



Historic Preservation Commission Executive Minutes

July 24, 2017

MONDAY

6:00 p.m.

2600 FRESNO STREET
CONFERENCE ROOM A
2nd Floor, City Hall

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

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

Commissioners Present: Don Simmons, Robin Goldbeck, Paul Halajian, Patrick Boyd, Jason Hatwig, Ron McNary.

Staff Present: Dan Zack, Sophia Pagoulatos, Seth Mehrten (CAO), and Drew Wilson.

II. APPROVE MEETING MINUTES

A. Approve Minutes for May 22nd, 2017.

The minutes of May 22nd were approved 6-0 with a motion by Paul Halajian and a second by Robin Goldbeck.

III. APPROVE AGENDA

The agenda was approved 6-0 with a motion by Jason Hatwig and a second by Ron McNary.

IV. CONSENT CALENDAR

None

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

a) Roeding Park Update:

Sophia Pagoulatos gave a presentation on Roeding Park construction to date. She reviewed the mitigation measures related to cultural resources that the commission reviewed which consisted of; Creating Design Guidelines, reintroducing the ponds, rehabilitating the pergola, and relocation of the Fresno Chaffee Zoo Old Administration Office. She mentioned two additional items that could be considered related to cultural resources; landscape and tree replacement. The Design guidelines have been completed. The Ponds has been finished and built as shown in the updated site plan. She addressed the concern of the Zoo expansion and Park interface. There has been landscaping installed, but has to meet the national zoo safety standards. Lastly she informed the commission that the Old Administration office has been moved.

Boyd: Has heard from a variety of colleague from who have been working on the zoo expansion that the entire park is currently in need of a irrigation system update, and there is a need to reestablish trees throughout the park. With the requirements assigned to the Zoo to reestablish tress it seems that the same requirement should be applied to the City to ensure the character of the original park design is maintained.

Pagoulatos: The need for an updated irrigation system has been brought up and is something that can be included in the forthcoming Parks Master Plan.

Don Simmons: Are there any additional structures that could be added to the local registry and has a historic district been established for the park?

Pagoulatos: The entire park is current treated as a historic resource and a recent study from the High Speed Rail Authority has been mentioned the park as a candidate for a historic district.

Halajian: Do you know how many structures could be considered contributing to the district. If a district was established would all structures be considered contributors?

Pagoulatos: There is a map in the design guidelines that identifies all of possible structures that could be included on the local registry, and not all would be considered contributing if a district was established.

Hatwig: Have all the monuments and statures been replaced?

Pagoulatos: I know it has started, but would have to get back to you with the current progress.

Robin Goldbeck: Are the design Guidelines available online?

Pagoulatos: I will make sure they are and send out

No Public Parking

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b) Einstein Home Parking:

Dan Zack gave a presentation on the history of the home, which is currently the Marjaree Mason Center, with a focus on a pergola/arbor that was attached with a trellis to the main home. The pergola and trellis fell in 1998, but the perimeter foundation and a bird bath remain. The property owner is in need of additional parking spaces and would like to talk to the commission about the possibility of removing the remaining pergola foundation to allow for a driveway and parking lot expansion. The structure was mentioned in the DPR and the National Register nomination application.

Commissioner Simmons recused himself from the discussion due to living next door to the property.

William Crockett: The property owner explained the need to increase the parking for clients and employees. The center provides private parking for some of its clients for safety reasons, and this limits the number of onsite parking for employees and other clients. The street parking is commonly used by other downtown business and government employees. The current condition of the concrete of the pergola foundation is at a state of disrepair and there are no current plans to rebuild the structure. The commission discussed the potential parking redesigns of parking onsite and needs of the center. The Center's main concern is the ability to remove the remaining pergola foundation and bird bath.

Hatwig: It would be nice to find a way to allow for more parking and incorporate an element of the original pergola.

Goldbeck: Was the pergola described as a character defining feature?

Zack: Not on its own, but mentioned in the DPR.

