balconies. The simplicity of the building is quite nice.

Goldbeck: I took a close up photo of the original windows and they are a cool feature.

Halajian: Laura, how did you describe the windows? Did you see them as a vertical bay or a more horizontal composition?

Groves van Onna: I described it as being more vertically oriented.

Halajian: Maybe that's another thing to consider, the balconies are taking that tall vertical order and the horizontal line is fighting it. What if the balconies were a little smaller to help accentuate the vertical?

Young: And if the color were the same so that the balcony blended in more with the building.

Simmons: The building has been occupied continuously? I appreciate that the building is in this direction?

Halajian: Are you demolishing any part of it?

Mark Gander, architect (1465 N Van Ness): We will need one steel stair for the exiting, for the apartments.

Boyd: You were talking about having a painted sign?

Young: My hope was to have some dimensional letters that were backlit so you could see it at night time. There are lots of ideas rolling around. The top of it is an art feature, it's dimensional, to give the corner something to look at.

Boyd: Is there a remnant of a painted sign?

Young: You can see some of the old Broadway Fair sign faintly through.

Boyd: Any plans of saving it?

Young: No, it's very hard to see. I only know it's there because I know the building.

Zack: You can barely see it there.

Gander: Could you clarify the comments regarding the windows, please?

Groves van Onna: In the presentation I was referring to the existing original windows, and that any replacement windows be consistent with the design as opposed to the horizontal oriented windows that were being considered. We really want to emphasize the verticality and be consistent with original features that are on the building.

Gander: We are concerned regarding the cost. The windows that replicated that style were significantly more expensive and we found a similar aluminum frame window (shown in the design) that is more cost effective and does reflect other buildings of a similar type.

Groves van Onna: [referring to the Bauhaus examples] It's interesting looking at the image because you can see that the first story windows are horizontally oriented, but the upper story windows are multi-paned and emphasized the verticality of the building.

Gander: We are trying to propose something appropriate and on-budget at the same time.

Boyd: We're a stickler for windows, changing the windows is significantly modifying a character-defining feature, especially for your building.

Young: The way we have the windows broken up, does that work for folks; they are definitely not the same size as what is on there now.

Boyd: What are you seeing that is different, Laura.

Gander: There are horizontal mullions.

Groves van Onna: The window piercings are the same, but the panes are different shapes.

Halajian: You haven't laid out plans for the residential units, correct? You show one door on that balcony, which means it would have to be a studio.

Gander: According to our talks with fire, a type IIIA building and there's an exception for that.

Halajian: So a bedroom doesn't need an exit?

Gander: According to fire there is an exception for IIIA building, which is

kind of hard to believe.

Boyd: Getting back to the windows, the existing panes are 2'x2'?

Young: The existing panes are 15"x12"

Halajian: You wouldn't want that many store front mullions.

Boyd: And what are the dimensions of what you are proposing?

Gander: Four feet wide and 20 inches high.

Halajian: It's poured-in-place concrete, right? No brick infill?

Young: There is some brick infill in some areas, but mostly poured-in-place concrete.

Halajian: are you going to expose the concrete or paint it?

Young: It depends on what's available to us; most of it is plastered over right now.

Halajian: are you going to take the plaster off or leave it in place?

Young: It would be determined by the cost.

Halajian: But your plan is to paint the building?

Young: The plan was to paint it, yes. It currently has red porcelain tile at the base, this is not original and we were looking for something else that would be a better fit.

Halajian: Shall we talk about listing the building first, and then address the rest of the proposal.

The application by the property owner to recommend to the City Council that

the Bixler Vapor Dry Cleaning Company Building, 2049 Broadway, be designated on the Local Register of Historic Resources was approved 4-0 on a motion by Commissioner Simmons and a second by Commissioner Halajian.

Boyd: Window dimensions will be a key feature for us.

Young: We will need to find the right product to make it look right.

Boyd: It's the ratio that we're concerned about.

Groves van Onna: Is it the Commission's recommendation that the applicant continue to look at window designs and balcony designs, and railing?

Boyd: Yes, the size and dominance of the balconies.

Halajian: Are we good on the blade sign?

Boyd: Like we've been discussing, it is a removable item; I don't think we're that concerned about the blade sign.

Halajian: Do we weigh in on color?

Boyd: No, because the color is changeable.

Young: Dark gray/light gray and an orange accent was our original thought.

Groves van Onna: Which is consistent with the current color scheme.

Young: Just to throw this out there would you be okay [shows example from the submittal packet] with how these windows are of different dimensions or is that too modern?

Boyd: Too modern.

Halajian: I think we could have that discussion. Because you're not bringing

back the original windows, I think there could be room for a modern intervention.

Groves van Onna: Would you still recognize this building as a historical building?

Halajian: There is some inspiration you could take from the Bauhaus examples. Would you mind bringing us back some examples so that we could have the discussion?

Young: Yes, I'd be happy to.

Boyd: Windows are one of the major character-defining features; I am afraid folks might think they were a historic feature and start replicating them.

Item Closed

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Commission Residency

Commissioner Robin Goldbeck is moving from a county island to the city limits. Bylaws for the commission allow three commissioners to live in the county, which opens another seat for a commissioner to live in a county island. I have lived in the county for some time and I'm moving to city limits, which allows another commissioner to live in a county island.

Zack: We currently have seven commissioners, we are full.

Halajian: That had never occurred to me, I was planning to move to Clovis.

Hastrup: I am fairly certain that that requirement is to be met at the time of appointment; otherwise it might be unconstitutional of us to interfere with your ability to move.

Zack: Well, I have a deep personal problem with you moving to Clovis.

All: [laughter]

Hastrup: I will look that up. In our charter it says that the City Manager has to reside in the city, but that has been ruled unconstitutional. My understanding is that the only residence requirements have been for Councilmembers and the Mayor.

Groves van Onna: Also Kristina doesn't live in the city.

Simmons: There was a council action to open up the residency requirements for commissions.

Hastrup: No one resigns until we get the next mayor, and then it will be a lot easier.

Goldbeck: We don't know that.

B. Staff

1. General Historic Preservation Program updates

Historic Preservation Specialist informed the Commission about the promotional material on economic incentives, which are also available on the website. The website also has a link to a new database on the website. It will be expanded and allow it to be more accessible to the public. We have our quarterly meeting next month on maintenance on May 29, 2019. Commissioners Halajian, Simmons and Roper will be there. Byron Beagles from Fire will be attending. Alfonso Castillo from PD also may attend.

Simmons: I have been getting reports from folks that several buildings in Old Armenian Town are being accessed by the public. These buildings are ripe for fire and are not appropriately secured.

Boyd: Any news on the Armenian Town district?

Hastrup: No. We have had some meetings, I understand that there has been some discussion about the homes; I don't think we have a proposal for either just the homes or the whole project. I think there is more pressure and attention to the issue, but I can't say that there has been any tangible progress at this point.

Simmons: Is the City Council in violation of their own ordinance? Don't they to address items within a certain amount of time?

Hastrup: I don't believe anything is out of compliance.

Simmons: We are at the two year point.

Hastrup: I think that they have flexibility to move forward. I will look it up and get a tangible legal answer for you. You will probably receive a confidential memo on that issue.

C. General Public

None.

IX. NEXT MEETING: June 24, 2019, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:36 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, June 24, 2019

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Vice Chair Jason Hatwig at 6:03 PM.

Commissioners Present: Robin Goldbeck, Paul Halajian, Jason Hatwig, Ron McNary, and Don Simmons

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Amber Piona and Dan Zack (late).

Present 5 - Vice Chair Jason Hatwig, Commissioner Don Simmons, Commissioner Ron McNary, Commissioner Robin Goldbeck, and Commissioner Paul Halajian

Absent 2 - Chair Patrick Boyd, and Commissioner C. Kristina Roper

II. APPROVE MEETING MINUTES

- A. [ID19-1930](#) Approve Minutes for May 20, 2019.

Attachments: [HPC Minutes May 20 2019](#)

The minutes for May 20, 2019 were approved 5-0 with a motion by Commissioner Simmons and a second by Commissioner Goldbeck.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Halajian and a second by Commissioner Simmons.

IV. CONSENT CALENDAR

- A. None.

V. CONTINUED MATTERS

- A. None.

VI. COMMISSION ITEMS

- A. [ID19-1931](#) REVIEW AND COMMENT ON THE PROPOSED LOCATIONS AND OPTIONS FOR THE BELMONT AVENUE AND TRAFFIC

CIRCLE INTERPRETIVE EXHIBIT FROM THE CALIFORNIA
HIGH-SPEED RAIL AUTHORITY PURSUANT TO FMC
12-1606(b)(6).

Attachments: [HSR Belmont Interpretive Exhibit Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report of the proposed locations and options for the Belmont Avenue and Traffic Circle interpretive exhibit from the California High-Speed Rail Authority. The High-Speed Rail Authority is proposing three potential locations for the exhibit. Primary concerns for staff are the placement, design, and materials of the exhibit. Location 1 is the preferred option. Staff encourages discussion in pursuit of optimal design that enhances, and minimizes any potential adverse effect to, the historic character of the property. Staff recommends that a crosswalk be incorporated across Belmont Avenue to provide safe pedestrian access to the exhibit.

Dan Zack arrives 6:07p.m.

Public Comment Opens

David Davenport (6158 N Miter): I've been here since August of 1990 and am a retired history professor at Fresno City Cottage. With respect of the signage, on the side we are looking at there is a four foot facing, I am concerned about accessibility for folks in wheelchairs, it should be lower. Secondly, I could be confused about High-Speed Rail; my understanding was that much of what is being proposed may not be funded at all. It seems to me to be premature to suggest to mitigation to explaining the disappearance of the subway and traffic circle which may not disappear because this project is dead. I understand that the High-Speed Rail people are to continue to do things in anticipation of some kind of funding, but this to me says that we're in favor of getting rid of the subway and circle. I am not in favor of that. The next part of this agenda, putting in a sound barrier that looks to me to be suggest the complete elimination with the Golden State Boulevard not in keeping with 2009 Chaffee Zoo and Roeding Park Master Plan; this will destroy trees planted by George Roeding himself. This is concerning because over the years it seems that the zoo has encroached upon the public part of the park, and eliminating trees that have

been there for more than a 100 years. Moreover the master plan says the zoo entrance would be on Golden State Boulevard, which wouldn't exist if High-Speed Rail was funded to be funded at the level to fulfil somebody's dream. Both of these things seem to be tied together intimately; this is premature for this body to be endorsing some proposals. The sound barrier doesn't need to be there until the tracks are laid. What High-Speed Rail has turned into is maybe at best a diesel/electric locomotive that might do 35mph when it goes through Fresno which is similar to what the UP rail is doing now. This is out of order, not from a Robert's Rules of Order, but rather chronologically. That is all I have to say. Thank you for your time.

Vice-Chair Jason Hatwig: Tonight we are just doing review and comment on the item. No approvals moving forward, correct?

Deputy City Attorney John Hastrup: Correct.

Public Comment Closed

Commissioner Don Simmons: Regarding ADA compliance, could we get some response regarding monuments such as this. The current design has a height concern and also a visual concern for compliance with ADA.

Commissioner Robin Goldbeck: I would add that these designs are all shown in a block format, which keeps wheelchairs from pulling up to the display. The design would need more of a shelf so that chairs could pull up to the display.

Simmons: If you are visually impaired, or old, it would be very hard to read this. Also, it is only in English. There are a number of problems here.

Historic Preservation Specialist Laura Groves van Onna: What is the actual size of the panel?

Robert Ramirez, High-Speed Rail Authority (1111 H Street): Dimensions were estimations because right now a builder hasn't been identified. We work with a contractor to pull together a mockup, when it needs to be built

then we will identify a contractor.

Deputy City Engineer Jesus Avitia: These comments have been noted and we will take them back with the design to our ADA Coordinator. With regards to the size of the plaque, our interpretive display will be able to accommodate the size of font needed for ADA. We'd be happy to come back at your next meeting with answers to your questions.

Commissioner Paul Halajian: Please also consider folks with hearing impairments.

Hatwig: As far as the materials, I am a fan of this particular material palette.

