
Historic Preservation Commission Agenda

DON SIMMONS, Ph.D.
Chair
JOE MOORE, Vice Chair

Commission Members
PATRICK BOYD
SALLY CAGLIA
TERESA ESPAÑA, M.A.
CHRISTOPHER JOHNSON AIA
MOLLY LM SMITH

CRAIG SCHARTON, M.S.
Assistant Director

KARANA HATTERSLEY-DRAYTON, M.A.
Secretary
Historic Preservation Project Manager

WILL TACKETT, Planner III

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the matters scheduled on the agenda.

If you challenge these matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

May 23, 2011

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

- I. CALL TO ORDER AND ROLL CALL**
- II. APPROVE MEETING MINUTES**
 - A . There are no minutes to approve.
- III. APPROVE AGENDA**

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

- A. Presentation by Granville Homes on Revised Elevation Drawings for Proposed In-Fill Project Located at 1701 L Street Pursuant to FMC 12-1606(b)(6).
- B. Consideration of Application by Property Owner to Demolish the Crichton Home (HR# 005) Located at 1718 L Street Pursuant to FMC 12-1619(b) (**ACTION ITEM**).

1. Adopt Staff's recommended findings in the Staff report in the Environmental Analysis section.

2. Find that substantial evidence supports: the appropriateness of a Class 32 Categorical Exemption; that none of the exceptions to the exemption set forth in CEQA Guidelines, Section 15300.2, apply; and to the extent that a court might find that the Crichton Home is presumptively a "historic resource" under CEQA, a preponderance of the evidence proves that the building is not historical or culturally significant based upon its loss of integrity.

3. Elect not to treat the Crichton Home or the Sayre Home as a Historic Resource.

4. Make a determination that the project that includes the proposed demolition of the Crichton Home is an in-fill development project that is categorically exempt from the requirements of CEQA pursuant to section 15332 of the CEQA Guidelines.

5. Adopt findings to approve issuance of a permit to demolish the Crichton Home (HR#005) located at 1718 L Street pursuant to FMC 12-1619(a) and (b) and subject to the following conditions being placed on the issuance of the demolition permit:

a. The demolition will not occur until building plans for the proposed in-fill project are submitted to the City's Building and Safety Division for a plan check.

b. All reusable architectural details from the Crichton Home will be salvaged.

Staff Recommendation: Adopt environmental determination, make necessary findings and conditionally approve issuance of demolition permit.

- C. Review and Make Findings on a Request by the Property Owner to Designate the William Collins Home (c1900) Located at 1752 L Street as a Heritage Property Pursuant to FMC 12-1612 (**ACTION ITEM**).

Staff Recommendation: Designate property.

VI. COMMISSION ITEMS

- A. Review and Make Findings on Window Materials and Specifications for the Restoration of 764 and 754 P Street (Warehouse Row) HP# 003 Pursuant to FMC 12-1606 (a)(2).
- B. Review and Provide Comments on Conceptual Plans to Rehabilitate the Porch on the (former) Wormser Furniture Company Building (HP#003) 764 P Street Pursuant to FMC 12-1606(b)(23).

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

B Staff

1. "Charting the Future from the Past: Methods and Issues in Historic Preservation"
Training and Workshop with the Office of Historic Preservation, April 29, 2011.
2. "Old Fig Garden Community Transportation and Land Use Plan."
3. Update on Hotel Fresno National Register of Historic Places Eligibility.

C. General Public

IX. NEXT REGULAR MEETING: June 27, 2011, Fresno City Hall, Conference Room A.

X. ADJOURNMENT

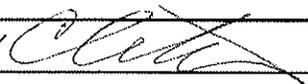


**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VA
HPC MEETING: 05/23/11

May 23, 2011

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY 

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Secretary, Historic Preservation Commission
Historic Preservation Project Manager

SUBJECT: PRESENTATION BY GRANVILLE HOMES ON REVISED ELEVATION DRAWINGS
FOR PROPOSED IN-FILL PROJECT LOCATED AT 1701 L STREET PURSUANT TO
FRESNO MUNICIPAL CODE SECTION 12-1606(b)(6)

RECOMMENDATION

Staff recommends that the Commission receive the presentation by Granville Homes and provide comments on the revised elevations for the proposed in-fill project located at 1701 L Street.

