



**REPORT TO THE HISTORIC PRESERVATION COMMISSION**

AGENDA ITEM NO. VID  
HPC MEETING: 06/28/2010

June 28, 2010

FROM: JERRY BISHOP, Assistant Director  
Planning and Development Department

APPROVED BY

DEPARTMENT DIRECTOR

THROUGH: KEVIN FABINO, Planning Manager  
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON  
Historic Preservation Project Manager

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO DESIGNATE THE WILLIAM COLLINS HOME LOCATED AT 1752 L STREET AS A HERITAGE PROEPRTY AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT THE DESIGNATION PURSUANT TO FMC 12-1612.

**RECOMMENDATION**

Staff recommends that the Commission designate the William Collins Home located at 1752 L Street as a Heritage Property pursuant to FMC 12-1612.

**EXECUTIVE SUMMARY**

The property owners, FFDA Properties LLC (aka Granville Homes Inc.) have requested that their property located at 1752 L Street be considered for designation as a heritage property pursuant to FMC 12-1612. The building was constructed c1900 and has had numerous additions over the years. In 2006 Historic Preservation staff, upon request of a prior property owner (One by One Leadership Foundation) prepared State of California survey forms and found that the home was eligible for designation as a heritage property (Exhibits B and C). The consideration for designation was scheduled to be reviewed by the Historic Preservation Commission at its March 27, 2006 meeting but the item was removed from the agenda prior to hearing as the property was at the time in escrow. The William Collins home is an important contributor to this late 19<sup>th</sup>/early 20<sup>th</sup> neighborhood and has been evaluated numerous times as a contributor to a proposed L Street Historic District, most recently in the "City of Fresno Upper Triangle Areas Historic Property Survey" prepared by Urbana Preservation and Planning in February 2007.

**BACKGROUND**

Pursuant to FMC 12-1612, the property owners have requested that the William Collins Home located at 1752 L Street be considered for designation as a Heritage Property. The 2-story building was initially constructed circa 1900 as a one story vernacular cross-gabled cottage, with Greek Revival treatment on the cornice of the front facing gable, and 2/2 double hung sash windows. Prior to 1918 a second story was added and articulated with late Queen Anne/Craftsman details (Exhibits B and C). The building has served as a single family residence, a multi-family residence and most recently for profit and non-profit businesses.

Fresno's Historic Preservation Ordinance identifies several possible strategies and categories for listing a property on the Local Register of Historic Resources: individually as a historic resource, designation of multiple properties as a 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 which is not proposed for and is not designated as a Historic Resource ..." (FMC 12-1603 (n)).