Avitia: To Commissioner Goldbeck's comments, regarding wheelchairs being to pull up to the display, do you have an idea of how that might happen, perhaps as a tabletop?

Goldbeck: I am not sure how you want to design it, but a pillar that a wheelchair could matriculate around. Is there a reason why it needs to be one solid monument? Also keep information at one level.

Hatwig: Inset to the grass, potentially?

Goldbeck: That as well.

Hatwig: I agree with staff's recommendation, I think it is the best for foot traffic. I am partial to Location 1; the other ones seem either out of the way or on the bridge and too close to becoming an obstacle.

Simmons: The bridge had some specific design features that aren't reflected here. It's a pretty bridge, and this doesn't call that to mind at all.

Halajian: Is there that it could be lit, so that at night it is more of a feature rather than a place to hide behind? It would make it more useful and create more of a sense of place.

Goldbeck: I suspect that the grassy area might have lighting, but Paul's point is well taken.

Halajian: What does it look like on the back side? Is it monolithic? I support Don's comments about the lack of character in regards to the detailing.

Ramirez: If you maintain that overall monolithic look, as opposed to open it up, we can reflect the look on the back.

Goldbeck: The point is that the relief that is on the existing bridge should somehow be incorporated.

Groves van Onna: You would like to see the Gothic arches?

Hatwig: I think that would be nice. Having some of those characteristics implemented would be nice.

Halajian: What about a QR code so that someone could download an app and listen to a message? I know that would require more effort and maintenance.

Hatwig: Like a storyland key? A QR is pretty advanced, but it could help.

Goldbeck: I prefer location 1 as well.

Halajian: I agree.

Hatwig: So Location 1, crosswalks, accessibility, and lighting.

Brett Rushing, High-Speed Rail Authority: We're open to working with you to find something that accommodates all, I think the QR code is a really good idea and we'll look into that. We're most interested in the location right now, options for design is something we can work with. We will do anything we can.

Hatwig: Having it set on the grass so that it gets a person off the path of

travel would help.

Meg Scantlebury, High-Speed Rail Authority: The text in the exhibit here is also open for editing; it is initial text we're proposing.

Item Closed

- B.** [ID19-1932](#) REVIEW AND COMMENT ON THE PROPOSED DESIGN FOR THE SOUND WALL ALONG THE EASTERN BOUNDARY OF ROEDING PARK FROM THE CALIFORNIA HIGH-SPEED RAIL AUTHORITY PURSUANT TO FMC 12-1606(b)(6).

Attachments: [HSR Roeding Park Sound Wall Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the proposed design for the sound wall along the eastern boundary of Roeding Park by the California High-Speed Rail Authority. The plans for the sound wall entail the construction of approximately 2,866-foot long, 14-foot high sound wall, constructed using pre-cast concrete panels with a river rock texture on both sides, supported by posts. Plants would be installed at regular intervals along the park side of the sound wall. Staff encourages discussion in pursuit of optimal design that enhances, and minimizes any potential adverse effects to, the historic character of the property.

Commissioner Ron McNary: Where is the wall located?

Groves van Onna: Along the eastern boundary of Roeding Park.

McNary: So Golden State Boulevard will be gone?

Halajian: Yes, it would be the train trench.

Avitia: The entire section between Olive and Belmont will be vacated.

Hatwig: So this is for noise mitigation?

Avitia: Yes.

Halajian: So the surface you're proposing will occur on both sides of the wall?

Julie Reith, TPZP: Yes.

Simmons: Was there an estimate of the number of trees that will be lost?

Patrick Tennant, ESA: EIR did not specify, but an arborist did an evaluation.

Hatwig: So if it can be relocated, it will be?

Tennant: If they can be relocated, then yes, otherwise replanting.

Avitia: Public Works has been working with the High-Speed Rail and we will identify the trees, and our arborist together with the Authority will determine what trees will be removed and the City will specify what trees we would like to be replaced.

Halajian: On the elevation you showed, is that vines growing over the wall?

Jon Waggoner, ESA: The EIR specified aesthetic treatment in the form of plantings, either bushes or attached planting vines. This mockup shows vines, but it could be either. Aesthetic treatment is a part of this mitigation.

Goldbeck: Is this a painted surface? What about graffiti?

Waggoner: Colored concrete with graffiti protectant on it.

Goldbeck: Okay, it looks like a potential canvas to me.

Public Comment Open

*Davenport: I think the zoo people should be signing off on this, period.
Chaffee zoo board should sign off this agreement.*

Public Comment Closed

Hatwig: I think that that was a good comment. I think it would be good that the people who will be living with the wall on this side get a chance to comment on the wall itself, has that been done?

Mike Murphy, High-Speed Rail Authority: We have been working with the PARCS Department which oversees the zoo and the park about every other month or so.

Simmons: Is there any consideration of wildlife movement?

Murphy: One of the issues with a sound wall is that if you have corridors it breaks up the sound mitigation. Wildlife corridors along the rail have been examined and there are other corridors for wildlife to cross.

Halajian: What is on the east side of the railway right-of-way? What's bordering the east side?

Avitia: the Union Pacific Railroad line.

Halajian: What's the neighborhood bordering the right-of-way?

Avitia: It would be the existing Weber Avenue. No changes.

Halajian: Why do we need a sound wall from the zoo side to the rail but not on the east side?

Murphy: There are noise standards for High-Speed Rail, on the park side the train would be in excess of those standards which is why a sound wall is required. These sound standards are related to distance; Weber is far enough away that a sound wall is not required.

Halajian: Thank you.

Scantlebury: If you look closely, the diagram shows the extent of the

easement; the number of trees that would be affected would be comparatively small to the number of trees in the whole park. In addition to having an arborist go out there, they will go through and trim what can be trimmed to make sure that the optimum number of trees could be protected. This is all written in the Finding of Effect and the arborist's report.

Ramirez: The inset table gives you a breakdown of the potential number of trees. It's 20 and there will be others that will be trimmed.

Goldbeck: Am I seeing 15 feet easement in the upper right corner, coming down to 5 feet and then 15 feet on the north side?

Ramirez: Correct. That distance allows finish work and the establishment of irrigation lines.

Halajian: It doesn't have broad cantilevered footing; it has piles and is narrow. Is that the foundation system?

Ramirez: Yes.

Hatwig: I've had projects with narrow corridors and this method is the one with the least impact.

Goldbeck: Is the 14 foot height the maximum height?

Murphy: Yes it is the maximum height; there is a mitigation of 2 dB per foot to a maximum of 14 feet.

Davenport: Can someone point out the Japanese war memorial relative to where the wall will be?

Scantlebury: The memorial is 15'3" away. There are protective measures in place to keep the memorial protected during construction.

Davenport: Okay. I ask because I am kind of the local authority on Liberty Cemetery and we had talked about moving that memorial to Liberty

Cemetery if it were going to be in the way.

Reith: The memorial has been recorded photographically, to make sure that it will be fine after construction.

Hatwig: I think our aesthetic comments are only that it's graffiti coated, I don't know if I have any more concerns.

Halajian: Has the zoo been consulted?

Avitia: Yes, there are a few minor details in the design that we are working out.

Hatwig: We'll be seeing this again, eventually.

McNary: I would like to see the zoo involved in any kind of discussion.

Avitia: We work through the PARCS Department, we aren't sure if there's an agreement between the zoo and PARCS that would give the zoo that authority.

McNary: So Chaffee and PARCS work together?

Assistant Director Dan Zack: The PARCS Department is the landlord and the zoo a tenant.

McNary: Oh, okay.

Item Closed.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

None.

A. Members of the Commission

None.

B. Staff

1. Mills Act

Mills Act: Staff informed the Commission about the 2019 Mills Act application deadline is Friday June 28, 2019. The City has received four applications so far.

McNary: You will have mine by the end of the week.

2. City Council Items

City Council items: Staff informed the Commission about the City Council hearings on the Historic Property nominations that were approved by the HPC in May; they were originally scheduled for last week, but have been rescheduled for Thursday June 27th.

3. Training

Training: Staff plans to work on arranging commissioner training with the Commission Assistance and Mentoring Program (CAMP). If the Commission has thoughts, let staff know.

Hatwig: What is important when evaluating façades, where does the flexibility lie?

4. Surveys

Surveys- Commissioner Halajian is working with Better Blackstone which has received funding through the Design Challenge. Is it possible to move the mid-century modernism survey up the priority list that the Commission established?

Groves van Onna: It is possible, although survey work is very time intensive. Chinatown survey is next on the list and is going to move forward with that next month, because that is our most critical area. How does the rest of the Commission feel?

Halajian: What was even on there?

Simmons: Hitching posts, Chinatown, Blackstone, Yosemite Avenue.

Zack: Should we bring this item back next month for discussion?

Halajian: This isn't something we need right away. I wouldn't want to put it before Chinatown, but if it were moved from say priority number 4 to 2, that would be good.

Groves van Onna: Would you like to revisit this next time?

[All]: Yes.

Sierra Skypark: Staff informed the commission that a resident of the Sierra Skypark neighborhood reached out wants to come to a Commission meeting and is seeking help in preserving their neighborhood.

*Hatwig: This is the neighborhood with homes with hangars attached?
Excellent.*

Goldbeck: Are those 50 years old now?

Recording Secretary Amber Piona: Yes. 1946 was the subdivision.

Groves van Onna: Technically the airport is in city limits, but the neighborhood is not, it's in Fresno County. At the very least they could come here and seek some guidance on how to protect their neighborhood.

Goldbeck: Do they have a neighborhood organization now?

Groves van Onna: I believe so, yes.

Hatwig: I wonder if it would be beneficial to connect them with some of the

folks in the Huntington Boulevard district.

Simmons: I would recommend Wilson Island.

Zack: Apparently the airport was created in 1946 and the first 110 homes were built in 1953.

Halajian: Their vision of the future didn't exactly pan out. We're not all flying to work every day.

C. General Public

None.

IX. NEXT MEETING: July 22, 2019, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Vice-Chair Hatwig adjourned the meeting at 6:53 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, August 26, 2019

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Patrick Boyd at 6:04 PM.

Commissioners Present: Patrick Boyd, Robin Goldbeck, Paul Halajian, Ron McNary (late), C. Kristina Roper, and Don Simmons

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Amber Piona and Dan Zack (late).

Present 6 - Chair Patrick Boyd, Commissioner Don Simmons, Commissioner Ron McNary, Commissioner Robin Goldbeck, Commissioner Paul Halajian, and Commissioner C. Kristina Roper

Absent 1 - Vice Chair Jason Hatwig

II. APPROVE MEETING MINUTES

A. [ID19-11185](#) Approve Minutes for June 24, 2019.

Attachments: [HPC Minutes Jun 24 2019](#)

The minutes for June 24, 2019 were approved 4-0 with a motion by Commissioner Simmons and a second by Commissioner Goldbeck; Commissioner Roper abstained and Commissioner McNary was not present for this vote.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Roper and a second by Commissioner Simmons; Commissioner McNary was not present for this vote.

IV. CONSENT CALENDAR

A. None.

V. CONTINUED MATTERS

A. None.

VI. COMMISSION ITEMS

- A. [ID19-11186](#) CONSIDER AND MAKE FINDINGS ON APPLICATION B19-06891 BY THE PROPERTY OWNER FOR THE CONSTRUCTION OF A CARPORT WITH SOLAR PANELS AT THE ROBINSON HOME (HP #078) LOCATED AT 1003 S ORANGE AVENUE PURSUANT TO FMC 12-1606(a)(2) and 12-1617.

Attachments: [Robinson Home App Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application B19-06891 to construction a carport with solar panels on the Robinson Home (HP#078), 1003 Orange Ave; the request entails an exterior alteration visible from the public right-of-way. Staff recommends the approval of the project application with the following conditions: that the metal pole be wrapped and capped in wood on top and bottom; wood spindles are to be placed along the roofline of the carport; and that alternative angles for the roofline be considered.

Dan Zack and Ron McNary arrive 6:07p.m.

