

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, June 26, 2023

6:00 PM

Regular Meeting

**In Person and/or Electronic
City Hall, Room 2165**

Historic Preservation Commission

Chair - Jason Hatwig, LEED, AP, BD

Vice Chair - James Sponsler

Commissioner - Christopher Rocha

Commissioner - Paul Halajian, AIA

Commissioner - Don Simmons, PhD. M.A.

Commissioner - Julie Federico M.A.

Commissioners - Elizabeth Laval

Staff:

Jennifer Clark, Director; Janice Monroe, M.A. II

Myrna Rivas, Administrative Clerk

THE HISTORIC PRESERVATION COMMISSION WELCOMES YOU TO ROOM 2165A, LOCATED IN CITY HALL, 2ND FLOOR, 2600 FRESNO STREET, FRESNO, CALIFORNIA 93721.

PUBLIC PARTICIPATION – Any interested person may appear at the public hearing and present written testimony or speak in favor or against the matters scheduled on the agenda. Public participation during Fresno City Historic Preservation Commission meetings is always encouraged and can occur in one of the two following ways:

1. Participate In Person: Room 2165, City Hall, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721

a. To speak during a Commission meeting in person: You may approach the speaker podium upon the Chair’s call for public comment.

2. Participate Remotely via Zoom using the following link:

https://zoom.us/webinar/register/WN_cAUGIBe2SYygn3isiCuy4w

a. The above link will allow you to register in advance for remote participation in the meeting via the Zoom platform. After registering, you will receive a confirmation email containing additional details about joining the meeting.

b. To speak during a Commission meeting while attending remotely in the Zoom application, click on the icon labeled “Participants” at the bottom of the screen. Then select “Raise Hand” at the bottom of the Participants window. Your digital hand will now be raised. You will be asked to “unmute” when your name is called to speak. You will not be visible via video and there will be no opportunity to share your screen.

All public speakers will have up to 3 minutes to address the Commission pursuant to Rule No. 13 of the Historic Preservation Commission Bylaws of the City of Fresno (available in the City Clerk’s Office).

VIEWING PLANNING MEETINGS (non-participatory) – For your convenience, there are ways to view Historic Preservation Commission meetings live:

1. Community Media Access Collaborative website: <https://cmac.tv/>

2. Cable Television: Comcast Channel 96 and AT&T Channel 99

Should any of these viewing methods listed above experience technical difficulties, the Commission meeting will continue uninterrupted. Commission meetings will only be paused to address verifiable technical difficulties for all users participating via Zoom or in the Chambers.

The City of Fresno’s goal is to comply with the Americans with Disabilities Act

(ADA). Anyone requiring reasonable ADA accommodations, including sign language interpreters, or other reasonable accommodations such as language translation, should contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To help ensure availability of these services, you are advised to make your request a minimum of 48 hours prior to the scheduled meeting.

I. CALL TO ORDER AND ROLL CALL

Chair Hatwig called the meeting to order at 6:00 P.M. Also present were Jennifer Clark, Janice Monroe and Myrna Rivas.

Present 9 - Chair Jason Hatwig, Vice Chair James W Sponsler, Commissioner Christopher Rocha, Commissioner Paul Halajian, Commissioner Paul Halajian, Commissioner Don Simmons, Commissioner Don Simmons, Commissioner Elizabeth Laval, and Commissioner Julie Federico

II. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

Procedures were read aloud by Chair Hatwig at 6:00 P.M.

III. APPROVE MEETING MINUTES

6:02 P.M.

On motion of Commissioner Laval, seconded by Vice Chair Sponsler, the above MINUTES were APPROVED. The motion carried by the following vote:

Aye: 7 - Chair Hatwig, Vice Chair Sponsler, Commissioner Rocha, Commissioner Halajian, Commissioner Simmons, Commissioner Laval and Commissioner Federico

III-A [ID 23-950](#) APRIL 24, 2023 HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES.

IV. APPROVE AGENDA

6:03 P.M.