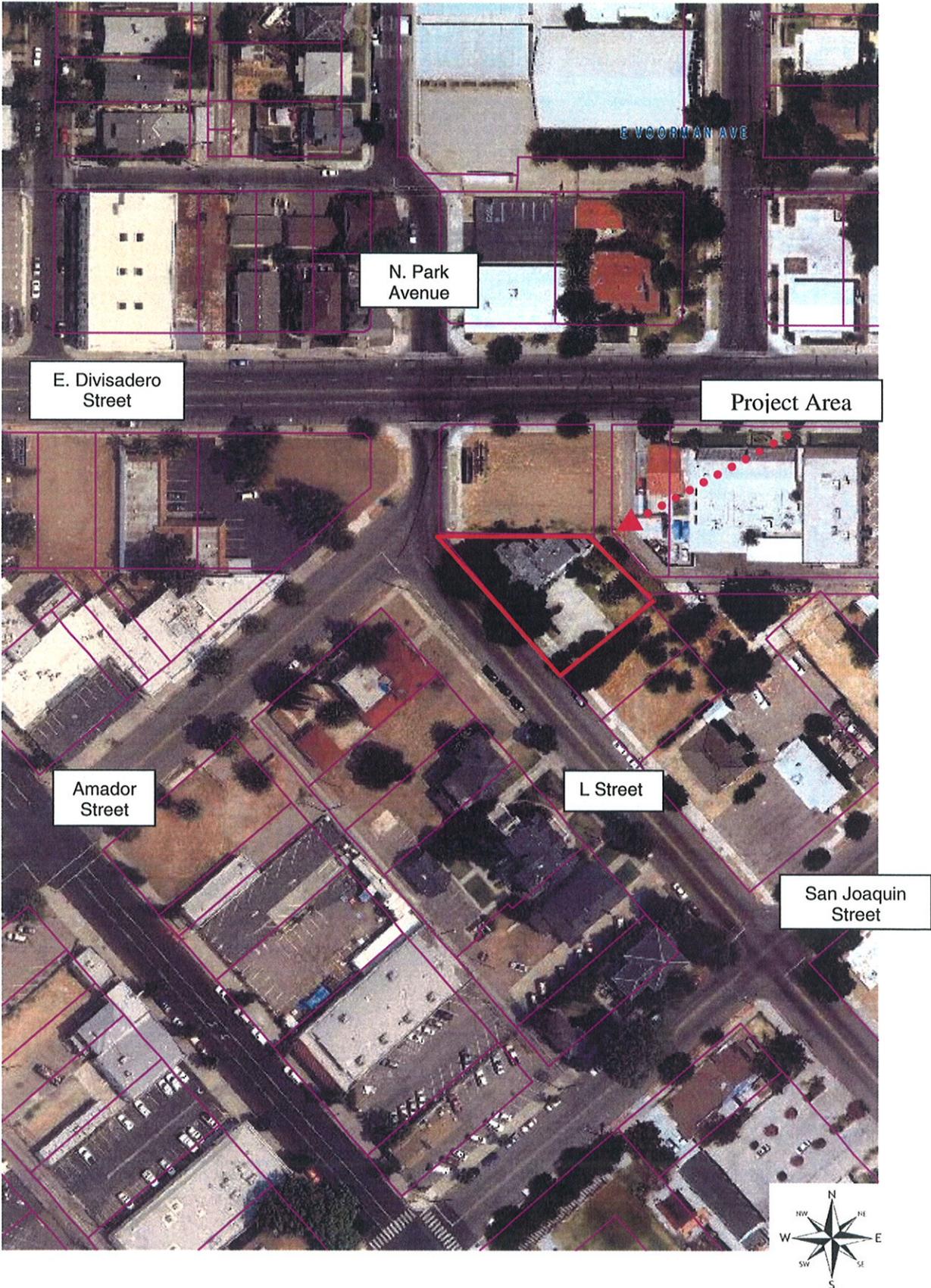
The heritage property category was established for resources that have historic merit but which may have problems with integrity (such as the Josiah Royce Hall) or which may be a contributor to a proposed historic district but which lack significance as an individual resource. Listing through this program of the Ordinance allows use of the California Historical Building Code 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 a public notice in a local newspaper and the nomination is not forwarded to the City Council for consideration.

The protocol for designation of a Heritage Property is found at FMC 12-1612. The property owner has requested in writing that the Collins Home be designated in part to demonstrate their dedication to preservation of this early Fresno neighborhood. Maintenance plans for the home, submitted in a letter addressed to the City's Historic Preservation Project Manager on June 11, 2010, include restoration of the exterior, including repair of broken windows and siding and renovation of the interior (Exhibit D).

The Collins Home appears to be meet the definition of a heritage property as contained in 12-1603(n) as it is among the oldest properties in the neighborhood pre-dating in both construction date and style the homes on the west side of L Street: the Helm, the Newman Home, the Bean Home etc. As initially evaluated by staff in 2006 the property warrants listing due both to its age and architectural integrity, with a period of significance of 1900-1918. Modern intrusions, such as the fixed plate glass window on the façade and the brick facing have contributed to a loss of integrity, thus rendering the home not eligible for individual listing on the Local Register of Historic Resources. Nevertheless, the home is an important resource of this early Fresno neighborhood and has been called out numerous times as a contributor to a proposed L Street Historic District, most recently in a 2007 survey commissioned by the City's Planning and Development Department for the Upper Triangle Area. Also on the parcel is a detached single-family garage which is a contributor to the home (Exhibits B and C). Staff recommends that the Commission make a finding designating the William Collins Home as a Heritage Property.