Robert Boro, (owner's representative, 985 N Van Ness): I am a friend of the applicant, Rodolfo Pasillas, the name on the application, Castillo, is incorrect. Mr. Pasillas and his contractor (from All Premium Contractors) are here tonight. A prior contractor had submitted plans for this carport and had been rejected by the City so he abandoned the project. Rodolfo contracted with the current contractor and was in a quandary about what was submitted and what further was required. I offered to contract Historic Preservation and Laura [Groves van Onna] is kind and professional and she sent me copies of the plans that had been submitted and working with the contractor we worked out what we thought was required. Clearly there has to be to a visual connection between the architectural detail of the carport and the house. The porch of the house has these vertical railings on the bottom and curved corbels, and that seemed a sensible thing to bring to the carport and wrap the posts in wood to be more in character with the house. What the owner and contractor are asking of the Commission today to approve the concept

tonight. There is some work that needs to be done with the angles of the roof of the carport to camouflage the panels, like a parapet. We ask you to approve the concept, so that we can work out the angle of the roof and a parapet and have Laura review it.

Commissioner Paul Halajian: Would a concept that has four columns instead of two in the middle, would that be something that could that work?

Rodolfo Pasillas (owner, 1003 S Orange Ave): The idea behind having the three posts the middle is in a row to be able to park two cars side by side, if I have four columns I would only be park one car.

Halajian: How wide is that?

Pasillas: About 19 feet?

Commissioner Ron McNary: That sounds tight for two cars.

Pasillas: They fit, perfectly.

Boro: There is a wrought iron fence with a vine (not a hedge) so there is more room to park to the south than it appears.

Pasillas: I have a total of 24 feet of parking room.

Boro: are the posts in the center of the 19 feet or the 24 feet?

Pasillas: 19 feet. Posts in the center of the 19 feet, the car on the right can park further to the right.

Halajian: Can the carport encroach into the five foot setback as long as the column itself isn't there? I know you can't build a structure in the setback but I think an overhang can.

Boro: I don't think [Fresno Fire Department] typically allows that.

Commissioner Robin Goldbeck: I believe three feet from the property line is what is allowed.

Halajian: With that there are several more feet that the carport could extend out. I think it would be more in keeping with the house to do four posts.

Pasillas: I am okay with that as long as I can fit two cars.

Goldbeck: Your contractor may be able to weigh in but I think you spending money for those supports cantilevering.

Boro: It's 8½ feet deep on each of the posts. They may be less deep if there are six of them.

Contractor: The materials have already been delivered to the house.

Chair Patrick Boyd: The single post is a very modern cantilever-y design. I can appreciate putting the elements on to try to match the house, but it's still very different looking.

Boro: Would you approve it with six posts instead?

Boyd: There may at one point in time have been a porte cochere on the south side with some steps going out to an old drive way. If we could get something to look more like that and not a cantilevered mid-century modern look like this. If you framed it out so that you're looking at posts on either side and trimmed those appropriately.

Boro: Would there be any logic to having two posts at the façade (closest to the street) and the center posts further back like they are now. The only reason I am asking is because it's engineered and the materials are already there, it would be economical to put the two on the front and the others are back as you suggested.

Goldbeck: If the objection is to the cantilever, this approach would mitigate that, somewhat. It would still structurally be cantilevered.

Boyd: Then you'd be getting into a whole façade concept. You could build the structure as you have it and have a separate structure on the front that would be detached from the house.

Goldbeck: You could really make a little gable on the front, there.

Boyd: It would be more reminiscent of the architecture of the home and the view-shed from Orange Avenue it would look like a more traditional porte cochere element.

Boro: So you would actually have three posts on the front, wouldn't you?

Boyd: Visually from the front with this concept you would see two end posts and a center post, but instead of trying to re-engineer an element that you already have, our consideration is the architecture of the home, but maybe a façade treatment of the front area, that almost takes the whole solar panel out of play, visually.

Boro: Mr. Pasillas like that.

Boyd: Did you want a carport, is that why you're proposing a carport with solar panels in lieu of placing them on the structure?

Historic Preservation Specialist Laura Groves van Onna: So your proposal is to approve the proposal as is with the current conditions in addition to putting two posts on either end in front?

Boyd: Yes, it's similar to what we'd do with warehouse fronts, where you'd have an old warehouse with a barreled roof, but in the front there'd be a brick façade and the windows. For this project, across the front from this elevation we'd see two posts and a parapet structure that matches up with the architecture of the house. That could literally be something that's more linear and flat, allowing the other structure to be protected from view. This solution is appealing because it's not attached to the home, the current design is visually not appealing because it's so different from the house, but

the proposed solution fixes that aesthetic issue. If the structure ever needed to come down in the future it wouldn't be a major deconstruction measure. Does that make sense?

Groves van Onna: Yes, thank you.

Boro: That's very acceptable to the applicant.

No Public Comment

Groves van Onna: So you would like to amend the conditions? Regarding recommendation three, alternative angles, I did hear back from All Premium and I did hear that there is no flexibility regarding the angle of the solar panels, but it sounds like from our discussion that this will not be an issue, because I think you will be proposing a parapet to place in front of the panels.

Boyd: With the parapet-type solution they can maximize the productivity of the solar panels at whatever angle they want as long as the parapet is higher.

Halajian: So the parapet is going to be on the back side, too or just the front?

Boyd: Just the front.

Halajian: Obliquely you'll see the the thin edge of the parapet from the street, is that right?

Boyd: At a certain angle coming down the street.

Boro: There is quite a setback

Boyd: The neighbor's vegetation is in the way.

Halajian: What direction are we facing?

Groves van Onna: The house is facing west.

Halajian: The parapet is not going to cast a significant shadow on the panels?

Boro: No.

Boyd: We'll change condition #1 to be a detached parapet and we'll remove item #3.

Groves van Onna: To clarify, did you want two additional posts to be on the front? Yes? I can amend the current recommendation #1 to say "two poles will be added to the end of the carport, and all poles will be wrapped in wood and capped with wood trim."?

Boyd: Yes. We're kind of suggesting a whole new element. Would the Commission like to see it again before final approval?

Halajian: I think we would.

Boro: Is it possible to submit it by email before the next commission meeting?

Groves van Onna: because this would be a continued item I would still accept additional drawings before September.

Goldbeck: And then you'd distribute those to us and we could make comments?

Halajian: Actually, do we have the ability to delegate this to Laura, to speed things up?

Goldbeck: We do, that's how it reads right now.

Boyd: Yes, we do. That was my question did we want Laura to handle it or

did we want it to come back here.

Halajian: I'm good with that.

Groves van Onna: Would you like to approve with the condition that I review the revised plans.

Deputy City Attorney John Hastrup: The Commission has three options, approve, decline or bring back.

Commissioner Kristina Roper: So the motion would be to approve the application, with the amendments we suggested, with Laura reviewing the details of the parapet.

Staff recommendation, with amendments, was approved 6-0 on a motion by Commissioner Roper and a second by Commissioner Simmons.

- B.** [ID19-11187](#) CONSIDER AND MAKE FINDINGS ON APPLICATION B19-08915 BY THE PROPERTY OWNER FOR THE INSTALLATION OF SOLAR PANELS AT THE WHARTON HOME (CONTRIBUTOR TO PORTER TRACT HISTORIC DISTRICT) LOCATED AT 1021 E WELDON AVENUE PURSUANT TO FMC 12-1606(a)(2) and 12-1618(h)(1).

Attachments: [Porter Tract - Wharton Home App Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application B19-08915 to install solar panels on the Wharton Home (Contributor to the Porter Tract Historic District), 1021 E Weldon Ave; the request entails an exterior alteration visible from the public right-of-way. Staff recommends the continuance of this item with the recommendation that the property owner shall preserve the character of the property by proposing placement of the solar panels in areas of minimal or no visibility, such as a flat roof with a low angle or secondary roof slopes.

Boyd: When is this photo from?

Groves van Onna: This photo is from the time of designation. I can provide a

current street view if you would like.

McNary: That roof isn't a very steep pitched roof. On my own house in the Wilson Island district I put them on the north facing roof so that you cannot see them from the street.

Boyd: When we have east-west streets, it means that houses facing south need to put their solar panels alternate roof lines and all the houses facing north can use the south elevation in the back yard.

McNary: A south-facing house with south solar panels is not attractive.

Boyd: There's quite a bit of roofline on the east and west facing sides.

Halajian: Can we see the property to the right [1023 E Weldon Ave], which has solar panels?

Boyd: This building also has them on the east facing roof on the back which you cannot see.

Halajian: Is that house also a contributor?

Groves van Onna: It is. It obviously occurred prior to my time here, but I am guessing it fell through the cracks when it came to historic review.

Roper: Could the solar panels be put on the east-west facing roof elevations? There is a tree there.

Groves van Onna: When I spoke to the owner, he said that this large tree would block a good portion of the roof area.

Goldbeck: Is it his tree or the neighbors?

Groves van Onna: I believe it's the neighbors, but the owner is here and could speak to that. I don't think the eastern portion of the roof is blocked.

Ben Siebert (Planet Solar, 598 E Woodhaven): I installed my first solar

system in Fresno in 1983, in that time over 8,000 installations and have 30 or 40 on historic buildings. We're highly sensitive to aesthetics. We'd use lighter panels to better match the substrate. The pitch on this roof is significantly less than the neighbor's roof; the neighbor's roof is a 30 degree pitch and this roof is 15 degree pitch. We think it will have minimal visual impacts. That tree is a problem for solar generation. The one on the east is actually more impactful because it is more southerly. As it's more southerly, it will get more shade on the easterly-facing roof prior to 11AM. Is that tree on your property?

Tyler Hamilton-Graves (owner, 1021 E Weldon): It is.

Siebert: Okay. Our intention is to use panels that better match the roof at a low height above the roof and do so in a symmetrical manner to be a visual enhancement. The neighbor's house was installed prior to the fire requirement which is holding the panels away from hips and gables by 18 inches. With regard to the southerly facing panels versus east and west, you lose 8-10% of solar generation by facing either east or west compared to due south. PG&E's is beginning to charge more for power between 3 and 8pm, losing 8-10% in solar generation may only be a 5-7% loss in financial benefit if we place solar panels on the west elevation. That's something that could be considered, but to make this the best system for my client we'd like the system to face southerly and are interested in a solution that would be acceptable for the commission and for us.

Roper: The structure in the rear isn't feasible?

Siebert: No, it's under shade and there are trees everywhere. We did Ray Upton's house and his set up was similar and we put panels on the back on his because he had trees that could not be trimmed.

Halajian: What is the height of the ridge relative to the adjacent trees? What I find unattractive about solar panels is when they are installed like the neighbors with that zigzag/jagged look. A clean field of panels is better. We're in a situation where there has to be some sort of compromise. One thought I have is move seven to the north side, and keep two rows of seven

on the south face.

Siebert: On the north side you would lose some efficiency, but on the east side maybe.

Halajian: Up high on the ridge.

Boyd: Could we trim that tree maybe would that help?

Siebert: You'd like a symmetrical array, 14 panels symmetrically arrayed (two rows of seven); seven located somewhere else as long as you don't see them. We'll do our best to locate them on the east-facing roof behind the ridge, does that work?

[ALL]: Yes.

Groves van Onna: I will send you a written confirmation.

No Public Comment

The application was approved, as amended, 6-0 on a motion by Commissioner Roper and a second by Commissioner McNary.

C. [ID19-11188](#) PRESENTATION BY THE ARMENIAN CULTURAL CONSERVANCY REGARDING RELOCATION EFFORTS FOR THE VARTANIAN HOME.

Van Der Mugrdechian board member from Armenian Cultural Conservancy gave a presentation to the Historic Preservation Commission on the relocation efforts for the Vartanian Home. Vartanian Home was built in 1894. In 1997 the building was donated to Fresno Rescue Mission and it was their offices for many years. The Fresno Rescue Mission is impacted by High Speed Rail, and would like to demolish the building. Saving this house is very important to the Armenian Cultural Conservancy's mission. The Conservancy is trying to open dialog with Penstar to relocate the building to the Old Armenian district to make an Old Armenian Village.

Commissioner Boyd: What's this building? Is it the old carriage house?

Der Mugrdechian: It was a barn. The property consists of the main house, tank house and then the barn.

McNary: All three structures can be moved?