On motion of Commissioner Rocha, seconded by Commissioner Simmons, that the Agenda be APPROVED. The motion carried by the following vote:

Aye: 7 - Chair Hatwig, Vice Chair Sponsler, Commissioner Rocha, Commissioner Halajian, Commissioner Simmons, Commissioner Laval and Commissioner Federico

V. CONSENT CALENDAR

N/A

VI. CONTINUED MATTERS

VI-A [ID 23-949](#) CONTINUED FROM APRIL 24, 2023
HEARING TO CONSIDER Building Permit B22-18975 regarding
Rehabilitation and addition of multi-family units to the Frank J Craycroft
Home (HP #182), located at 6545 N Palm Avenue (APN 40776212).

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Commission (HPC)
take the following actions:

1. A Section 15331/Class 31 Categorical Exemption was completed
for this project on July 1, 2022.
2. **APPROVE CONSISTENT WITH P21-05668:** Building Permit
Application B22-18975 (and associated record B23-07317) for
HP#182 the Frank J. Craycroft Home; 6545 N. Palm Ave. [b.
1927] (APN 40776212).

6:03 P.M.

Commissioner Halajian recused himself from this item.

*Director Clark gave a brief history of the Craycroft House and explained that
the Planning Entitlement (P21-05568) was approved on the condition that
this item would be reviewed by the Historic Preservation Commission again
in 2023.*

*Stephanie Say (applicant) answered questions from the Commission on
product choices, phasing, and renderings of the project. She elaborated on
scope of work and explained the changes from the original application.*

*Members of the public spoke and expressed concern that the home will
soon be surrounded by new 2-story housing units and the view of the
historic building will be obstructed. They also reported concern for the
integrity of the original Craycroft home.*

*In response to the public comment, Say explained the steps they were
planning to take to honor the past and their goal of restoration.*

**On motion of Commissioner Simmons, seconded by Commissioner
Laval, that the above Action Item be APPROVED. The motion carried by
the following vote:**

Aye: 6 - Chair Hatwig, Vice Chair Sponsler, Commissioner Rocha, Commissioner Simmons, Commissioner Laval and Commissioner Federico

Recused: 1 - Commissioner Halajian

VII. COMMISSION ITEMS

VII-A [ID 23-325](#) HEARING TO CONSIDER PROPERTY OWNER'S APPLICATION TO DELIST THE NYSTROM HOME (HP#225) LOCATED AT 725/727 N WILSON AVENUE (APN 45218210) FROM THE LOCAL REGISTER OF HISTORIC RESOURCES PURSUANT TO FMC 12-1614.

6:34 P.M.

Director Clark explained the history of the property, indicated the property owner's request to remove the property from the Local Register, and identified the steps needed if they were interested in removal.

Linda Steiner (property owner) described the home and the challenges she has faced as the property owner for 31 years. Steiner explained that rehabilitating the home to its original components would be very expensive and she can not maintain that kind of expense. She said that she wanted to make repairs and upgrades to the home, but could not afford to repair in line with Historic Preservation guidelines, citing the replacement of windows on the property.

Brooke Morgan, also speaking on behalf of the applicant, explained the process they have gone through to come to this resolution of delisting the home. She stated that they have spoken to multiple people, lastly the window contractor, who informed them that they would need to purchase Pella (wood) windows. These windows are too expensive and is not an option.

Commissioner Halajian asked for clarification on the request before the Commission since there are two homes on the property and Clark explained the entire property would be removed from the Register.

Commissioners asked Steiner if she has had difficulties repairing the home since registering the property, to which she explained the only work done was replacing the roof 4-5 years ago with no noticeable obstacles.

Chair Hatwig talked about repairing verses replacing the windows, adding

that per the Secretary of Interior Standards "Guidebook on the steps to Restore", replacement is the last option. Steiner explained that they have repaired the wood on the windows prior to this request. Hatwig added that people should the Historic Preservation Commission as a resource, citing Mills Act as an option available.

Commissioner Rocha read from the City of Fresno website information about the energy difference for old verses new windows.

Vice Chair Sponsler gave specific information on the cost difference of repairing and/or replacing the windows. He explained that they would only require the front/ street facing windows be wood, and that the rear and side windows could be vinyl. He also shared information on the City of Fresno's Economic Incentives (Mills Act and Mitigation grant funding) available to offset the cost.