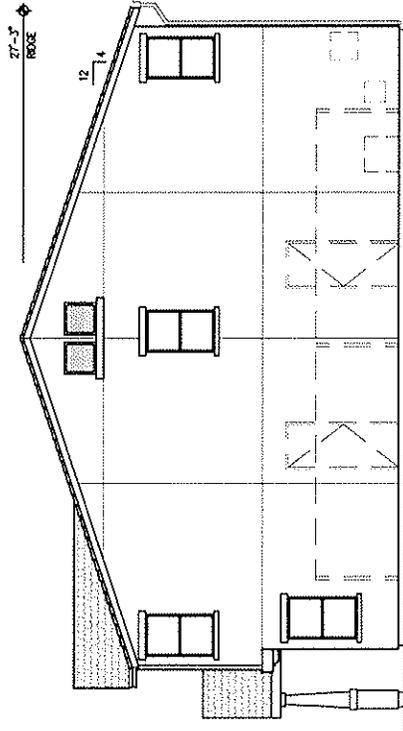
EXECUTIVE SUMMARY

Granville Home is proposing an in-fill project located at the northeast corner of L and San Joaquin Streets in the Cultural Arts District. The Vesting Tentative Map proposes to subdivide the property into a planned unit development of 28 two-story single family townhouses consisting of 14 duplexes. Nine of the 28 units will be affordable to moderate income households. The project is directly east of several early 20th century buildings that are designated properties on Fresno's Local Register of Historic Resources.

The public and Historic Preservation Commission reviewed the tentative elevations for this in-fill project at the April 25th meeting of the Commission and provided comments regarding architectural design, massing, context sensitivity, etc. The developer, Granville Homes, has made several revisions to the preliminary elevation drawings and requests further input by the Commission and public alike.

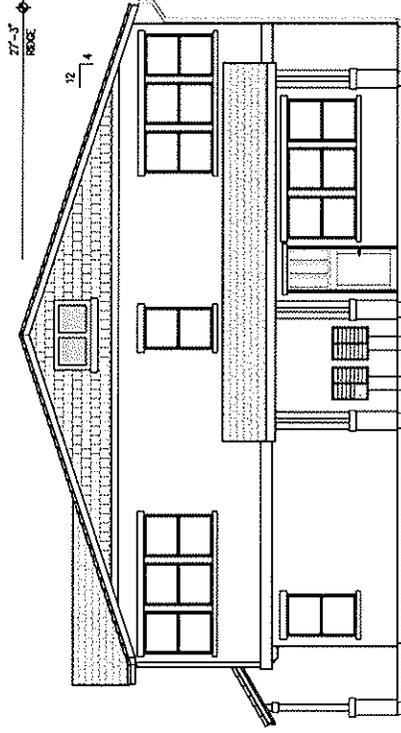
Pursuant to FMC 12-1606(b)(6), the Historic Preservation Commission has the authority to "review and comment upon the land use, housing, redevelopment, municipal improvement and other types of planning and programs... as they relate to designated Historic Resources, Historic Districts and Heritage Properties as the Commission deems appropriate." The Commission lacked a quorum at the April 25th meeting but a lively discussion occurred, which included considerable community input. The Staff report from the April meeting is attached as reference.

Attachment: Exhibit A - Revised Elevation Drawings for a Proposed L Street In-Fill Project.
Exhibit B - Staff Report from Agenda Item VIA 25 April, 2011.



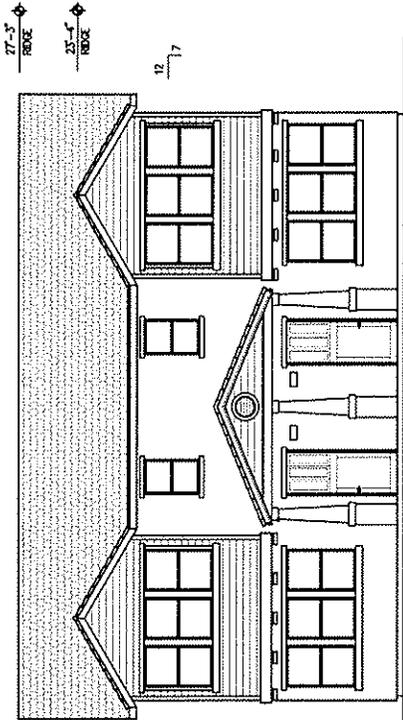
1' L STREET SIDE ELEVATIONS - SCHEME 1

SCALE: 1/8"=1'-0"



SIDE ELEVATION - SCHEME 2

SCALE: 1/8"=1'-0"



1' L STREET FRONT ELEVATIONS - SCHEME 1

SCALE: 1/8"=1'-0"



1' L STREET FRONT ELEVATIONS - SCHEME 2

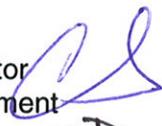
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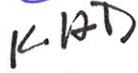
REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIA
HPC MEETING: 04/25/11