Attachments: Exhibit A - Aerial Photograph (2008) for Collins Home.  
Exhibit B - Updated DPF 523 Form for the William Collins Home 19 June 2010.  
Exhibit C - Staff Report and State of California Primary and BSO Forms for  
The William Collins Home Prepared March 2006 BY Will Tackett.  
Exhibit D - Letter Requesting Designation of the William Collins Home 11 June  
2010.

Aerial Photograph (2008)  
William Collins Home  
1758 L Street



**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Resource Name(s) or Number:** William Collins Home

**\*P2. Location:** **\*a. County:** Fresno

**\*b. USGS 7.5' Quad:** Fresno South, 1963; Photorevised 1981: Parcel located in Section 4, T12S/R20E

**c. Address:** 1752 "L" Street

**d. Assessor's Parcel Number:** 466-103-12

**\*P3a. Description:** Please see attached dpr forms prepared in March 2006.



Detached garage

**\*P3b. Resource Attributes:** HP3 (Multiple family property); HP6 (Commercial Building, 1-3 stories); H4 (detached garage)

**\*P4. Resources Present:** ●Building

●Element of District



**P5b Photo date:** June 17, 2010

**\*P6. Date Constructed/Age and Sources:** c1900  
Sanborn Fire Insurance Maps (see attached)

**\*P7. Owner and Address:**  
FFDA Properties LLC  
1396 W. Herndon #101  
Fresno, CA 93711

**\*P8. Recorded by:**  
Photo update, Karana Hattersley-Drayton, Historic Preservation Project Manager  
City of Fresno

**\*P9. Date Recorded:**  
March 20, 2006

**\*P10. Survey Type:**  
Intensive

**\*P11. Report Citation:** Evaluation of 1752 "L" Street, The William Collins Home, for the Local Register of Historic Resources

**\*Attachments:** ●Building, Structure and Object Report; ●Continuation Sheet



**REPORT TO THE HISTORIC PRESERVATION COMMISSION**

AGENDA ITEM NO. VIB1  
HPC MEETING: 03/27/06

March 27th, 2006

APPROVED BY

FROM: NICK P. YOVINO, Director  
Planning and Development Department

DEPARTMENT DIRECTOR *[Signature]*

THROUGH: DARRELL UNRUH, Planning Manager *DRU*  
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON *KHD*  
Historic Preservation Project Manager

SUBJECT: CONSIDER DESIGNATION OF THE WILLIAM COLLINS HOME LOCATED AT 1752 L STREET TO THE LOCAL REGISTER OF HISTORIC RESOURCES

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission designate the William Collins Home located at 1752 L Street to the Local Register of Historic Resources as a heritage property under Criterion i (FMC 13-407.4).

**EXECUTIVE SUMMARY**

The property owner of the William Collins Home has applied to have his property listed on Fresno's Local Register of Historic Resources. The home, constructed circa 1900, was recently completely renovated and is located within the proposed L Street Historic District. Planning staff completed historic research and conducted a site visit and have concluded that although the home is an early residence of this neighborhood, there is no evidence which links it to important events, patterns of history or significant individuals in Fresno's history. It therefore does not appear to meet the threshold for individual listing on the Local Register of Historic Resources. However, its age and architectural integrity---although representing changes over a fifty year period---do warrant its listing as a Heritage Property (FMC 13-407.4). The home is also a contributor to the L Street Historic District which was first proposed in the Historic Districts Plan prepared in the mid-1970s and revisited in the 1994 Ratkovich Plan Survey.

Attachments: Exhibit A - State of California Primary and BSO forms for the William Collins Home.