Der Mugrdechian: Yes. I talked to the movers who did the M St. house and he gave us a bid. They would need to divide the buildings for moving.

Halajian: The plan is to move these three structures this particular site? Has the management, curriculum, operations, etc. been established or is it in the works.

Der Mugrdechian: Everything is pending; first we need to be able to get it there.

McNary: Who would own the structures?

Der Mugrdechian: The Rescue Mission is basically giving the building to us.

Halajian: Who owns the site?

Assistant Director Dan Zack: The site is owned by the Redevelopment Agency but under a development agreement with Penstar. Penstar will take over the cottages and vacant land on both sides of Santa Clara.

Halajian: So, it's ultimately Penstar's decision?

Zack: They have the rights to buy the property and develop it. We're interested in a site, this one was suggested, but there's been no movement to make it happen.

Halajian: So, this is informational?

Zack: Yes. This is a great idea, but many more steps would have to happen to end up in that particular place.

McNary: I'm all for it. If we could save all three structures that would be great.

Groves van Onna: There are actually four structures, there is an outhouse, as well.

Boyd: Has the mission put in an application to demolish the house?

Groves van Onna: Yes.

Boyd: Who is their architect?

Groves van Onna: I am not sure who the architect is for their expansion plan.

Boyd: A long time ago Chris Johnson was working on this and I was working with him and they wanted remove many of the buildings, but I told him that was a terrible idea. The plan we developed kept these in place.

Hastrup: When was that approximately?

Boyd: I'd have to look it up, but 2010, 2009 I think?

Halajian: Did the Fresno Rescue Mission restore the property or simply repair it?

Der Mugrdechian: I am not qualified to assess that. The exterior has been maintained, the inside has been modernized (drywall and carpeted).

McNary: What's your plan for the inside?

Der Mugrdechian: My plan would be a museum and office. The other house we'd like to do genealogy/academic research on preserving Western

Armenian culture. I have here an annual from 1912, Armenians in America I started translating a section because the author has information on Armenians in Fresno and just in the first few pages I found information I was unable to find in Wilson Wallis's book [Fresno Armenians], Williams book or Berge Bulbulian [the Fresno Armenians: History of a Diaspora Community] book about Fresno Armenians. People have these kinds of things in their basement. They donate them to Fresno State which is fine, my brother Barlow runs the Armenian studies program over there, but they don't have the space to do the research. We would like to dedicate one of the buildings to academic research; we would want it to be a viable space.

McNary: Good luck.

Der Mugrdechian: I am hoping. We're working on talking with the developer.

Zack: We talked to them today but we got cut off, he and I are meeting tomorrow on another topic and we'll continue that conversation then.

McNary: Are we approving anything?

Groves van Onna: This is a discussion topic.

Boyd: This is an amazing project, thank you for taking it on.

Groves van Onna: Weren't you one of the founders of the Armenian Studies program?

Der Mugrdechian: I was one of the early students of the program. I do have a minor in Armenian Studies just in case you doubt my academic credentials. I did go to Armenia, to a seminary, in the 1970s. Thank you again.

Public Comment Open

Midge Barrett: Van is a goldmine of information. I can't help but ask for your participation in this. We'd like to think of you as partners in this, it's really

important. The first occupant of this house, Henry Vartanian, was a jeweler and this large house is representative of him making it in America. Van tells me that history is all about connections, and now I have a connection to this house. This is part of revitalizing Fresno.

Boyd: Absolutely.

Public Comment Closed

Roper: As the archeologist on this commission, one thing that might be overlooked is that there is a high potential for buried artifacts and features, especially since there is an outhouse and I think this needs to be recognized in any plan for moving the structures.

Boyd: Dan, you mentioned you were already in conversations with Penstar?

Zack: Yes, I was talking to them about another project and mentioned it, we're meeting tomorrow. Clustering them all together would be great. If there's more to report next month, we will let you know.

Groves van Onna: I wanted to give the Commission some context for the urgency around the project. We received the demolition permit application, at which point we initiated environmental review, until the Armenian Cultural Conservancy came forward and said they'd like to relocate the property. Fresno Rescue Mission said they are open to that, if you can haul it you can have it. We've put the environmental review on hold for the Conservancy. However, Fresno Rescue Mission would like to move forward as soon as possible with their environmental review if these relocation efforts don't work out. At the moment we're at a standstill as far as a site to relocate. It would be ideal to work out something in Armenian Town, but pretty soon we'll have to move forward with the environmental review.

Item Closed

- D. [ID19-11190](#) CONSIDERATION, REVIEW AND DIRECTION RELATED TO STATUS OF POTENTIAL HISTORIC DISTRICTS AND HISTORIC SURVEYS IN ORDER TO REASSESS THE

CURRENT PRIORITY DISTRICT LIST.

Attachments: [Priority Potential Districts Attachments](#)

Historic Preservation Specialist Laura Groves van Onna opened the discussion related to the status of potential historic districts and historic surveys in order to reassess the current priority district list. Staff is seeking direction from the Commission to help inform current prioritization and survey efforts.

Halajian: Fresno Metro Ministry has been successful beyond their dreams with grant funding. The project, Better Blackstone Design Challenge, is moving forward. The bulk of the work will be done about a year from now; they are doing lots of community outreach. It is being funded by Caltrans. I am putting a plug for moving this up the priority list because having that survey will help the outcome of that effort. It's the kind of effort that could really transform the look of that whole area. Having the data on what's on Blackstone would be very useful.

Boyd: Shall we leap frog it to the top?

Simmons: Chinatown should still be at the top.

Zack: Work has already begun on Chinatown.

Goldbeck: Laura could you update on resources and what is done or ready to be done with any of these districts?

Groves van Onna: So far we've only made progress on the top priority Chinatown. We've started a reconnaissance survey, so far we've taken photos of all the properties within those 2006 survey boundaries in addition to the extended the boundary to highway 99 and north one block to Fresno Street. We haven't analyzed any findings, yet.

Goldbeck: So, end of the year for this survey or something else?

Groves van Onna: To be honest, I am pursuing survey work whenever I have down time within my regular workload. Dan can always tell me to reprioritize

if I need to, or the Commission.

Zack: At your current pace what's your current completion time?

Groves van Onna: Progress could be made by the end of the year. We tend to have a lot of projects that come at the end of the year like Mills Act, the CLG Annual Report.

Goldbeck: Do you have an intern this fall?

Groves van Onna: No.

McNary: What is going on with Mills Act?

Groves van Onna: We have received 8 applications. Those work plans will be coming to HPC next month.

Halajian: Again, the Blackstone survey would be useful in about a year from now. If you were able to wrap up the Chinatown survey and move on to that, would that work?

Groves van Onna: Sure.

Goldbeck: We have the Warehouse District surveyed now, as we do Yosemite.

Boyd: How'd they get grant funding through Caltrans? What grant is it?

Halajian: Don't remember the exact name.

Zack: Two words Keith Bergthold.

Boyd: He is the king of grants. Do we need to approve this?

Groves van Onna: This is on the agenda as a discussion item. To confirm, would you like to keep the other three in rank behind Blackstone?

[All]: Yes.

Boyd: Good work on the Chinatown surveying.

No Public Comment

Item Closed

E. [ID19-11191](#) CHAIR/VICE CHAIR ELECTIONS.

Historic Preservation Specialist Laura Groves van Onna opened the floor for nominations for a new Chair and Vice Chair for the Historic Preservation Commission.

No Public Comment

Patrick Boyd and Jason Hatwig were approved as Chair and Vice Chair, respectively, of the Historic Preservation Commission, 5-0-1 on a motion by Commissioner Roper and a second by Commissioner Simmons. Chair Boyd abstained.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

None.

A. Members of the Commission

None.

B. Staff

1. HPC Training

Staff informed the Commission that HPC training is scheduled for Friday September 20, 1:30 to 4:30, and will be provided by the Commission

Assistance and Mentoring Program.

2. Mills Act

Staff informed the Commission that at the regular September meeting 8 Mills Act applications will be brought forward.

3. Council Items

Staff informed the Commission that at the end of June, City Council approved the designations of George Riddell Miller Home and Bixler Building to the Local Register.

Simmons: Was the Bixler unanimous?

Hastrup: Council Items on both designations were unanimous. There was a bit of confusion on the dais, but Laura was able to convince the Council to hear the item. It is difficult to get Council to hear an item they wanted to continue, so it was good that she was able to convince them to not push it further.

C. General Public

None.

IX. NEXT MEETING: September 23, 2019, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:37 PM.

Respectfully submitted:

Laura Groves van Onna, Historic Preservation Specialist

Amber Piona, Recording Secretary

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, September 23, 2019

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Patrick Boyd at 6:01 PM.

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

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Drew Wilson and Dan Zack

Present 5 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Don Simmons, Commissioner Robin Goldbeck, and Commissioner Paul Halajian

Absent 2 - Commissioner Ron McNary, and Commissioner C. Kristina Roper

II. APPROVE MEETING MINUTES

A. [ID19-11330](#) Approve Minutes for August 26, 2019.

Attachments: [HPC Minutes Aug 26 2019](#)

The minutes for August 26, 2019 were approved 5-0 with a motion by Commissioner Simmons and a second by Commissioner Goldbeck.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Hatwig and a second by Commissioner Simmons.

IV. CONSENT CALENDAR

A. None.

V. CONTINUED MATTERS

A. None.

VI. COMMISSION ITEMS

A. [ID19-11331](#) CONSIDERATION OF APPROVAL OF REQUESTS BY

PROPERTY OWNERS TO ENTER INTO MILLS ACT
HISTORICAL PROPERTY CONTRACTS PURSUANT TO FMC
12-1706:

1. The Ira Brooks Home (HP #204) Located at 226 N Fulton Street.
2. The Ivan C. & Maude McIndoo Home (contributor to Wilson Island Historic District) Located at 655 E Home Avenue.
3. The Harris Home (contributor to Porter Tract Historic District) Located at 1022 E Cambridge Avenue.
4. The Anderson Home (contributor to Porter Tract Historic District) Located at 1035 E Cambridge Avenue.
5. The Bonner Home (contributor to Porter Tract Historic District) Located at 1037 E Cambridge Avenue.
6. The Calvin H. Antrim Home (contributor to Wilson Island Historic District) Located at 1471 N Echo Avenue.
7. The Romain Home (NR; CR; HP #147) Located at 2055 San Joaquin Street.
8. The C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District) Located at 3707 E Huntington Boulevard.

Attachments: [Mills Act Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the proposed Mills Act contracts and work plans for the following properties:

- 1. The Ira Brooks Home (HP #204) located at 226 N Fulton Street. Site visit was conducted by staff and Commissioner Simmons.*
- 2. The Ivan C. & Maude McIndoo Home (contributor to Wilson Island Historic District) located at 655 E Home Avenue. Site visit was conducted by staff and Commissioner Hatwig.*
- 3. The Harris Home (contributor to Porter Tract Historic District) located at 1022 E Cambridge Avenue. Site visit was conducted by staff and Commissioner Boyd.*
- 4. The Anderson Home (contributor to Porter Tract Historic District) located at 1035 E Cambridge Avenue. Site visit was conducted by staff and Commissioner Simmons.*
- 5. The Bonner Home (contributor to Porter Tract Historic District) located at 1037 E Cambridge Avenue. Site visit was conducted by staff and*

Commissioner Boyd.

6. The Calvin H. Antrim Home (contributor to Wilson Island Historic District) located at 1471 N Echo Avenue. Site visit was conducted by staff and Commissioner Hatwig.

7. The Romain Home (National Register #82002178, CR, HP #147) located at 2055 San Joaquin Street. Site visit was conducted by staff and Commissioner Goldbeck.

8. The C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District) located 3707 E Huntington Boulevard. Site visit was conducted by staff and Commissioner Goldbeck.

Staff proposes that for each property the Commission would ask questions of staff, open the floor for public comment, and then deliberate.

1. The Ira Brooks Home (HP #204), 226 N Fulton Street

Commissioner Jason Hatwig: I am excited about people re-investing dollars into their homes and seeking the benefit of the Mills Act to do that.

