



Legislation Details (With Text)

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Title: HEARING to consider adoption of a resolution related to the designation of a property to the Local Register of Historic Resources
1. ***RESOLUTION - Designating the Sequoia Hotel/Fink & Skopp building located at 925-933 Van Ness Avenue, Fresno California to the Local Register of Historic Resources (APN46825403) (District 3) (Subject to Mayor Veto).

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
3/30/2023	1	City Council	TABLED	

REPORT TO THE CITY COUNCIL

FROM: JENNIFER CLARK, Director
Planning and Development

SUBJECT

HEARING to consider adoption of a resolution related to the designation of a property to the Local Register of Historic Resources
1. ***RESOLUTION - Designating the Sequoia Hotel/Fink & Skopp building located at 925-933 Van Ness Avenue, Fresno California to the Local Register of Historic Resources (APN46825403) (District 3) (Subject to Mayor Veto).

RECOMMENDATION:

The Historic Preservation Commission recommends that the City Council adopt the resolution designating the property located at 925-935 Van Ness Avenue (APN 46825403) to the Local Register of Historic Resources.

EXECUTIVE SUMMARY

On behalf of the owner, Michael A Saldana of Kroeker Inc. filed application B22-12250 on August 19, 2022. Project contemplates demolition of the property located at 925-933 Van Ness Avenue (APN46825403). This property was originally constructed in 1912 as the Sequoia Hotel and was substantially renovated for reuse as the Fink & Skopp retail building in 1962.

On October 24, 2022, the Historic Preservation Commission (HPC) held a hearing to consider the demolition permit. The Application was denied with a recommendation that the City Council list the property on the Local Register (4 - Aye, 1 - Recusal).

BACKGROUND

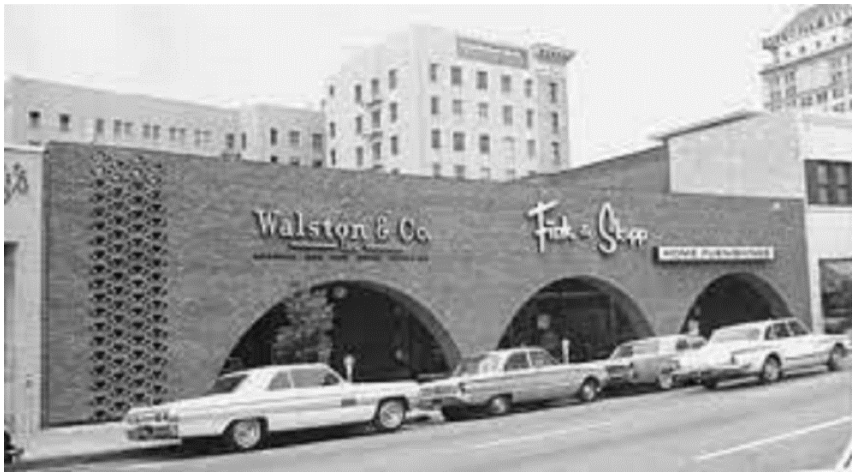
This property is not a listed resource but is eligible for listing.

*925/933 Van Ness Avenue
Sequoia (Hotel) Building (1912)
New Formalist Style
Fink & Skopp Building (1962)
Mid-Century Modern
Robert W Stevens, Architect*

This property is the adapted first story of the four-story 1912 Sequoia Hotel. None of the character-defining features of the original Sequoia Hotel remains in the renovated first story furniture store. The original exterior and interior photo are show below:



The single-story reuse of the property for retail uses demolished the upper floors in 1962 and redesigned the building to meet the mid-century modern ethos of the time.



The building has been vacant since 2008 and has sustained deterioration from lack of use, vandalism, and the loss of the resources on either side of the property.



The property was evaluated in 2011 and found to be eligible for listing in the Local Register of Historic Resources by Historic Resources Group. The property was re-evaluated in 2022 by Page & Turnbull who found that the property remains eligible for listing as a local historic resource.

Project Proposal

On behalf of the owner, Michael A Saldana of Kroeker Inc. filed application B22-12250 on August 19, 2022. Project contemplates demolition of the Sequoia Hotel/Fink & Skopp Building located at 925-933 Van Ness Avenue (APN46825403).

Project Analysis

The Sequoia Hotel/Fink & Skopp Building located at 925/933 Van Ness Avenue is not a listed resource or located in a historic district; however, its age along with prior and current surveys have identified the property as eligible for listing in the Local Historic Register therefore it may be subject to review by the HPC pursuant to FMC Section 12-1606(a)(2).

While the integrity of the original 1912 Sequoia Hotel building is lacking, the reuse as the Fink & Skopp retail building in 1962 retains its integrity since no significant alterations to the building have

been made. It remains eligible for local listing based upon the 1962 form.

Notice of Historic Preservation Commission Hearing and City Council Hearing

In accordance with Section 12-1617 of the FMC, the Planning and Development Department mailed Notices of the HPC and City Council hearings to the property owner, and the surrounding property owners within 2,000 feet of the site.

FRESNO MUNICIPAL CODE FINDINGS

To designate a Historic Resource, the City Council must find it to meet the following criteria found in FMC Section 12-1607 Designation Criteria:

- (1) It has been in existence more than fifty years, and it possesses aspects of integrity to convey its significance based upon location, design, setting materials, workmanship, feeling or association and:
 - (i) It is associated with events that have made a significant contribution to the broad patterns of our history; or
 - (ii) It is associated with the lives of persons significant in our past; or
 - (iii) It embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possess high artistic values; or
 - (iv) It has yielded or may be likely to yield, information important in prehistory or history.
- (2) It has been in existence less than fifty years, it meets the criteria of subdivision (1) of subsection (a) of this section and is of exceptional importance within the appropriate historical context, local, state or national.

The Commission determined the integrity of the building remains, and the property is eligible for listing on the Local Register of Historic Resources as specified in the surveys.

Direction to Designate as a Resource

If the City Council finds that the property meets the designation criteria, and approves the resolution of designation, no demolition will be allowed without a finding of unreasonable economic hardship.

The designation proposal is not being submitted by the property owner. The property owner has submitted a letter in opposition of the designation of the property.

On October 24, 2022, the Commission held a hearing whereby they considered the demolition permit. On behalf of the Applicant, Arman Devejian, and Mike Jundt of Associated Design & Engineering, Inc. reported to the Commission that the building did not rise to the level of preservation, and that the building is an economic hardship to the owner and a danger to the public. An economic feasibility analysis was not provided to the Commission.

The Commission determined the integrity of the building remains, and the property is eligible for listing on the Local Historic Register of Historic Resources as specified in the surveys attached to this staff report. The Application was denied with a recommendation that the City Council consider listing the property on the Local Register of Historic Resources (4 -0 Aye, 1 - Recusal).

Direction to Not Consider Designation

If the City Council does not designate the property, future building applications may be considered without additional historic review.

ENVIRONMENTAL FINDINGS:

Designation of a Historic Resource to the Local Register of Historic Resources is not a project.

LOCAL PREFERENCE:

N/A

FISICAL IMPACT:

N/A

Attachments:

Resolution

Exhibit A - Demolition Application [8-2-2021]

Exhibit B - Fulton Corridor Historic Resources Survey [April 2014]

Exhibit C - FMC Findings

Exhibit D - Secretary of Interior's Standards

Exhibit E - Public Comments Received