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Resource Name(s) or Number:** William Collins Home

**\*P2. Location:** \*a. **County:** Fresno

\*b. **USGS 7.5' Quad:** Fresno South, 1963, Photorevised 1981; Parcel located in Section 4, T14S/R20E

c. **Address:** 1752 "L" Street

d. **Assessor's Parcel Number:** 466-103-12

**\*P3a. Description:** This large irregularly shaped two-story home was originally constructed as a single story home, of moderate size, with an essentially square floor plan and forward protruding ell facing southwest onto "L" Street. The standard frame construction is clad with 10-inch horizontal channel siding. Composition shingles cover the normal to steep pitched roof with moderately overhanging boxed eaves and fascia boards. Several rooflines may be seen on this structure due to the additions and alterations to the original floor plan: The original square and ell are cross-gabled and feature triangular pediments with cornice returns on the gable-ends; the second story facade incorporates two shed style dormers; and hipped and shed style sections may be found at various locations atop the rear additions to the building. Fenestration incorporates fixed single sash picture windows left and right of the main entry, with double-hung sash windows filling the majority of the remaining piercings.

**\*P3b. Resource Attributes:** HP3 (Multiple family property); HP6 (Commercial Building, 1-3 stories); H4 (detached garage)

**\*P4. Resources Present:** ● Building ● Element of (Proposed) "L" Street Historic District



**\*P5b Photo date:**  
February 08, 2006

**\*P6. Date Constructed/Age and Sources:** ca. 1900/  
Sanborn Insurance Maps;  
Polk Husted Directory of  
Householders; TRW First  
American Real Estate  
Information; City and County  
of Fresno building records.

**\*P7. Owner and Address:**  
John S. Shegerian  
P.O. Box 2428  
Fresno, California 93745

**\*P8. Recorded by:**  
Will Tackett, Planner II,  
Historic Preservation Aide,  
City of Fresno

**\*P9. Date Recorded:**  
March 20, 2006

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Evaluation of 1752 "L" Street for the Local Register of Historic Resources

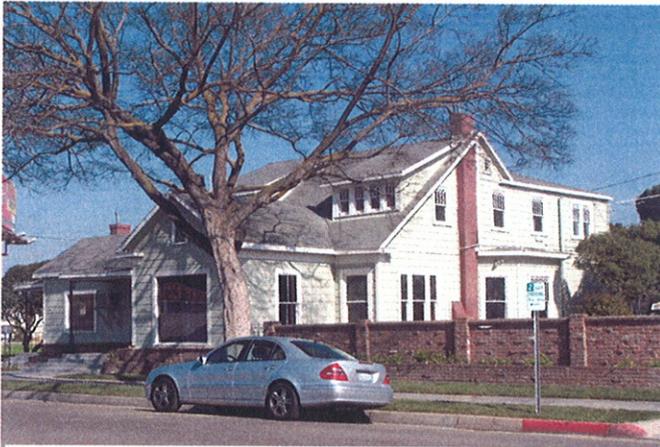
**\*Attachments:** ● Building, Structure and Object Report ● Continuation Sheet

**CONTINUATION SHEET**

\*Recorded by: Will Tackett

\*Date March 20, 2006 ■ Continuation □ Update

Many of the double-hung sash windows have blank lower panes with patterned panes above. These windows are readily apparent within the dormers on the second story façade but are continued throughout the second story and within the bay window located on the southeasterly elevation of the addition. Of particular interest is a single two-over-two pane double-hung sash window located on the southeasterly elevation of the original structure. Porches located at the main entry of the façade and on the northwesterly elevation of the original structure, feature flat hipped roofs and wrought iron railing and supports. Concrete stoops are also located along the northwesterly and southeasterly elevations of the building additions. Exterior chimney stacks are located on the northwesterly elevation of the original structure and the southeasterly elevation of the addition. A wrought iron gate provides entrance to a paved driveway area from "L" Street on the southerly side of the home. The driveway and yard are segregated from the public right-of-way by a clinker brick wall with incorporated planter that extends to the southernmost portion of the property adjacent to the public right-of-way. The character of the clinker brick wall and planter is continued as a veneer along the approximately bottom one-quarter of the building façade. A front gabled detached ancillary building constructed of concrete blocks sits at the southeast corner of the property.



