



Legislation Details (With Text)

File #: ID19-1288 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 2/22/2019 **In control:** Historic Preservation Commission
On agenda: 2/25/2019 **Final action:** 2/25/2019
Title: 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

Sponsors:

Indexes:

Code sections:

Attachments: 1. 375-383 N Fresno Attachments

Date	Ver.	Action By	Action	Result
2/25/2019	1	Historic Preservation Commission	approved	

February 25, 2019

FROM: DANIEL ZACK, AICP
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SUBJECT:
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

RECOMMENDATION

Staff recommends that the Commission designate the Paul A. Christenson Buildings located at 375-383 N Fresno Street as a Heritage Property pursuant to FMC 12-1612.

EXECUTIVE SUMMARY

The property owner, Stephen Walter, has requested that his property located at 375-383 N Fresno Street be considered for designation as a Heritage Property. The Paul A. Christenson Buildings were originally constructed in 1922 and 1948 and are therefore greater than 50 years of age; are associated with early 20th century commercial development in Fresno and have distinction as a Streetcar Commercial property type; and retain historic integrity. Mr. Walter is pursuing designation as a Heritage Property in order to make timely use of the California Historical Building Code for a rehabilitation project, and may pursue listing to the Local Register of Historic Resources at a later date. The subject property appears to easily meet the definition of a Heritage Property, as a “resource which is worthy of preservation because of its historical, architectural or aesthetic merit...” (FMC 12-1603(n))

BACKGROUND

Fresno’s Historic Preservation Ordinance identifies several possible strategies and categories for historic designation of a property: individually as a Historic Resource in the Local Register, designation of multiple properties as Local Historic District, and individual listing as a “Heritage Property.” “Heritage Property” is defined in the Historic Preservation Ordinance as a “resource which is worthy of preservation because of its historical, architectural or aesthetic merit but is not proposed for and is not designated as a Historic Resource...” (FMC 12-1603(n))

The Heritage Property category was established for resources that have historic merit but which may have problems with integrity or which may be a contributor to a proposed district but which lack significance as an individual resource. Listing through this program of the Ordinance allows use of the California Historical Building Code, the Historic Preservation Mitigation Program, and a measure of protection. Unlike the historic resource protocol, Heritage Properties may only be nominated by the owner or an authorized agent of the owner. A listing of a Heritage Property may also be rescinded more easily by the owner (FMC 12-1612(d)). There is no requirement to publish notice in a local newspaper and the nomination is not automatically forwarded to City Council for consideration. Additionally, there is no age, significance or integrity requirements for this designation.

Staff recommends that the Commission make a finding designating the Paul A. Christenson Buildings located at 375-383 N Fresno Street as a Heritage Property.

Attachments

Exhibit A: State of California Survey Forms for the Paul A. Christenson Buildings 375-383 N Fresno Street Prepared February 15, 2019 by Laura Groves van Onna for the City of Fresno.