

Historic Preservation Commission Executive Minutes

October 24, 2016

MONDAY

6:00 p.m.

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

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

Commissioners Present: Boyd, Goldbeck (arrived a few minutes late) Hatwig, Halajian, McNary, Simmons.

Commissioners Absent: Roper.

Staff Present: Hattersley-Drayton, Mehrten (CAO), Wilson and Zack.

Karana Hattersley-Drayton introduced and welcomed the newest member of the Commission, Ron McNary. Commissioner McNary has spent his professional life in the building trades and previously worked for the County of Fresno. He has restored 7 houses in Fresno and lives in the Wilson Island Historic District. The other Commissioners also introduce themselves and their disciplinary specialty to McNary.

I. APPROVE MEETING MINUTES

A. Approve Minutes for September 26, 2016.

The minutes were approved 4-0 (McNary not present at the meeting and cannot vote, Goldbeck not in meeting at time)

II. APPROVE AGENDA

The agenda was approved 5-0 on a motion by Jason Hatwig and a second by Dr. Don Simmons.

III. CONSENT CALENDAR

V. CONTINUED MATTERS None

VI. COMMISSION ITEM

- A. Consider Recommendation to the City Council the Designation of the David Bruner Home Located at 251 N. Clark Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 and Fresno General Plan Policy

Historic Preservation Commission Minutes, October 24, 2016

for Demolition Review HCR-2-g (**ACTION ITEM**).

Staff Recommendation: Approve and forward to the City Council.

Hattersley-Drayton gave a Power Point reiterating the eligibility criteria for the property. The Bruner Home is submitted to the Commission as part of the City's demolition review process. Under General Plan policies Hattersley-Drayton is required to review all demolition permits to ensure that 1) the property is not a listed resource and 2) that it is not potentially eligible to be considered for listing on the Local Register. On the rare occasion when a property appears to be potentially eligible, the demolition permit is held and the resource is evaluated on DPR survey forms. This home is a fine example of a Craftsman bungalow with high integrity to its period of significance, 1922. It is adjacent to a designated historic property (the McKay Home) and also adjacent to another pre-1906 Craftsman and thus there is additional concern due to adjacency issues. Page 2

Code and Preservation staff did a site visit and reviewed the structural report prepared by a consultant for the owner. Code staff, with considerable building expertise, opined that the home was sound, with only those issues (like flaking lime-based mortar) that one would expect in a home nearly 100 years-old. Similar homes to this one are contributors to the Huntington Boulevard Historic District. Drayton notes that the newly adopted Fulton Corridor and Downtown Community Plans stress the importance of neighborhood preservation, beyond the individually listed historic resource.

Staff recommends that the property be found eligible for listing on the Local Register and forwarded to the City Council for consideration.

Simmons: Asked whether this area was included within a proposed historic district.

Hattersley-Drayton: No, although this block has been called out before for consideration in prior investigations for the Community Medical Center.

Halajian: Asks if there is an architect associated with the home?

Hattersley-Drayton: No.

The property owner Dr. Eric Lindvall introduced himself. His initial intent was not to tear it down but to turn it into a renal or café. Was concerned about what he was led to believe was the amount of work required to bring it up to safety standards. Homeless in the area are a real issue so he has hired a security company to patrol. He is concerned that listing it as a historic property will restrict the improvements he wants to make. He was unaware that it was a potential historic resource when he purchased it; He wondered what he would be allowed to do.

Jason Hatwig: Historic status is mostly concerned with preservation of the façade, not the interior.

Lindvall: He is under the impression that there are limited changes that he could make.

Hattersley-Drayton: Reiterates that it is the façade, the principle elevations that are regulated. You can make changes to the interior and even to the rear of a historic property.

Historic Preservation Commission Minutes, October 24, 2016

Halajian: *Observes that if you change the building to commercial use, there are more code regulations, but commercial use would be great.*

Hatwig: *Notes that historic properties have MORE options and flexibility with the California Historical Building Code etc. Also, the City is considering adopting the Mills Act (which would reduce the property taxes on a historic property under contract.)*

Page
3

Lindvall: *He notes his concerns with the cost of improvements; what happens if demo permit is retracted?*

Hatwig: *Notes that preserving the home is probably a lot cheaper than new construction.*

Lindvall: *Asks who is the deciding body on what is allowed to the property.*

Hattersley-Drayton: *Once a property is designated, all permits are reviewed and only dramatic changes to a historic resource are brought to the Commission. Commissioners incidentally have a lot of knowledge and provide an additional benefit to historic property owners.*

Boyd: *Notes that there are several homes on this side of the block that are worthy of preservation.*

Halajian and Drayton: *Stress the opportunity to have a resource (perhaps a rental for nurses) so close to the hospital.*

Hatwig: *The house is unique and has a lot of custom work.*

On a motion by Don Simmons and second by Ron McNary, the Commission supports the staff recommendation to nominate the Bruner Home to the Local Register of Historic Resources and to forward the recommendation to the City Council.