**Looking North From "L" Street**



**Looking Easterly from "L" Street**



**Looking South From Adjacent Property**



**Looking Southwest From Alley**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code:

\*Resource Name: William Collins Home, 1752 "L" Street

**B3. Original Use:** Single Family Residence

**B4. Present Use:** Commercial Office

\***B5. Architectural Style:** Vernacular with Arts & Crafts Influences

\***B6. Construction History:** The earliest building permit records for the property date to 1911 and 1912 for repairs in the amounts of \$125.00 and \$50.00 respectively. Permits were issued for alterations in the amount of \$2000.00 in 1922 although the scope of the alterations is unknown. In 1950 permits were again issued for repairs in the amount of \$3,000.00, this time due to fire damages. Permits for a new foundation and building front remodel were issued in 1955.

\***B7. Moved?**  No

\***B8. Related Features:** The extant ancillary building located at the easternmost corner of the subject property appears to be located in the same proximity as a stable shown on the Sanborn Insurance Maps dating from 1906. Although the stable is shown as having been converted to an accessory shed building by 1918 the existing accessory building is of masonry block construction with a gabled corrugated metal roof and does not convey an age as early as that suggested by the insurance maps. No evidence exists without survey whether the existing building is in fact located within the same position of the original accessory building, or is even located on the subject property at all. It should also be noted that a wood outbuilding on the property was demolished within the last year. This demolished building may have been the original stable/shed.

**B9a. Architect:** Unknown

**B9b. Builder:** W.L. Collins

\***B10. Significance: Theme:** Early Residential Architecture **Area:** Fresno City Blocks/Central Addition

**Period of Significance:** c1900-1918 **Property Type:** Vernacular with Arts & Crafts Influences

This property comprises a parcel which spans the literal boundary between the original Fresno City Blocks plat and the Central Addition subdivision and was incorporated as of October 27, 1885. The subject property is currently located within the boundaries of the City Council adopted Fulton-Lowell Specific Plan and furthermore is also included within the boundaries of the proposed "L" Street Historic District as recommended by the Ratkovich Plan Survey of 1994.

The builder/contractor and original owner was William L. Collins who moved to this location in ca. 1900 from his previous residence located further south on "L" Street. The 1898 Sanborn Insurance Map shows that a small dwelling and stable were located on the subject property prior to construction of the existing residence. The existing residence has undergone a number of additions and alterations. (see continuation sheet)

\***B12. References:** Sanborn Insurance Maps, 1898, 1906, 1918, 1919-1950; Building Permits on file in the City of Fresno Planning & Development Department; Building Records on file with the Fresno County Assessor's Office; Polk Husted Directories 1898-1915; Ratkovich Plan Survey (John Powell) 1994; Virginia and Lee McAllester, A Field Guide to American Houses, 1994.

\***B14. Evaluator:** Will Tackett, Planner II

\***Date of Evaluation:** March 20, 2006

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

**Resource:** William Collins Home, 1752 "L" Street

\*Recorded by: Will Tackett

\*Date: March 20, 2006 ■ Continuation     Update

Repairs were made to the dwelling in 1911 and again in 1912. The large rear and second story additions to the existing residence were made at some point prior to 1918 and further alterations were made in 1922. The dwelling was again repaired in 1950 due to fire damage, the extent of which is unknown. In 1955 the front porch and building front were remodeled and a new foundation provided. Records on file with the City and County of Fresno also suggest that the interior of the dwelling has been remodeled on several occasions, likely due to fluctuating uses of the property. Records indicate that the building has been used for both single family and multiple family (duplex) residential purposes as well as an office for public service and commercial type uses.