Historic Preservation Specialist Laura Groves van Onna: Thank you to the property owners for being present here. We appreciate you being here. Last year did we approve each property individually or did we wait and vote at the end?

Commissioner Don Simmons: we voted on them individually.

Chair Patrick Boyd: Would the owner like to come up and make a statement?

Tina Solis (224 N Fulton Street): Sorry, it's the wrong address on the item.

Groves van Onna: I noticed that you identified your property as 224 [N. Fulton St.] however the historic designation was made with this [226 N. Fulton Street] address. It's the same property; we're not giving this to someone else.

David Ferguson (224 N Fulton Street): All the work in the work plan is work that we will do ourselves. The estimated costs are just for material, as we

will be doing all the labor.

Commissioner Robin Goldbeck: I am glad you clarified because some of them looked a little low.

Ferguson: Under the doorway for our property it actually says 356 because the building used to be under the 180 Freeway.

Simmons: For Mills Act applicants you might find it interesting to know that the cost for painting the exterior will vary based on house size and who is hired. We've seen a wide range of estimates.

Ferguson: Our estimate is based on our experience recently painting a two story garage on the property.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Ira Brooks Home (HP #204), 226 N Fulton Street, was approved 5:0 on a motion by Commissioner Simmons and a second by Commissioner Hatwig.

2. The Ivan C. & Maude McIndoo Home (contributor to Wilson Island Historic District), 655 E Home Avenue

Hatwig: This particular property is really well-kept up and it's great to see it on that path and the owner has done a good job keeping it up to exceptional standards.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Ivan C. & Maude McIndoo Home (contributor to the Wilson Island Historic District), 655 E Home Avenue, was approved 5:0 on a motion by Commissioner Paul Halajian and a second by Commissioner Goldbeck.

3. The Harris Home (contributor to Porter Tract Historic District), 1022 E Cambridge Avenue

Boyd: For some of these properties the owners have taken such good care

of the property that we have to dig down deep to find items for the work plans. All of the work plans are different and made public for future applicants can use for reference.

Groves van Onna: Yes, the work plans are very customizable.

Commissioner Paul Halajian: Item 3, for example, says about half-way through 'adapt landscape as needed to contribute to and protect the historic character of the house.' How will it be determined that the landscape that is provided will do that? This is just one example, in many cases it talks about doing something that adds to the character, how is that determined?

Hatwig: Visiting a few of these properties, current and passed. Some of the trees in these are so big that they begin to damage the building, by damaging gutters or foundations. That is what we are talking about, not necessarily planting species that would have been used during the historic era of the house.

Halajian: That is what I'm getting at. How do you pick landscape that contributes to the character of the house?

Groves van Onna: With that statement I didn't intend to mean that the landscape itself is historic, does not detract from the character to the house. We wouldn't require that any property owner restore landscaping to a certain time period; it would not be discouraged, but it wouldn't be required.

Hatwig: Right, and it would have to be a document historic landscape feature, like Roeding Park would be an instance where you would restore a landscape per say.

Boyd: We have foundation planting often, and they die. A hedge that may have been there for a while and it will be missing pieces because those pieces have died over time.

Halajian: The language seems ambiguous to be, but if folks are okay with it then let's move on.

Boyd: Do you have suggestions?

Halajian: If you want it landscaped, let's change the language to say that.

Groves van Onna: I would like it to be clear that whatever landscaping is proposed doesn't detract from the historic character of the property.

Simmons: Can we end the sentence at “as needed”?

Groves van Onna: We can say “in order to not detract from the character of the property” so that it is less directive and more protective.

Deputy City Attorney John Hastrup: Is the “needed to contribute to” is that the problem?

Halajian: Yes.

Groves van Onna: We’ll revise that language.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Harris Home (contributor to Porter Tract Historic District), 1022 E Cambridge Avenue, was approved 5:0 on a motion by Commissioner Hatwig and a second by Commissioner Goldbeck.

4. The Anderson Home (contributor to Porter Tract Historic District), 1035 E Cambridge Avenue

Blain Roberts (1035 E Cambridge): We sought out this neighborhood, we’re really happy to be there and I am happy about this act. I feel like our financial structures make it difficult to maintain historic properties. It’s mostly exterior work that needs to be done.

Groves van Onna: It should be noted that several applicants initially included interior work in their work plans but we omitted those tasks from the final work plans.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Anderson Home (contributor to Porter Tract Historic District), 1035 E Cambridge Avenue, was approved 5:0 on a motion by Commissioner Simmons and a second by Commissioner Halajian.

5. The Bonner Home (contributor to Porter Tract Historic District), 1037 E Cambridge Avenue

Simmons: Have you found brass window screens?

Jon and Susan Edwards (1037 E Cambridge Avenue): We've built them. We bought the redwood and a local person milled it for us. We ordered the screens and made them ourselves.

Simmons: It would be helpful if you could share that person, because many work plans have screen replacements.

Boyd: It does make a huge difference.

Jon Edwards: Thank you, Patrick, for the input on how the screens should be done.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Bonner Home (contributor to Porter Tract Historic District), 1037 E Cambridge Avenue, was approved 5:0 on a motion by Commissioner Goldbeck and a second by Commissioner Simmons.

6. The Calvin H. Antrim Home (contributor to Wilson Island Historic District), 1471 N Echo Avenue

Halajian: Is the pool original?

Hatwig: I am not sure.

Laura: We weren't sure whether to include the pool or not, we decided to include it because it is an exterior feature.

Hatwig: There were some bigger items we were concerned about making sure they do happen because they aren't your typical ones. The driveway itself from the street is sloped backwards, so it has a pretty major drainage issue. There has been some rot, and there is a need for drywells and

trenching across the driveway. We explored ways that they can do that so that the structure itself will remain for a long time.

Boyd: The garage is around the corner?

Groves van Onna: Yes.

Hatwig: The sidewalk is higher is than the garage. There were some existing inlets that don't function very well. The gutter has some depressions from rooting by trees over the years, so they get a lot of standing water in front of their house.

Public Comment Open

Glen Lauterbach (3707 E Huntington): I was wondering about the solar stipulations for historic properties, is it allowed?

Hatwig: Yes. Preferably in a manner that does not detract from the public view of the property. Solar orientation and being able to place solar panels in way that maximizes power is important for the homeowner. In general we like to discourage them from the front of the house. Garages and in the back of homes where it can't be seen are fantastic. For a house this size, you would probably need between 20 and 30 panels and there is plenty of places on the roof to put them outside the public view. But, solar panels are encouraged, and [state law] means that we can't say no to solar.

Groves van Onna: To clarify, we do not want to discourage solar panels; we want them installed in a way that does not detract from the historic character of the house. If you look at the task for this property, I took the language directly from the Secretary of the Interior's position on solar panels. It says to install solar panels in locations with minimum or no visibility from the public right of way, such as a flat roof with a low angle, or secondary roof slope. You are always welcome to contact me if you want to discuss it further.

Hatwig: I would encourage, too, that if you have a solar company in mind,

that you meet with Laura [Groves van Onna] and explore the best angles, and see what those numbers pan out to be.

Lauterbach: I personally am not interested [in solar panels]; I was interested in how this body felt about them.

Public Comment Closed

The request to enter in a Mills Act Historical Property Contract for the Calvin H. Antrim Home (contributor to Wilson Island Historic District), 1471 N Echo Avenue, was approved 5:0 on a motion by Commissioner Hatwig and a second by Commissioner Halajian.

7. The Romain Home (National Register #82002178, CR, HP #147), 2055 San Joaquin Street

Jayni Wong (2055 San Joaquin St): The paint is on the way. As for the landscaping, we have been contacted by the City of Fresno, and they are coming out to trim it because it is starting to block the power lines, so that part at least is starting. We are looking for the right person to do the rest of the trimming; those trees have been there since 1905. The carport has been the biggest challenge, we have had solar companies come out and they would like to put panels on the roof. We can't do that, not just because of the public view, but because there is too much shade. We decided to go with the carport. We can find solar people, but not people to do the carport. The home overall is in good shape.

Halajian: You are not thinking about a prefabricated carport, right? But something that has been custom made to be in keeping with the home.

Wong: Yes. I've been told that it needs to be sturdier than most because it will be holding the panels. This is a work in progress.

Commissioner Halajian: We are not interested in preventing you from getting solar, however I am not sure a carport is authentic.

Wong: I am not sure how we can get solar, otherwise.

Halajian: Something that is enclosed, that has walls in a roof, is that possible?

Groves van Onna: Commissioner Goldbeck was at the site visit and may have some input

Commissioner Goldbeck: The parking lot is on the far side of the building and it is open. They did lose parking spaces when they striped for accessible parking. I think that you could close, maybe not all four sides, but a couple sides and add some gingerbread and some trim. I think even partly open.

Hatwig: So, a two sided carport that looks more like a carriage house, could work?

Wong: I know the alley is a public access road, and I have been told we can't put a fence there.

Goldbeck: Aside from the carport issue, I want to say that it was my first time being inside the building and it was beautiful just really outstanding. I encourage you to visit the property

Groves van Onna: Jayni was nice enough to give us a full tour of the property and they are open every month at ArtHop, the first Thursday of the month.

Hatwig: With the parking lot to the left, there are additional options and flexibility for parking lots. If it's not a historic feature or attached to the building you could use steel or aluminum and maintain the character.

Groves van Onna: Maybe you could suggest that Jayni come back for a pre-application for the carport? Since, we're not going to approve or disapprove any projects today.

Hatwig: Yes, I think that's a good idea.

Wong: I wouldn't want to do anything without having you look at it.

Boyd: As a general comment, please all of you, use us as a resource to help your properties be as good as they can possibly be.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the Romain Home (National Register #82002178, CR, HP #147) located at 2055 San Joaquin Street), was approved 5:0 on a motion by Commissioner Simmons and a second by Commissioner Goldbeck.

8. The C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District), 3707 E Huntington Boulevard

Goldbeck: I want to clarify, I think we had a discussion about work on the pool and I notice that is not part of this.

Groves van Onna: The property owners were discussing constructing a new pool, it was not included in their original work plan. The pool could be included if they would like by adding it tonight.

Glen Lauterbach (3707 E Huntington): Would it need to be included?

Groves van Onna: Not necessarily. This work plan is a guide for you for the next ten years. There are additional projects you can take on if you want to, although it looks like you've got your work cut out for you.

Lauterbach: We are moving forward with the pool.

Goldbeck: I think you can see that a lot of the work is on the yard, there is extensive foundation repair work to be done. They've done a lot of work on the wood trim, but there is work to be done in the rear that backs up to the alley.

Hatwig: I've seen this home before, and to have such an aggressive schedule! I think it's pretty great how the applicant wants to invest that much money into the house, I was just blown away with the detail of the list.

Goldbeck: I will also add that because this is a corner lot, they have that second frontage. So, some of the things they want to do will be visible from the side street as well.

Lauterbach: We are also including a shade structure with over the pool and some additional brickwork. How do we go through this committee to get approval?

Groves van Onna: This application process is just for participation in the Mills Act Program. When there's a project you want to move forward with, that's when you would start the permitting process, and go through historic review for that specific project.

Lauterbach: Can we submit it to the Commission prior to going through and getting the drawings?

Groves van Onna: We offer a pre-application process where you can submit conceptual plans.

Hastrup: Some of those projects would not require a permit. Exterior paint, for example, would not.

Lauterbach: The main project's the covered patio across the back and a possible addition. There is a hole in the back yard right now.

Groves van Onna: Would you like to add the pool as an item?

Lauterbach: Yes, if we could.

Groves van Onna: Great, afterwards please give me details on the project.

No Public Comment

The request to enter in a Mills Act Historical Property Contract for the C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District), 3707 E Huntington Boulevard, with amendments was

approved 5:0 on a motion by Commissioner Goldbeck and a second by Commissioner Simmons.

- B. [ID19-11332](#) CONSIDER AND MAKE FINDINGS ON APPLICATION P19-03329 FOR REHABILITATION AND ADAPTIVE USE OF THE ELIA HOME (HP #311) LOCATED AT 634-640 VAN NESS AVENUE PURSUANT TO FMC 12-1606(a)(2) and 12-1617.