Commissioner Simmons noted that the windows were part of the designation when it was added to the Local Register and should be acknowledged like all of the parts of the home that were listed on the original paperwork.

Commissioners Rocha, Sponsler and Simmons shared personal experiences with historic homes. Morgan asked the Commission if a liaison would be available to consult with the property owner the proper process of conducting home repairs. Hatwig suggested meeting with the Architectural or Economic Incentive Subcommittees for guidance for advice.

During public comment, a member of the public made a statement of the longevity of the wood windows compared to vinyl windows.

Commissioner Sponsler read aloud the Fresno Municipal Code's Five Findings required to approve this request

- 1) The proposed work is not consistent and would be valuable.*
 - 2) The action proposed is not necessary to correct an unsafe or dangerous condition on the property;*
 - 3) He cited proof there would not be unreasonable economic hardship to the owner, providing various cost savings options.*
 - 4) The site is not required for public use.*
 - 5) There is no relocation of a Historic Resource.*
- He concluded that none of the findings were applicable.*

Chair Hatwig invited Steiner and Morgan to next month's Commission meeting because will have a Window replacement workshop that would be helpful to them.

Chair Hatwig asked the Commission if there were any motions to approve the applicant's request. No commissioners spoke. He then asked if they would like to entertain any other motions and Rocha moved to recommend denial of the request, seconded by Sponsler.

On motion of Commissioner Rocha, seconded by Vice Chair Sponsler, that the above Action Item be RECOMMENDED FOR DENIAL. The motion carried by the following vote:

Aye: 7 - Chair Hatwig, Vice Chair Sponsler, Commissioner Rocha, Commissioner Halajian, Commissioner Simmons, Commissioner Laval and Commissioner Federico

VII-B [ID 23-113](#) HEARING TO CONSIDER THE HISTORIC RESOURCE AMENDMENT REMOVING GULLIVER'S SHIP FROM THE DESCRIPTION OF STORYLAND PARK ON THE HISTORIC INVENTORY FORM (DPR 523A), PURSUANT TO FMC SECTION 12-1614, LOCATED AT PARCEL 45002008T (INCLUDING BUT NOT LIMITED TO 890 W BELMONT AVE.)

7:11 P.M.

Director Clark informed the Commission that the applicant was not in attendance. She introduced the item and discussed the proposed scope of work, explaining the historic significance of the ship in Storyland at Roeding Park Zoo. She notified the Commission of the process needed to approve the project.

Commissioners asked questions about materials, funding, and plans for the original ship but Clark was unable to answer them without additional input. She suggested that this item be continued to the Historical Preservation Commissioner July's meeting.

Vice Chair Sponsler said that more information is imperative.

On motion of Vice Chair Sponsler, seconded by Commissioner Federico, that the above Action Item be CONTINUED. The motion carried by the following vote:

Aye: 7 - Chair Hatwig, Vice Chair Sponsler, Commissioner Rocha, Commissioner Halajian, Commissioner Simmons, Commissioner Laval and Commissioner Federico

VII-C [ID 23-361](#) WORKSHOP ON THE FRESNO COUNTY'S LEAD POISONING PREVENTION AND LEAD HAZARD CONTROL PROGRAM

7:21 P.M.

Amy Dobrinin and Bee Vang (Fresno County Department of Public Health) presented a workshop discussing the history, toxicity, laws/regulations, and risks of lead poisoning. They reported common causes of lead poisoning and effects of this neurotoxin. They explained the help that is available to homeowners and their program focusing on children exposed to lead paint.

The Commission discussed the permanent effects of lead paint and its irreversibility. Handouts and packets were made available for Commissioners and all present that included information on the programs.

VII-D [ID 23-416](#) WORKSHOP ON THE PROPOSED NEW CAMPUS FOR THE GOLDEN CHARTER ACADEMY, LOCATED AT 741 W BELMONT AVE. (APN 45812117 & -19)

8:06 P.M.

Dan Zack, (Consultant) provided the Commission information on the building, location, scope of work, and history of the site.