Although the home clearly represents an early example of residential architecture within the central Fresno area, the property does not appear to qualify for individual eligibility to the Local Register of Historic Resources. While the building does appear to have retained its integrity, no evidence has been found which suggests association with events that have made a significant contribution to the broad patterns of Fresno's local history. Furthermore, while William L. Collins is known to have been an early settler and merchant within the Fresno area, no evidence has been found which indicates that he played a significant role in Fresno's past. Lastly, although the property does embody distinctive characteristics of type, it does not represent the work of a master nor does it possess high artistic values on an exemplary level which would elevate the property to eligible for listing on the local register. The property does however appear to constitute a resource which is worthy of preservation because of its historical, architectural and aesthetic merit and therefore may be eligible for designation as a heritage property. Moreover, the property may be considered a contributor to the proposed "L" Street Historic District as recommended by the Ratkovich Plan Survey of 1994.



June 11, 2010

Mrs. Karana Hattersley-Drayton  
Historic Preservation Project Manager  
City of Fresno

Re: 'L' Street Plan

Dear Mrs. Hattersley-Drayton:

As you are aware, Granville Homes is in contract with the Housing Authorities of the City and Counties of Fresno ("HACCF"), to purchase the properties they currently own on L Street and San Joaquin Street. It is our intent pending the close of escrow to nominate the "Newman J. Levinson" to be added to the list of Local Historical Resources once relocated. We also would like to nominate as a local resource the William Collins Home. Granville Homes will proceed with its plan, as summarized below.

- 1) "Newman J. Levinson"
  - a. Request "Newman J. Levinson" be added to the list of Local Historical Resources once relocated (Exhibit A – Nomination as Local Historic Resource)
  
- 2) 1752 L Street "the William Collins Home" – (Exhibit B – Nomination as Local Historic Resource)
  - a. Cleanup exterior of building (siding, broken windows, etc)
  - b. Renovate interior

With the respectful request for cooperation by the HPC, we feel that we can not only help alleviate some of the ongoing neglect that is occurring in this area, but also add new multi-family housing that will bring new people and new revenue into the area. Without the HPC's help in this matter, however, we subject ourselves, current L Street residents, and the city in general to the continued degeneration of a once-thriving community.

Please feel free to contact me with any questions or for further clarification as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Darius Assemi", written over a white oval background.

Darius Assemi  
President

June 11, 2006  
Mrs. Karana Hattersley-Drayton  
Re: L Street Plan

**Exhibit 'B'**

**Request:** Designation as a Local Historic Resource

**Property:** 1752 "L" Street, Fresno, CA  
"The William Collins Home"

**APN:** Current 466-103-12

**Owner:** FFDA Properties, LLC  
1396 W. Herndon, Suite 101, Fresno, CA 93711

**Historic Resource Form:** Building

**Detailed Description:** This large irregularly shaped two-story home of moderate size, with an essentially square floor plan and forward protruding wall facing southwest onto "L" Street. The standard frame construction is clad with 10-inch horizontal channel siding. Composition shingles cover the normal to steep pitched roof with moderately overhanging boxed eaves and fascia boards. Several rooflines may be seen on this structure due to the additions and alternations to the original floor plan: The original square and ell are cross-gabled and feature triangular pediments with cornice returns on the gable-ends; the second story façade incorporates two shed style dormers; and hipped and shed style sections may be found on various locations atop the rear additions to the building. Fenestration incorporates fixed single sash picture windows left and right of the main entry, with double-hung sash windows filling the majority of the remaining piercings. *Based on DPR 523A*

Repairs were made to the dwelling in 1911 and again in 1912. The large rear and second story additions to the existing residence were made at some point prior to 1918 and further alterations were made in 1922. The dwelling was again repaired in 1950 due to fire damage, the extent of which is unknown. In 1955 the front porch and building front were remodeled and a new foundation provided.

**Meets Criterion for Designation:**

Due to its value it contributes to the proposed L Street District and its historical, architectural and aesthetic merit we believe it should be eligible for designation as a heritage property.