Attachments: [Elia Home App Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application P19-03329 to rehabilitate the Elia Home (HP #311), 634-640 Van Ness Avenue. The Commission provided review and comment on the pre-application submittal of this project on August 27, 2018. Primary concerns for staff include the façade of the residential building and its setback, as they are character-defining features. Staff recommends approval with the conditions that the landing depicted on top of the restroom structure be omitted, final materials and finishes be submitted to the Historic Preservation Specialist for review, staff will be allowed to photograph before, during and upon completion of the project and any changes will be submitted to the Specialist prior to the commencement of any related work.

Halajian: The deck extension across the street is board-formed concrete, is that correct?

Groves van Onna: I believe so. From the side it would look like board-formed concrete and from the top it would be trex or trex-like material.

Halajian: The rail is not going to mimic the rail on the house?

Groves van Onna: Not as proposed.

Boyd: Is the railing wood?

Groves van Onna: Yes.

Boyd: What is keeping people from falling out? Right now, it's clear.

Groves van Onna: The applicant is here and can speak on that.

Phil Kliewer, owner (640 Van Ness): This is going to be a phased project, and the front porch is probably not going to be part of the first phase. Our submittal for the deck is, I would say, preliminary. We may want to do something different, but what we understand from your direction is that the porch extension shouldn't look like the original porch. This is showing board formed concrete with glass or plexi- insets in-between the rail, it might not be that, it might be cable. In general this design is correct, but we'd be happy to re-submit the design for the front porch for approval.

Groves van Onna: You mentioned that you had not finalized any materials, which is why I made that one of the conditions in the review to make sure that any materials you ultimately decide on I can look at and make sure they're appropriate.

Kliewer: The building itself, we are going to restore to the way it was before; the front porch is the only thing visible from the public right-of-way that will look different from the house.

Hatwig: The last time you were here I think the only topic that we were concerned about was a potential awning over the patio. And now that it's a temporary umbrella situation that's fine because it doesn't detract from the historic character. The porch itself can be taken down some day and you would have the entire fabric of the original building still there. For me this is a really good solution. Also, having the umbrellas out there during the day is a good way to maintain the outdoor feel but not distract from the historic fabric itself.

Kliewer: If did want to do some overhead awning, it would be in the far distant future and we would revisit with the Commission at that point.

Halajian: Can I see the design of the backyard? I think that this is a really artful plan, the contemporary box-like things that you're adding and the space you're making in the back is more successful than the front. I think this back will be fantastic.

Kliewer: We are already making some changes. Originally we were going to phase it in such a way so that we were going to do the backyard first and then the first floor, but after meeting with financial institutions, they suggested that we do the main building first. We are going to build the main building and the bathroom structure in the backyard. We're going to push that further into the backyard because of access and fire issues. That top bar we're going to push into a feature phase. That deck will probably be about twice the size it is now. It will be very similar to the way it is now.

Simmons: Laura, on your suggested changes, can you clarify the landing on the auxiliary building?

Groves van Onna: There is one feature I was a little confused about, it's the extension of the railing over the restroom structure. He was considering that for a landing, but has decided against it.

Boyd: I feel like this is mimicking brewery spaces that I've been to in Sacramento, where they have old buildings with much more contemporary architecture surrounding it. It's very well done, it's very striking, it's very fun to be in and every patron there will know where the historic features begin and end.

Hatwig: It is what we want to see in adaptive reuse projects.

Boyd: Any ideas about how you're going to use the little storefront out front?

Kliewer: We're kicking around ideas. We might end up leasing it out and finding a good tenant.

Groves van Onna: Maybe a paint shop?

Kliewer: Maybe not. We'd like something with some day time traffic, maybe a barber shop or a coffee shop, art gallery. I think it will be a highly desirable space. We are going to fix it, reroof it, but it mostly needs cosmetic stuff.

No Public Comment

Staff recommendation was approved 5-0 on a motion by Commissioner Halajian and a second by Commissioner Hatwig.

Commissioner Halajian recused himself at 7:05 PM

- C. [ID19-11333](#) CONSIDER AND MAKE FINDINGS ON APPLICATION P19-02591 FOR REHABILITATION OF THE SUN STEREO WAREHOUSE (HP #242) LOCATED AT 736 FULTON STREET PURSUANT TO FMC 12-1606(a)(2) and 12-1617.

Attachments: [Sun Stereo Warehouse Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the application P19-02591 to rehabilitate the Sun Stereo Warehouse (HP #242), 736 Fulton Street; the request entails a program for the building that includes ground floor restaurant/microbreweries and upper story office spaces in the Brewery District. Staff recommends that the Commission approve the application with the conditions that objects placed or installed on the sidewalk to mitigate encroachment on the public right-of-way by the storefront entry doors shall be submitted to the Historic Preservation Specialist for review to make sure they are not detracting from the historic character of the property.

Commissioner Hatwig left the room 7:09 PM

Simmons: Dan, who would have thought we would be doing two bars a block from each other.

Zack: This block in particular is shaping up to be an active part of town.

Groves van Onna: The Elia home is not far away, you can see it from Zack's brewery.

Boyd: You mentioned that it was a Brewery District, is that a formal designation?

Zack: It's on a mural; if that doesn't legitimize it, I don't know what would.

Hastrup: There is somewhat of a joint-marketing effort. It will take a while before it goes up as a historic district, of course.

Commissioner Hatwig returns 7:11PM

Stephanie Reed, Paul Halajian Architects (389 Clovis Ave, Clovis): The Commission saw this application in May and we have made a few changes to address things that came up. One of those things was the encroachment covenant, and we've since simplified that. The second thing is the awnings potentially distracting from the building as you walk by. We did do a couple of elevation studies to see what that would look like without them or with different scale or rhythm along the façade. We realized that without them it presents a lack of human scale on the building because it is so tall and so flat so we did bring them back. As we were designing we kept your comments in mind and kept the awning very simple, very clean and cantilevered.

Hatwig: Looking at the rendering it doesn't distract from the scale. I don't see any problems with this. The first floor is always the storefront in these historic properties and they change often so I think there's a lot of great flexibility there.

Reed: Something unique about this plan, you can't see the third bay but each of those bays serves a different function inside the building, so we had to be creative to find a way to support the symmetrical historical façade without locking the tenants into an arrangement.

No Public Comment

Staff recommendation was approved 4-0 on a motion by Commissioner Hatwig and a second by Commissioner Simmons.

Commissioner Halajian returned at 7:14 PM

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

None.

B. Staff

1. HPC Training

Staff thanked the commissioners for coming to the training on September 20th given by Lisa Craig of CAMP.

Boyd: I felt like I could listen to just listen to her stories and history.

Groves van Onna: Should I invite her back?

Boyd: Yes.

Hatwig: She had a wealth of knowledge.

Boyd: For the public's benefit, could you explain what the training was?

Groves van Onna: Every year we are required to have an annual training for our commission members and we did so last Friday here at City Hall. Our trainer, Lisa Craig, has been in the field of preservation and planning for 30 years and we talked about adaptive reuse and consistent design review; making sure we're doing things right and identifying areas we can improve.

Boyd: Her breadth of knowledge was impressive; she's worked state, federal and local.

Groves van Onna: She's from Lodi, most of her career has been on the east coast but she came back, and we're lucky to have her.

C. General Public

None.

IX. NEXT MEETING: October 28, 2019, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:18 PM.

Respectfully submitted:

Laura Groves van Onna, Historic Preservation Specialist

Amber Piona, Recording Secretary

EXHIBIT C:



NATIONAL HISTORIC PRESERVATION MONTH 2019 | FRESNO, CA

05.02
THURSDAY

ARTHOP

IN DOWNTOWN & TOWER DISTRICT
5:00 PM - 8:00 PM

<http://fresnoartscouncil.org/arthop/>
HISTORIC RESOURCES OPEN TO THE PUBLIC:

- ELIA HOME (HP #311), 634-640 VAN NESS AVENUE
- BITWISE SOUTH STADIUM, JAMES PHELAN BUILDING (HP #159), 700 VAN NESS AVENUE
- FAC WATER TOWER, OLD FRESNO WATER TOWER (NR, CR, HP #001), 2444 FRESNO STREET
- FULL CIRCLE BREWING, U.S. POST OFFICE GARAGE (HR #017), 620 F STREET
- CREST THEATER (HP #270), 1160 BROADWAY PLAZA
- JEFFREY SCOTT GALLERY, PG&E BUILDING (HP #164), 1544 FULTON STREET
- PACIFIC SOUTHWEST BUILDING (HP #121), 1060 FULTON STREET
- ROMAIN HOME (NR, CR, HP #147), 2055 SAN JOAQUIN STREET

05.09
THURSDAY

PRESERVATION MONTH PUB QUIZ

ZACK'S BREWING COMPANY, 712 FULTON STREET, \$5 PER PERSON (CASH ONLY)
6:00PM - 8:00PM

ORGANIZED BY THE FRESNO HISTORICAL SOCIETY
WITH ASSISTANCE FROM CITY OF FRESNO HISTORIC PRESERVATION

05.11
SATURDAY

MISS MOLLY'S MOTHER'S DAY TEA

THE MEUX HOME MUSEUM, \$40 PER PERSON
11:00AM - 2:00PM

<https://meuxhomemuseum.org/events/>

LOWELL HISTORIC HOME TOUR

\$25 FOR EARLY BIRD SPECIAL AND \$35 AT THE DOOR
4:30PM - 7:00PM

<https://www.eventbrite.com/e/lowell-historic-home-tour-tickets-59145861865>

05.18
SATURDAY

WILSON ISLAND CENTENNIAL

FRESNO HIGH SCHOOL AUDITORIUM, 1839 N ECHO AVENUE
9:30AM - 11:00AM

<https://www.jeannineraymond.com/events/2019/5/1/national-historic-preservation-month-wilson-island>

TBD

HISTORIC PRESERVATION AWARDS



APPLICATION CHECK LIST

**TO BE SUBMITTED PRIOR TO THE
COMMENCEMENT OF WORK AND APPROVAL
OF FUNDS**



HISTORIC PRESERVATION
MITIGATION PROGRAM
APPLICATION FORM



BEFORE
PHOTOGRAPHS



DETAILED VISUALS AND
DESCRIPTIONS FOR THE
PROPOSED WORK



CONSTRUCTION BIDS OR
QUOTES (IN ORDER TO PROVIDE
AN ITEMIZED COST ESTIMATE)



GRANT DEED (OWNER NAME
MUST MATCH APPLICATION
FORM)



**TO BE SUBMITTED UPTON THE
APPROVAL OF FUNDS AND PROJECT
COMPLETION**



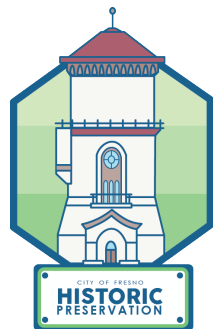
AFTER
PHOTOGRAPHS



ITEMIZED RECEIPTS (IN
ORDER TO CALCULATE FINAL
PROJECT COST)



HISTORIC PRESERVATION MITIGATION PROGRAM



PURPOSE

To benefit projects which preserve, rehabilitate, restore, or reconstruct character-defining features on qualified historic properties. The City of Fresno adopted the Historic Preservation Mitigation Program in 2018.

