



## Legislation Details (With Text)

**File #:** ID19-1937      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Passed

**File created:** 6/20/2019      **In control:** City Council

**On agenda:** 6/27/2019      **Final action:** 6/27/2019

**Title:** CONTINUED HEARING to consider adoption of resolutions related to the designation of properties to the Local Register of Historic Resources

1. \*\*\*RESOLUTION - Designating the George Riddell Miller Home located at 617 E Carmen Avenue, Fresno, California to the Local Register of Historic Resources (Council District 1) (Subject to Mayor's veto)
2. \*\*\*RESOLUTION - Designating the Bixler Vapor Dry Cleaning Company Building located at 2049 Broadway, Fresno, California to the Local Register of Historic Resources (Council District 3) (Subject to Mayor's veto)

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 1.Designation Criteria for the Local Register of Historic Resources (FMC 12-1607), 2. 2.Department of Parks and Recreation forms/George Riddell Miller Home/617 E Carmen Ave, Fresno, 3. 3. Miller Local Register Reso 6-27-19 CAO Initial.pdf, 4. 4.Department of Parks and Recreation forms/ Bixler Building/2049 Broadway Avenue, Fresno, 5. 5. Bixler Local Register Reso 6-27-19 CAO Initial.pdf, 6. Late Submission - PowerPoint Presentation.pdf

Date	Ver.	Action By	Action	Result
6/27/2019	1	City Council	adopted	Pass

## REPORT TO THE CITY COUNCIL

**June 27, 2019**

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**THROUGH:** DANIEL ZACK, AICP, Assistant Director  
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## SUBJECT

CONTINUED HEARING to consider adoption of resolutions related to the designation of properties to the Local Register of Historic Resources

1. \*\*\*RESOLUTION - Designating the George Riddell Miller Home located at 617 E Carmen Avenue, Fresno, California to the Local Register of Historic Resources (Council District 1)

(Subject to Mayor's veto)

2. \*\*\*RESOLUTION - Designating the Bixler Vapor Dry Cleaning Company Building located at 2049 Broadway, Fresno, California to the Local Register of Historic Resources (Council District 3) (Subject to Mayor's veto)

## RECOMMENDATION

The Historic Preservation Commission recommends that the City Council adopt the attached Resolutions designating the George Riddell Miller Home located at 617 E Carmen Avenue and the Bixler Vapor Dry Cleaning Company Building located at 2049 Broadway to the Local Register of Historic Resources pursuant to Fresno Municipal Code 12-1607 and 12-1609.

## EXECUTIVE SUMMARY

The owners of the George Riddell Miller Home and the Bixler Vapor Dry Cleaning Company Building have requested in writing that their properties be considered for listing in Fresno's Local Register of Historic Resources. The residences were evaluated with respect to the historic resource criteria of the City of Fresno's Historic Preservation Ordinance, Article 16 of Chapter 12 of the Fresno Municipal Code, and were publicly noticed in the *Fresno Bee* as required by the Ordinance. The Historic Preservation Commission held a noticed public hearing on May 2, 2019 and concluded that the properties were eligible for listing on the Local Register of Historic Resources. The Commission hereby forwards the nominations to the City Council for consideration.

## BACKGROUND

**The George Riddell Miller Home** (1919) consists of a one-story single-family residence with attached carport and a detached one-car garage, constructed in the Craftsman architectural style, within the 6-block area of Wilson's North Fresno Tract known locally as the "Wilson Island." The period of significance identified for this property is 1919-1953, the period during which George Riddell Miller and his wife Elsie Gertrude Miller lived in the home.

The George Riddell Miller Home is a contributor to the Wilson Island Historic District. The Resolution designating the Wilson Island Historic District to the Local Register of Historic Resources as a Local Historic District was adopted by Fresno City Council on October 29, 2009 pursuant to FMC 12-1607 (b) under Criteria i, ii, iii and iv. The "Wilson Island" is located within Fresno's Tower District and encompasses 80 properties which are within the larger Wilson's North Fresno Tract, a subdivision first developed in 1908 by Rosanna C. Wilson and her son A. Polette Wilson. It is one of the most architecturally distinct neighborhoods in Fresno, with a mix representing the major styles prevalent during the period of 1910-1954. Several of the homes in this 6-block neighborhood were designed by prominent local and regional architects (and/or building firms). From an earlier era when people lived in more socially mixed neighborhoods, the Wilson Island represents a move to a new "suburbia," based to some extent on social standing and education.