Boyd: Need to have a discussion on the code element, and if this was demolition of neglect.

Crockett: The wood was not treated properly and a large storm caused it to fall over. There were talks before to recreate it, but changes have been made to the long term plans. The Center is in need of as many parking spaces as possible, and has been trying to work with nearby properties to establish a shared use agreement.

Zack: The City is looking at potential ways to better manage and arrange street parking around the Center.

Boyd: Once all the site requirements are met for any additional parking it looks as if you will come up with the same number you currently have on site.

Halajian: In terms the character defining feature of the remaining pergola structure; I will call it a ruins. That can be viewed as a fraction of reality of what once was or as a memory of what once was. I can see both sides of the argument.

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Hatwig: I feel that we will start to see more of this.

Crockett: We are waiting to know what we can or cannot do before we hire a design professional.

Halajian: With the Center having no plans to recreate the pergola then this will just stay a ruin, but in doing so you potentially hamper the Center's mission.

Boyd: Do we then become the Planning Commission and not the Historic Preservation Commission. We would have to recreate history to know if there was a purposeful demolition by neglect and could it have been stopped had the proper code enforcement be administered.

Goldbeck: I believe we view it as a structure that is gone and is not going to come back, and we do not have the authority to make them build it back.

Halajian: The rebuild of the structure would require it to be all new material due to the current state of the foundation.

Goldbeck: I would like to see a reference to the pergola in the redesign of what will be proposed, and to have it reviewed by the commission.

Boyd: Do we need to make an action?

Hatwig: Does the feature need to be delisted from the main structure?

Zack: I have never been a part of that, and would have to look into it?

Seth Mehrten: I will have to look into that, but gut tells me it's the same process as an entire structure.

McNary: Can the bird bath be saved.

Crockett: If it is structurally feasible we would be happy to have it added to another location on the property with a reference to the original pergola.

There were no public comments.

c) Mills Act Workshop:

Dan Zack reviewed the Mills Act approval and what the process will entail. The focus was on the development and handling of the 10 year improvement plan agreements with the property owners. He requested that the commission brainstorm how this would be handled and the logistic.

Boyd: I would like to see subcommittees and not have multiple special meetings.

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Halajian: Does the list have to be completed over 10 years or can it be done all at once.

Zack: This is up to the commission and could be addressed by requiring the property owner to maintain the property after all work has been completed.

Hatwig: Will there be a code inspector to look at structure elements.

Zack: It was not done that way in the previous City I worked with, but it is something you could do here.

Simmons: Can they use the funds to make changes that impact the historical integrity of the building?

Zack: It has to come to the commission for review, and is writing into the policy that it has to secretary of interior standards.

Boyd: Who will be doing the inspections to make sure the properties are completing the items listed on the improvement plan?

Zack: That is up to the board.

Goldbeck: Can we establish a self-reporting system?

Zack: This is a possibility, and up to the commission to decide. It could be a yearly self-reporting and every couple of years there would be a physical inspection. I will draft up a plan with two person sub committees and the inspection schedule.

Mehrten: I need to look into the legal ability of having assigned teams or sub committees.

d) Chair/Vice Chair Elections:

The current Chair and Vice Chair, Patrick Boyd and Jason Hatwig, stated they would like to keep their current roles. They were both reelected 5-0 with a motion by Don Simmons and a second by Robin Goldbeck.

VII. CHAIRPERSON'S REPORT

None

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

McNary: Have we hired a replacement for the Historic Preservation Specialist.

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Zack: I have been working with a new personnel manager in our department and should be able to move the process along quickly now, and plan to have an update soon.

B. Staff

Zack: We received some funding for the commission and would like to do a workshop next meeting to talk about how it should be used.

C. General Public

There was no additional Public comment.

IX. NEXT MEETING: August 28, 2017, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:58 PM.

Respectfully submitted:

Dan Zack, Assistant Director

Drew Wilson, Recording Secretary