SUMMARY OF QUALIFICATIONS

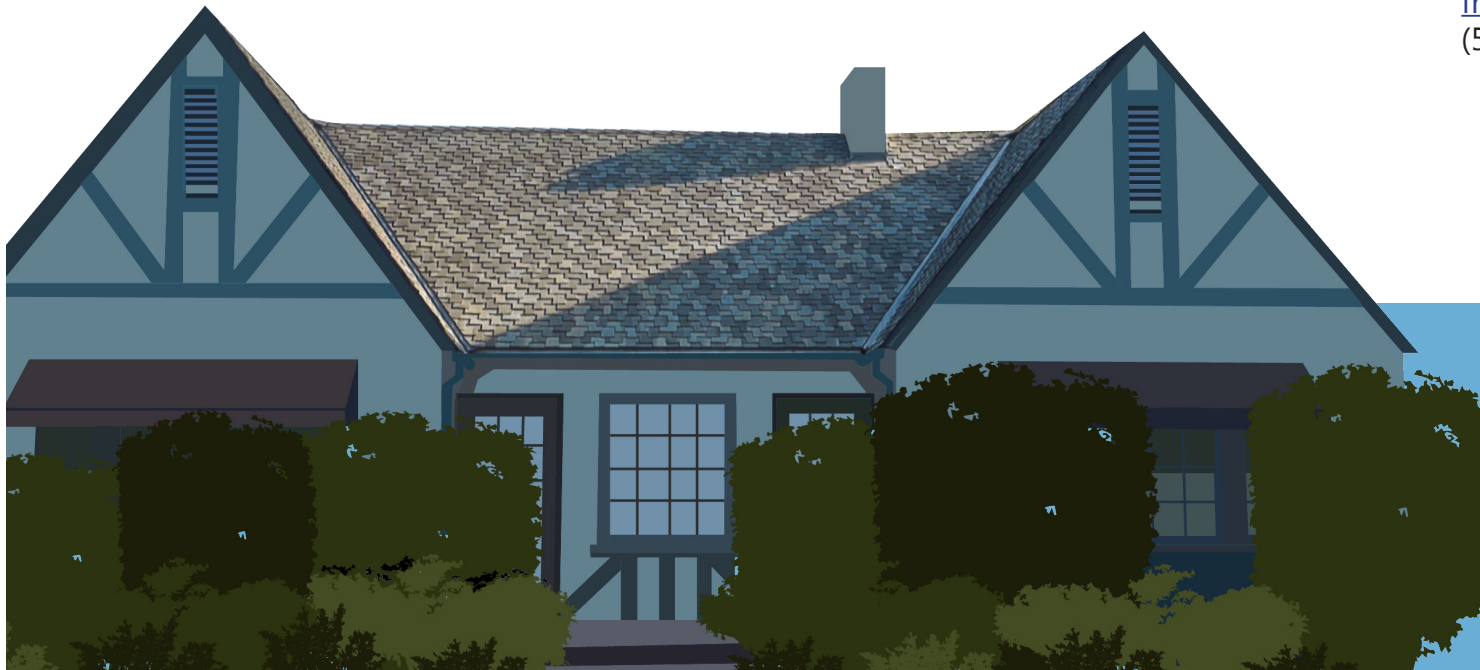
1. Properties must be individually listed, designated as a Contributor to a listed historic district, or listed as a Heritage Property;
2. Projects must be visible from the public right-of-way;
3. Approved funds shall be provided as a reimbursement subsequent to all work being completed;
4. The maximum grant amount per property shall be \$7,500.00 or 40% of project costs, whichever is less;
5. Grants are currently awarded on a first come, first served basis until such time that the funds are exhausted prior to the end of a given fiscal year; and
6. In order to allow broad community participation in the program, the Director may limit funding received by an individual, group, or relation thereof.

PROCEDURE

The Application Check List on the back of the brochure provides a description of submittal materials required prior to the commencement of work and approval of funds and upon project completion.

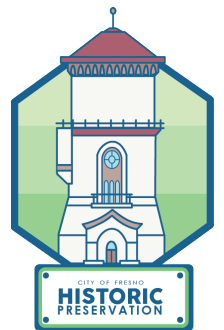
Please visit the City of Fresno Historic Preservation web page: <https://www.fresno.gov/darm/historic-preservation/> and look for more information about, including the application packet for, the Historic Preservation Mitigation Program under the tab "Economic Incentives for Qualified Historic Properties."

The point of contact for the application process is Laura Groves van Onna, Historic Preservation Specialist, who can be reached at laura.vanonna@fresno.gov or by phone at (559) 621-8439.



HISTORIC PRESERVATION

Mitigation Program Application Packet





INTRODUCTION

Mitigation Program Application Packet

PURPOSE

To benefit projects which preserve, rehabilitate, restore, or reconstruct character-defining features on qualified historic properties.

QUALIFICATIONS

1. Projects must be conducted on properties which are individually listed in the Local, State, or National register, are Contributors to a listed historic district, or are Heritage Properties;
2. Projects must preserve, rehabilitate, restore, or reconstruct exterior character-defining features visible from the public right-of-way;
3. Funds shall be provided to each approved applicant as a reimbursement subsequent to all work being completed to the satisfaction of the Director;
4. The maximum grant amount per property shall be \$7,500.00 or 40% of project costs, whichever is less;
5. The program will initially award grants to eligible projects on a first come, first served basis until such time that the funds are exhausted prior to the end of the fiscal year, at which time the Director may institute a competitive ranking system for the following fiscal year;
6. The Director may, in the Director's sole discretion, limit the total amount of program funds or number of grants received by any individual or group of related individuals, or any entity or group of related entities, as is reasonably necessary to allow broad community participation in the program.

PROCEDURE

The point of contact for the application process is Laura van Onna, Historic Preservation Specialist, who can be reached at laura.vanonna@fresno.gov or by phone at (559) 621-8439.

Following the submittal of the Historic Preservation Mitigation Program Application Form and required attachments, the Historic Preservation Specialist will review application materials and inform the property owner whether the proposed work has been approved to benefit from the Historic Preservation Mitigation Program. Upon approval, funds will be calculated and encumbered for the property owner based on the cost estimate documentation that was submitted with the application. Upon project completion, the property owner will provide supporting documentation in the form of photographs and itemized receipts in order to satisfy the reimbursable grant requirements and receive the Historic Preservation Mitigation Program grant award. Funds may not be available for projects that extend more than 30 days beyond the project's estimated completion date.

INTRODUCTION

Mitigation Program Application Packet

TO BE SUBMITTED TO THE COMMENCEMENT OF WORK AND APPROVAL OF FUNDS

- ☐ HISTORIC PRESERVATION
MITIGATION PROGRAM
APPLICATION FORM
- ☐ BEFORE
PHOTOGRAPHS
- ☐ DETAILED VISUALS AND
DESCRIPTIONS FOR THE
PROPOSED WORK
- ☐ CONSTRUCTION BIDS OR
QUOTES (IN ORDER TO PROVIDE
AN ITEMIZED COST ESTIMATE)
- ☐ GRANT DEED (OWNER NAME
MUST MATCH APPLICATION
FORM)

TO BE SUBMITTED UPON APPROVAL OF FUNDS AND PROJECT COMPLETION

- ☐ AFTER
PHOTOGRAPHS
- ☐ ITEMIZED RECEIPTS (IN
ORDER TO CALCULATE FINAL
PROJECT COST)

HISTORIC PRESERVATION

Mitigation Program Application Form



HISTORIC PRESERVATION

Mitigation Program Application Form



DATE: PROPERTY ADDRESS:

OWNER INFORMATION:

OWNER(S) OF PROPERTY:

OWNER(S) MAILING ADDRESS:

HOME TELEPHONE:

MOBILE TELEPHONE:

OWNER(S) EMAIL:

ALTERNATE EMAIL:

APPLICANT INFORMATION (IF DIFFERENT FROM OWNER):

APPLICANT:

APPLICANT MAILING ADDRESS:

HOME TELEPHONE:

MOBILE TELEPHONE:

WORK TELEPHONE:

ALTERNATE TELEPHONE:

APPLICANT EMAIL:

ALTERNATE EMAIL:

PROPERTY INFORMATION:

ASSESSOR PARCEL NUMBER
(APN):

COUNCIL DISTRICT NO.:

HISTORIC NAME:

HISTORIC USE:

CURRENT USE:

CONSTRUCTION DATE:

DATE OF DESIGNATION:

DESIGNATION (SELECT ALL THAT APPLY) :

- ☐ National Historic Landmark
- ☐ National Register of Historic Places
- Individual
- Contributor to a Historic District
- District Name:
- ☐ California Historic Landmark
- ☐ California Register of Historical Resources
- Individual
- Contributor to a Historic District
- District Name:
- ☐ Local Register of Historic Resources
- Individual
- Historic Property No.:
- Contributor to a Historic District
- District Name:
- ☐ Heritage Property
- Heritage Property No.:

HISTORIC PRESERVATION

Mitigation Program Application Form



PROJECT DESCRIPTION:

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE PROPOSED PROJECT:

PLEASE DESCRIBE HOW THIS PROJECT WILL PRESERVE, REHABILITATE, RESTORE, OR RECONSTRUCT CHARACTER DEFINING FEATURES. HOW WILL THE WORK BE CARRIED OUT AND BY WHOM? INCLUDE A DESCRIPTION OF ELEMENTS TO BE REHABILITATED OR REPLACED, IF NEEDED, AND WHAT PRESERVATION TECHNIQUES WILL BE USED (PLEASE FEEL FREE TO USE CONTINUATION SHEETS IF NEEDED).

WHAT IS THE PROJECT’S TOTAL ESTIMATED COST? _____

WHAT IS THE PROJECT’S ESTIMATED COMPLETION DATE? _____

I AM (WE ARE) THE PRESENT OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND HEREBY APPLY FOR A MILLS ACT CONTRACT

Owner Signature

Date

Owner Signature

Date

Print Name

Print Name



APPLICATION CHECK LIST



MILLS ACT PROGRAM
APPLICATION FORM



DRAFT WORK PLAN
(COMPLETED)



MOST RECENT
PROPERTY TAX BILL



GRANT DEED (OWNER NAME
MUST MATCH APPLICATION
FORM)

**TO BE SUBMITTED
UPON APPROVAL OF
APPLICATION**



EXECUTED AND
NOTARIZED CONTRACT

APPLICATION SCHEDULE 2019



**STEP 1:
APPLICATION
PACKET
AVAILABLE**

APPLICATION PACKET
IS AVAILABLE TO
THE PUBLIC.

**WEDNESDAY
MAY 8, 2019**



**STEP 2:
APPLICATION
PACKET
DUE**

APPLICATION PACKET
IS DUE TO THE CITY.

**ON OR BEFORE
FRIDAY
JUNE 28, 2019**



**STEP 4:
PUBLIC
HEARING**

HISTORIC PRESERVATION
COMMISSION PUBLIC
HEARING

**MONDAY,
SEPTEMBER 23,
2019**



**STEP 3:
SITE VISITS**

PRE-CONTRACT
PROPERTY
SITE VISITS

**JULY-AUGUST,
2019**



**STEP 5:
CONTRACTS
TO CITY**

APPROVED OWNERS AND/OR
APPLICANTS RETURN EXECUTED
AND NOTARIZED CONTRACTS
TO CITY.

**ON OR BEFORE
MONDAY,
OCTOBER 21, 2019**



**STEP 6:
CITY EXECUTED
AND RECORDS
CONTRACTS**

CITY EXECUTED AND
RECORDS CONTRACTS
WITH COUNTY RECORDER

**ON OR BEFORE
FRIDAY,
NOVEMBER 15, 2019**

MILLS

ACT

PROGRAM



City of
FRESNO

MILLS ACT PROGRAM INTRODUCTION

In California, Mills Act legislation grants participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties and in exchange receive a reduction in property taxes. The City of Fresno adopted the Mills Act Program in 2016.

SUMMARY OF PROVISIONS

QUALIFIED HISTORICAL PROPERTIES

1. Properties must be privately owned and not exempt from property taxation;
2. Properties must be individually listed or designated as a Contributor to a listed historic district;
3. Heritage Properties do not qualify;

REQUIRED CONTRACT PROVISIONS

4. Contracts entered into must have a term of a minimum of 10 years;
5. Owners must conform to the preservation rules and regulations set by National and State entities;
6. City officials must be granted permission to monitor the premises;
7. All successors in interest of the owner are bound to the contract;
8. One year shall automatically be added to the term of the contract on its anniversary date, unless written notice is provided;
9. Owners must submit all materials requested by the City; and
10. Owners must provide written notice of a contract to the Office of Historic Preservation.

PROCEDURE

The Application Check List and Schedule on the back of the brochure provides a description of submittal materials required prior to a site visit and public hearing and upon application approval as well as the current schedule for the application process.