Eric Bower (General Contractor) reported on the condition of the building, structural issues, mold issues, lead paint, and asbestos found on-site. After their presentations, Zack asked the Commission for feedback on whether the building is worthy of preservation or if more information is needed.

Zack's initial background research was unable to answer some of the Commissioners' questions, leading to an agreed upon recommendation by the Commission that Karana do more research and report back.

Halajian asked about potential adaptive reuse, but Zack said the property owner did not have any practical options.

Sponsler requested Chris Jarvis work with Karana during the research phase.

VII-E [ID 23-200](#) WORKSHOP ON ACCESSORY DWELLING UNIT GUIDELINES

8:26 P.M.

Due to Vice Chair Sponslers' early departure, the Commission voted to continue this item to July 24, 2023.

On motion of Commissioner Simmons, seconded by Vice Chair Sponsler, that the above Discussion Item be CONTINUED. The motion carried by the following vote:

Aye: 7 - Chair Hatwig, Vice Chair Sponsler, Commissioner Rocha, Commissioner Halajian, Commissioner Simmons, Commissioner Laval and Commissioner Federico

VII-F [ID 23-548](#) UPDATE FROM THE HISTORICAL PRESERVATION MONTH
PLANNING SUBCOMMITTEE ON MAY'S EVENTS

8:28 P.M.

The Commissioners reported positive experiences after attending various events such as the Pub Quiz, LGBTQ History, Hmong History, and Open House. They voiced appreciation for the attendance and enthusiasm. The Commissioners expressed interest in growing the event next year. They acknowledged the encouraging feedback they have received and commended themselves for celebrating for a month, rather than a week.

Sponsler noted that a month's worth of events were challenging for a subcommittee to handle alone and suggested each Commissioner have an individual project with a subcommittee coordinating all events from monthly Historic Preservation Commission updates.

Future projects suggested included QR codes at various sites providing additional information, a US99 tour, newly renovated Abacus, and newly registered properties (Dr. Earl R. Meyers Sr. & Mrs. Mattie B. Meyers Fresno Street Medical Arts Center).

Vice Chair Sponsler left the meeting at 8:37 P.M.

VII-G [ID 23-1041](#) UPDATE ON REGULAR MONTHLY TOPICS:
1. STAFF UPDATES
2. ECONOMIC INCENTIVE UPDATES

3. ARCHITECTURAL REVIEW SUBCOMMITTEE UPDATE
4. ABACUS SUBCOMMITTEE UPDATE
5. NAMING SUBCOMMITTEE

8:41 P.M.

1. *Clark provided an update on the High Speed Rail sound wall. Monroe reported on the monthly Historic reviews coming through the department.*
2. *Rivas updated on the quantity and status of pending Mills Act and Mitigation applications. Monroe added that there are updated brochures available.*
3. *The subcommittee reported on the current status of the Hardy Theater and their recent meeting with the new construction team to view the weather/water damaged site. Communication with the contractor is ongoing. The subcommittee requested monthly updates for the Commission.*
4. *Monroe reported the current status on building permits and the applicants' eagerness to begin construction on the Abacus.*
5. *Monroe reported progress on a final name for the Dr. Meyers' nomination and that the National Farm Workers Assoc. monument continues to move forward. She added that Vice Chair Sponsler has his first quote on the tentative plaque design that has come before the Commission, and that he could give details next meeting.*

VIII. CHAIRPERSON'S REPORT

N/A

IX. UNSCHEDULED ITEMS

8:49 P.M.

IX. - A. Members of the Commission

Rocha recently reported that there has been work outside the Hardy's Theater, and Monroe said that she shared his concerns with the new construction team.

IX. - B. Staff

N/A

IX. - C. General Public

A member of the public inquired if the City was replacing the old street lights in the PG&E neighborhood and asked about the whereabouts/status of the original lights. He also commented that the City has a signage department that could create signage highlighting historic resources.

X. NEXT MEETING

8:52 P.M.

Chair Hatwig announced the next Historic Preservation Meeting will be held July 24, 2023.

XI. ADJOURNMENT

Chair Hatwig adjourned the meeting at 8:52 P.M.