- B. Review and Provide Comments on Recommendations Included in Report "An Archaeological Survey-Ground Penetrating Radar of Assessor Parcel Number 510-233-04 The Forestiere Underground Gardens A Historic Property" Pursuant to FMC 12-1606(a)(1).

Staff Recommendation: Support recommendations for further archaeological investigations at the site.

Karana Hattersley-Drayton *reviews the consultants' recommendations for further archaeological work on the east 4.4 parcel of the Forestiere Underground Gardens. In 1991 the overall 8 plus acres were divided between two sides of the Forestiere family. The west parcel includes the Gardens, the east is an open field. However there have been suggestions that there are sub-surface resources on the east parcel (beyond what was already noted: stairs on the boundary and a smoke house). In 2011 the Mary Forestiere family asked to have the east parcel delisted from the Local Register boundary (it is also however on the National and State Registers). After additional research and three public meetings there was no compelling information that there are underground resources on the east, however staff and the Commission asked to have an archaeological survey prepared including Ground Penetrating Radar, just to be sure.*

Historic Preservation Commission Minutes, October 24, 2016

The east parcel is now in escrow and the potential new owner has hired an archaeologist to prepare the report, which included both a pedestrian survey of the entire parcel as well as a GPR survey of the northern half of the parcel [due to cost and the fact that this is where the "lake" and potential sub-surface resources were/are located.]

The Archaeological report found five anomalies of potential interest [Drayton lists these, as included in the staff and archaeological report]. Test trenching and boring are recommended in these locations. The estimated amount for this additional work is around \$3,000. Staff recommendation is that this work needs to be completed so we know for certain how to provide mitigations under CEQA for a proposed project. Features would not necessarily preclude development.

Page
4

Boyd: *Wonders, what if something historic is uncovered?*

Hattersley-Drayton: *It depends on what is found, there is no way to answer that question right now.*

Goldbeck: *Who would do this investigation?*

Hattersley-Drayton: *Probably the same archaeological team.*

Halajian: *What conditions could be imposed based on what is found?*

Hattersley-Drayton: *Any project on a National Register (California Landmark and Local Register) property will need to be carefully reviewed to make certain that it does not adversely affect the Gardens and that it is in compliance with the Highway City Specific Plan.*

Halajian: *Is the business affected by High Speed Rail?*

Hattersley-Drayton: *Yes.*

Halajian: *He is unsure of what his reaction would be on what could be developed on site.*

Hattersley-Drayton: *It is important to consider both property owners, their rights as well as protection of the historic asset.*

The agenda item is opened to the public.

Property owners' rep: *He was aware that the report was necessary and he wants to ensure that the deal is done.*

Buyers Broker: *Wonders if the Commission has seen this area in comparison with Northeast Fresno? He notes that there is nothing on the property. He has personally talked with the Forestiere Family (the side of the family that owns and runs the Gardens) and they are happy with the possible development on the east parcel. HSR is what is affecting his client's business and they have purchased the land in hopes that they could improve the area.*

Goldbeck: *Seems like they have come so far; this is one small piece which will answer all the questions that remain and will be needed for development.*

Historic Preservation Commission Minutes, October 24, 2016

Simmons: *Having the study does NOT imply that any development is approved by this body.*

On a motion by Paul Halajian and a second by Robin Goldbeck, the HPC supports the staff recommendation to have the additional archaeological work prepared, 6-0.

Page
5

VII. CHAIRPERSON'S REPORT

A. Discuss FY2016 Commission Report.

Patrick Boyd mentions that the annual HPC report was only distributed today. We can review and adopt it next month.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

No reports.

B. Staff

1. OHP Training Friday, November 4, 9:30 AM-3 PM Council Chambers

Karana reminded the HPC that the training with the State Office of Historic Preservation is on November 4th. The Commission is hosting (thus helping, not paying for) the coffee hour and will do meet-and-greet with any registrants.

2. Bike Through History, Saturday, November 5, 9-noon.

Karana mentions that this is an annual event... we still need a few volunteers.

C. General Public

None

IX. NEXT MEETING: November 14, 2016, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

The meeting was adjourned by Chair Boyd at 7:11 PM.

Respectfully submitted:

Karana Hattersley-Drayton, M.A. (Secretary, Historic Preservation Project Manager)

Drew Wilson, Planner 1 (Recording Secretary)