The George Riddell Miller Home is eligible for listing in the City of Fresno's Local Register of Historic Resources. The property is greater than 50 years of age and possesses integrity of location, setting, design, materials, workmanship, feeling, and association (FMC 12-1607). Additionally, it is significant under Local Register Criterion i because it is associated with Fresno's early expansion northward within the "Wilson Island" of Wilson's North Fresno Tract in the Tower District and Criterion iii because it embodies distinctive characteristics of the Craftsman architectural style and represents the work of

a master local builder, E.J. Farr.

**The Bixler Vapor Dry Cleaning Company Building** (1920) consists of a three-story commercial/industrial building, constructed of brick, in the Lowell Neighborhood. A one-story caretaker's studio was constructed within the rear portion of the rooftop of the building in 1940. The period of significance identified for this property is 1920-1956, the estimated period during which the Bixler Vapor Dry Cleaning Company owned and operated the building.

The subject property located at 2049 Broadway was previously 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 to be eligible for National, California, or Local Register listing through this survey evaluation.

Upon further research, the Bixler Vapor Drying Cleaning Company Building is eligible for listing in the City of Fresno's Local Register of Historic Resources. The property is greater than 50 years of age and possesses integrity of location, design, feeling, and association (FMC 12-1607). Additionally, it is significant under Local Register Criterion i because it is associated with early 20<sup>th</sup> 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.

### **Local Register Criteria and Protocols:**

The City's Historic Preservation Ordinance is found at Article 16 of Chapter 12 of the Fresno Municipal Code. Section 1607 outlines the criteria for designation of a resource to the Local Register of Historic Resources. A "historic resource" is "any building, structure, object or site" which is generally more than fifty years of age and "possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (i) Is associated with events that have made a significant contribution to the broad patterns of our history; or
- (ii) Is associated with the lives of persons significant in our past; or
- (iii) Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values; or
- (iv) Has yielded or may be likely to yield, information in prehistory or history.

The City's criteria for assessing significance are patterned after the National Register of Historic Places (1966 as amended) which uses letters A-D for significance. Fresno's Local Register is also similar, although not equivalent, to the California Register of Historical Resources which uses a numbering system of 1-4 for criteria. Although the concept of "integrity" is not specifically defined in the City's Ordinance, it is implicitly understood to follow the National Register which defines "integrity" as "the ability of a property to convey its significance." "To retain integrity a property will always possess several and usually most, of the aspects." ("How to Apply the National Register Criteria for Evaluation" 1988:44).

The process for designating a historic resource is outlined in FMC 12-1609. In brief, a request to designate a resource to the Local Register may be made by the Council, the Commission, the Secretary to the Commission, the property owner, or an authorized representative of the owner (12-1609(a)). Applications for listing use the state protocol for survey forms with both a DPR 523A (Primary) as well as a DPR 523B (Building, Structure, Object Form) (12-1609(a)(1-9)). A notice must

be published in a local newspaper at least ten days prior to the hearing and sent to the property owner as well. Commissioners must also physically visit the property prior to the Commission hearing (12-1609(c)(1)).

## **ENVIRONMENTAL FINDINGS**

The designation of historic properties is not a “project” for the purposes of the California Environmental Quality Act (CEQA) as it will not result in a direct or indirect change in the environment.

## **LOCAL PREFERENCE**

Local preference was not considered because this agenda item does not include a bid or award of a construction services contract.

## **FISCAL IMPACT**

There is no additional impact beyond the expenditure of staff time, which is currently budgeted in the FY19 Adopted Budget.

### **Attachments:**

1. Designation Criteria for the Local Register of Historic Resources (FMC 12-1607).
2. Department of Parks and Recreation Forms/George Riddell Miller Home/617 E Carmen Avenue, Fresno.
3. City Council Resolution of George Riddell Miller Home/617 E Carmen Ave
4. Department of Parks and Recreation Forms/Bixler Building/2049 Broadway Avenue, Fresno
5. City Council Resolution of Bixler Building/2049 Broadway Ave