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Title: REVIEW & COMMENT for zone clearance # P21-05554 located at 429 E. Harvard Avenue, Fresno, CA 93704 (APN 44323313) for a proposed addition to the house, front porch, and garage pursuant to Fresno Municipal Code (FMC) Sections 12-1606(a)(2), 12-1606(b)(23) and 12-1610.

Sponsors: Historic Preservation Commission

Indexes:

Code sections:

Attachments: 1. Attachment A_Site elevations & plans, 2. Attachment B_Map, 3. Attachment C_FMC_SEC._12_1617, 4. Attachment D_Tower District Specific Plan_3-7 & 3-20 [1990]

Date	Ver.	Action By	Action	Result
11/22/2021	1	Historic Preservation Commission	read and presented	

REPORT TO THE HISTORIC PRESERVATION COMMISSION

November 22, 2021

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SUBJECT

REVIEW & COMMENT for zone clearance # P21-05554 located at 429 E. Harvard Avenue, Fresno, CA 93704 (APN 44323313) for a proposed addition to the house, front porch, and garage pursuant to Fresno Municipal Code (FMC) Sections 12-1606(a)(2), 12-1606(b)(23) and 12-1610.

RECOMMENDATION

Staff recommends that the Commission review and comment on the location, concept, and general design of the proposed project. This project relates to and potentially impacts the Proposed Terrace Gardens Historic District. The purpose of this review and comment is to initiate discussion and to provide advisement before moving forward in preparation for the proposed project. Review of a project proposal is not a formal project review, cannot result in an approval or denial, and may not be relied upon by an applicant for any purpose other than obtaining generally applicable information about the historic review process.

EXECUTIVE SUMMARY

The proposed project will include new construction in the front and rear yard within the existing 0.02-acre parcel. The existing 826 square foot building is rectangular and is within a rectangular shaped parcel with the northern primary façade running parallel to E. Harvard Avenue. The existing building was built circa 1929 and is one-story, horizontal wood clad siding, a gabled roof with composite shingles, on the front façade are (1) sliding window and (1) double hung window and the front door and small porch offset to the eastern side of the building.

Pursuant to FMC Sections 12-1606(a)(2) and (b)(23), Staff requests that the Commission review and comment on this project proposal for the purposes of initiating discussion and providing advisement before moving forward in preparation for the proposed project. Review of a Pre-Application is not a formal project review, cannot result in an approval or denial, and may not be relied upon by an applicant for any purpose other than obtaining generally applicable information about the historic review process.

BACKGROUND

Proposed Terrace Gardens Historic District

429 E. Harvard lies within the boundaries of the Proposed Terrace Gardens Historic District (Attachment) which was originally identified in the 1990 Tower District Specific Plan. It is bound by N. Van Ness Blvd, E. Clinton Avenue, Palm Avenue, Brown Avenue and Harvard Avenue. The proposed Terrace Gardens District embodies various styles which are indicative of suburban expansion in the area and include: Mediterranean-style, Tudor Revival, Prairie Box, French Eclectic and Spanish Revival.

Project Proposal

The proposed project to permit #P21-05554 zone clearance for addition of a front porch, addition to the single-family residence, and garage addition. The proposed scope of work includes a 484 square foot garage, an 813 square foot addition to the single-family residence and a 285 square foot front porch. The existing building is greater than 50 years of age and therefore meets the threshold for consideration of designation; however, the existing building does not appear to be eligible for the National, California, or Local Register listing and does not appear to be a contributing resource to the Proposed Historic District.

The Commission should consider the size, scale, location, design, and the overall style of the proposed project. FMC Section 12-1617 provides guidance in relation to Historic Resource Permit Review and the Commission should also consider the project in relation to historical and architectural values of a Historic Resource and any applicable design standards.

CONCLUSIONS

Staff recommends that the Commission review and comment on the concept and general design for the construction of the new front porch, new rear single-family residence, and rear garage.

ATTACHMENTS:

Attachment A: Site Plans & Elevations

Attachment B: Map

Attachment C: FMC Section 112-1617

Attachment D: Tower District Specific Plan pages 3-7 & 3-20 [1990]