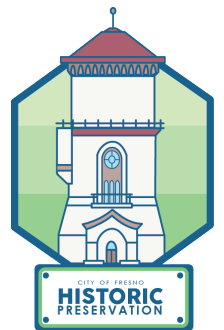
Please visit the City of Fresno Historic Preservation web page: <https://www.fresno.gov/darm/historic-preservation/> and look for more information about, including the application packet for, the Mills Act Program under the tab "Economic Incentives for Qualified Historic Properties."

The point of contact for the application process is Laura Groves van Onna, *Historic Preservation Specialist*, who can be reached at laura.vanonna@fresno.gov or by phone at (559) 621-8439.



HISTORIC PRESERVATION

Mills Act Program Application Packet





INTRODUCTION

Mills Act Program Application Packet

PURPOSE

In California, Mills Act legislation grants participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties and in exchange receive a reduction in property taxes. The City of Fresno adopted the Mills Act Program in 2016.

PROVISIONS

Qualified Historical Properties

1. Properties must be privately owned within the City of Fresno and not exempt from property taxation;
2. Properties must be listed in the National Register of Historic Places, located in a registered historic district, or listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks;
3. Heritage Properties do not qualify for participation;

Required Contract Provisions

4. Contracts entered into must have a term of a minimum of 10 years;
5. Owners must preserve and, when necessary, restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code;
6. City officials must be granted permission to inspect the interior and exterior of the premises, prior to the execution of a new contract, and every five years thereafter, to determine the owner's continued compliance with the contract;
7. All successors in interest of the owner are bound to the benefits and burdens of the contract;
8. Unless written notice is provided by owners at least 90 days prior to the renewal date or by the City at least 60 days prior to the renewal date, 1 year shall automatically be added to the term of the contract on the anniversary date of the contract or such other annual date as is specified in the contract;

9. Owners must furnish the City with any information requested in order to determine the eligibility of the property involved; and
10. Owners or agents of the owners must provide written notice of a contract to the Office of Historic Preservation within six months of entering into a contract.

PROCEDURE*

The point of contact for the application process is Laura van Onna, Historic Preservation Specialist, who can be reached at laura.vanonna@fresno.gov or by phone at (559) 621-8439. Following the submittal of the Mills Act Program Application Form and required attachments by the established deadline, the Historic Preservation Specialist will review application materials and reach out to property owners and/or applicants to discuss the submitted application packet, which includes any proposed restoration and maintenance (the "Draft Work Plan"), to request additional materials if needed and to schedule a site visit with a City Staff member and a Historic Preservation Commission member. Following a site visit, Staff and Commission members may recommend revisions or additions to the initially submitted Draft Work Plan. Staff reports and completed applications will be presented to the Historic Preservation Commission at a regularly scheduled hearing date. Approved property owners and/or applicants will then return executed and notarized contracts to City staff, who will subsequently execute and record contracts with the County Recorder. Please refer to the next page for the application check list and current schedule for the application process.

For more information on the City of Fresno Mills Act Program, please see the Ordinance in Article 17 of Chapter 12 in the Fresno Municipal Code:

https://library.municode.com/ca/fresno/codes/code_of_

*Please note: Proposed exterior alterations that have the potential to affect the historic character of a designated property are still subject to review by the Historic Preservation Specialist upon project proposal and prior to the commencement of work. Furthermore, proposed projects which require a permit are subject to review by the Current Planning and Building & Safety divisions. Although anticipated projects may qualify for the Mills Act Program, approval of a Mills Act Application and execution of a Mills Act Contract do not equate with formal project approval.

INTRODUCTION

Mills Act Program Application Packet

TO BE SUBMITTED PRIOR TO SITE VISIT AND PUBLIC HEARING

- ☐ Mills Act Program Application Form
- ☐ Draft Work Plan (completed)
- ☐ Most recent Property Tax Bill
- ☐ Grant Deed (owner name must match application form)

TO BE SUBMITTED UPON APPROVAL OF APPLICATION

- ☐ Executed and notarized Contract

SCHEDULE - 2019

STEP	ACTION	TIMEFRAME
1	<u>Application Packet available</u> to the public.	Wednesday, May 8, 2019
2	<u>Application Packet due</u> to the City.	On or before Friday, June 28, 2019
3	Pre-contract property <u>site visits</u> .	July - August 2019
4	Historic Preservation Commission <u>public hearing</u> .	Monday, September 23, 2019
5	Approved owners and/or applicants <u>return executed and notarized contracts to City</u> .	On or before Monday, October 21, 2019
6	<u>City executes and records contracts</u> with County Recorder.	On or before Friday, November 15, 2019

HISTORIC PRESERVATION

Mills Act Program Application Form



HISTORIC PRESERVATION

Mills Act Program Application Form



DATE: PROPERTY ADDRESS:

OWNER INFORMATION:

OWNER(S) OF PROPERTY

OWNER(S) MAILING ADDRESS

HOME TELEPHONE

WORK TELEPHONE

MOBILE TELEPHONE

ALTERNATE TELEPHONE

OWNER(S) EMAIL

ALTERNATE EMAIL

PROPERTY INFORMATION:

ASSESSOR PARCEL NUMBER
(APN)

COUNCIL DISTRICT NO.

HISTORIC NAME

HISTORIC USE

CURRENT USE

CONSTRUCTION DATE

DATE OF DESIGNATION

APPLICANT INFORMATION (IF DIFFERENT FROM OWNER):

APPLICANT

APPLICANT MAILING ADDRESS

HOME TELEPHONE

WORK TELEPHONE

MOBILE TELEPHONE

ALTERNATE TELEPHONE

APPLICANT EMAIL

ALTERNATE EMAIL

HISTORIC DESIGNATION (SELECT ALL THAT APPLY) :

- ☐ National Historic Landmark
- ☐ National Register of Historic Places
- Individual
- Contributor to a Historic District
- District Name: _____
- ☐ California Historic Landmark
- ☐ California Register of Historical Resources
- Individual
- Contributor to a Historic District
- District Name: _____
- ☐ Local Register of Historic Resources
- Individual
- Historic Property No.: _____
- Contributor to a Historic District
- District Name: _____
- ☐ Heritage Property (*Heritage designation alone is not sufficient to qualify for the Mills Act Program*)
- Historic Property No.: _____

HISTORIC PRESERVATION

Mills Act Program Application Form



ADDITIONAL QUESTIONS:

WHAT IS THE CURRENT CONDITION OF YOUR PROPERTY?

- ☐ Excellent ☐ Good ☐ Fair ☐ Poor

PLEASE EXPLAIN:

ARE TAXES ON ALL PROPERTY OWNED IN THE CITY OF FRESNO PAID CURRENT TO DATE?

- ☐ Yes ☐ No

IF NO, PLEASE EXPLAIN:

ARE THERE ANY ORDERS TO COMPLY FROM CITY OF FRESNO BUILDING & SAFETY OF CODE ENFORCEMENT OF ANY PROPERTY OWNED?

- ☐ Yes ☐ No

IF YES, PLEASE EXPLAIN:

I AM (WE ARE) THE PRESENT OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND HEREBY APPLY FOR A MILLS ACT CONTRACT

_____ Owner Signature	_____ Date	_____ Owner Signature	_____ Date
_____ Print Name		_____ Print Name	



DRAFT WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
TOTAL:				

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

Above is a template to create a list and detailed description of all work to be completed in the first 10 years of the contract, noting the year(s) in which each task will be completed. The Work Plan does not necessarily require precisely 10 tasks; for example, if a particular maintenance task is done annually or every 5 years, you can make note in the "Contract Year" column. Cost estimates for each task must be provided by the applicant.

MILLS

ACT

PROGRAM

CONTRACT USER GUIDE

CONTRACT PACKET OUTLINE:

Contract (Pages 1-5)

Notarization Page (Page 6)

Exhibit A- Legal Description

Exhibit B- Historic Property
Preservation Contract Property
Maintenance

Exhibit C- Schedule of
Improvements

Exhibit D- Secretary of the
Interior's Rehabilitation Standards

INSTRUCTIONS CHECKLIST:

(please check off in order)

- ☐ **Three (3) original executed and notarized contracts (NOT PHOTOCOPIED)** are required in order for finalized copies to make it back to the property owner, the City, and the County. **Each of the three (3) contracts for each property must be individually executed and notarized, and they must match perfectly.**

- ☐ **Only highlighted portions of sections on Pages 1 and 5 of the Contract as well as Page 6, the Notarization Page, require completion** on behalf of the property owner, which are noted in this user guide within **Sections A, B, C, and D.**

- ☐ Be sure property owner **information and/or title is a perfect match to the grant deed** on behalf of the property owner, which are noted in this user guide within **Sections A, B, C, and D.**
- ☐ **Within the Sections on Pages 1 and 5 of the Contract**, outside of the property owner signature(s) required within Section C on Page 5, you have the option to **either hand-write information, or fill in digitally.**
- ☐ **Print each of the three (3) copies** of your contract packet **one-sided** and **do not staple- please use paper clips** to secure your documents.
- ☐ You may use **blue or black ink** to complete and execute your contracts, but **please be consistent.**
- ☐ Be sure property owner **signatures within Section C on Page 5 and Section D on Page 6 match perfectly.**
- ☐ Be sure the **notary stamp** that is **applied to Section D on Page 6 does not obscure any text.**
- ☐ **Deliver three (3) original and notarized contracts (NOT PHOTOCOPIED) by mail or in person** to the following address:

Laura Groves van Onna
Historic Preservation Specialist
Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

It is important that all of these **instructions are met in order, from beginning to end, to avoid the need to restart the contracting process.**



MILLS ACT PROGRAM CONTRACT USER GUIDE

PAGE 1:

RECORDING REQUESTED BY AND WHEN: RECORDED MAIL TO:

This space for recorder's use only

**CONTRACT BETWEEN THE CITY OF FRESNO AND
PRESERVATION OF _____ FOR HISTORIC PROPERTY**

THIS CONTRACT, made and entered into this _____ day of _____, 2017, by and between the CITY OF FRESNO, a charter city and municipal corporation of the State of California, hereinafter called (City), and _____ (Owner);

WHEREAS, California Government Code Sections 50280, et. seq. authorizes cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance; and

WHEREAS, Owner(s) possess(es) fee title in and to that certain real property, together with associated structures and improvements thereon, and generally located at _____, Fresno, California _____ (Historic Property). A legal description of the Historic Property is attached hereto, marked as **Exhibit A**, and is incorporated herein by this reference; and

WHEREAS, on _____, the City Council of the City of Fresno declared and designated the Historic Property as a historic resource pursuant to the terms and provisions of Article 16, Historic Preservation Ordinance, Fresno Municipal Code (Ordinance); and

WHEREAS, City and Owner, for their mutual benefit, now desire to enter into this Contract both to protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code.

AGREEMENT

NOW, THEREFORE, CITY AND OWNER, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1

PAGE 5:

14. **Severability.** In the event that any of the provisions of this Contract are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provision, or portions thereof, shall not be effected thereby.

15. **Amendments.** This Contract may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto.

16. **Recordation.** No later than twenty (20) days after the parties execute and enter into this Contract, City shall cause this Contract to be recorded in the office of the County Recorder of the County of Fresno.

17. **Paragraph Headings.** Paragraph headings as used herein are for convenience only and shall not be deemed to be a part of such paragraphs and shall not be construed to change the meaning thereof.

IN WITNESS WHEREOF, City and Owner have executed this Contract on the day and year first written above.

CITY OF FRESNO,
A California municipal corporation

By: _____
Jennifer Clark
Director of Development and Resource Management

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____ Date _____
Deputy City Attorney

ATTEST:
YVONNE SPENCE, MMC
City Clerk

By: _____
Deputy

OWNER

By: _____
Name: _____
Title: _____
By: _____
Name: _____
Title: _____

5

PAGE 6:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of)

On _____ before me, _____
Date Here Insert Name and Title of the Officer
personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
☐ Corporate Officer - Title(s): _____ ☐ Corporate Officer - Title(s): _____
☐ Partner - ☐ Limited ☐ General ☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator
☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

6

SECTIONS:

A B C

Be sure property owner information is a perfect match to grant deed and consistent.

SECTIONS:

C D

Be sure property owner signatures match perfectly.

SECTIONS:

D

Be sure notary stamp does not obscure any text.