April 25, 2011

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management 

APPROVED BY

BY: KARANA HATTERSLEY-DRAYTON 
Secretary, Historic Preservation Commission
Historic Preservation Project Manager

DEPARTMENT DIRECTOR 

SUBJECT: REVIEW AND PROVIDE COMMENTS ON VESTING TENTATIVE MAP OF TRACT NO. 5994 AND CONDITIONAL USE PERMIT APPLICATION NO. C-11-014 FOR 1.29 ACRES LOCATED AT 1702 L STREET PURSUANT TO FRESNO MUNICIPAL CODE SECTION 12-1606(b)(5)(6)

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review the attached site plan and draft elevations for the infill project proposed for the northeast parcels at L and San Joaquin Streets and provide comments. Questions which the Commission and public may wish to consider include:

1. Is the proposed project context sensitive?
2. Thus, are there architectural features that should be added or deleted to the elevations of the townhouses?

EXECUTIVE SUMMARY

Granville Homes has submitted a Vesting Tentative Map of Tract No. 5994 and a Conditional Use Permit Application No. C-11-014 for a proposed infill project on a 1.29 acre site located at the northeast corner of L and San Joaquin Streets in the Cultural Arts District. The parcels (466-103-4, 09, 10, 12 and 29) currently include both vacant land as well as two former single-family residences, both of which would be removed for this project. The Vesting Tentative Map proposes to subdivide the property into a planned unit development of 28 two-story single family townhouses consisting of 14 duplexes. Nine of the 28 units will be affordable to moderate income households. The Conditional Use Permit Application No. C-11-014 addresses the proposed development as a gated community with private streets and modified property development standards.

Pursuant to FMC Section 12-1606(b)(5) and (6), the Historic Preservation Commission is authorized to "participate in environmental review procedures" by providing comments on permits which may "affect designated Historic Resources, Historic Districts and Heritage Properties as the Commission deems appropriate." In addition the Commission may comment upon land use, housing and redevelopment planning and programs, again as they may relate to designated Historic Resources.

The proposed in-fill project is directly east of four designated Local Register resources: the Bean Home (1705 L, 1904, HP#114), the Towne Apartments (1717 L Street, c1902, HP#118), the Long (Black) Home (1727 L Street, 1907, HP#113), and the Helm Home (Alamo House) (1749 L Street, 1901, HP# 112). In addition, one building within the proposed project footprint, the Judge William D. Crichton Home (1906), is a Heritage Property.

Staff has analyzed the project and has concluded that the proposed infill will not cause a substantial adverse change in the significance of any designated historic resources. City staff and commissioners have for years considered how best to find a balance among designated historic resources, proposed resources and potential new infill in this section of the Cultural Arts District. The Commission should review the proposed project, solicit input from the public, and provide comments.

BACKGROUND

Granville Homes has proposed a project for 28 single-family residential units on the northeast corner of L Street and San Joaquin Street. This project would infill several parcels which are currently vacant or which include residential buildings that are either vacant or in use as offices. One building, the "Judge William D. Crichton Home," was designated as a Heritage Property on May 22, 2006 but has stood vacant for the past five years.

This section of the Cultural-Arts District lies within the original "parent" (railroad) grid for Fresno. Several properties in the immediate vicinity are listed on, or eligible for listing on Fresno's Local Register of Historic Resources. On three separate occasions portions of the neighborhood have also been identified as potentially eligible for designation as a historic district. In addition to numerous older homes, the blocks surrounding the proposed project include several vacant lots and newer commercial buildings and residential apartments. Immediately south of the proposed project is an office complex constructed in 1967 and southeast of the subject property is a 225 unit residential complex (Hope Manor) built in 1965. The project site is currently designated Commercial Mixed Use-Level 2 in the 2025 Fresno General Plan and is zoned CP and C4. The proposed project represents a 4.9 million dollar investment.

Staff suggests that the Commission, and the public, consider the following questions in light of the proposed project:

1. Is the proposed project context sensitive?
2. Thus, are there architectural features that should be added or deleted to the elevations of the townhouses?

The proposed project, with 14 new buildings, will create a visual impact in this community; thus the design and massing need to be sensitive to the built environment. Stylistically, residential properties in the immediate neighborhood are an eclectic mix and include Mission Revival (the Helm Home), vernacular Prairie (the Crichton Home), Colonial Revival (the Long-Black Home), Arts and Crafts influenced vernacular (William Collins Home), American Foursquare (Julia Sayres Home), Streamline Moderne (Charles W. Lowrie Home) as well as 1960s modern commercial and multi-family complexes (1660 L Street, 1967) and 1665 M Street (1965). What many of the older homes do have in common is the use of horizontal wood cladding, 1/1 double hung sash windows, full or partial porches with turned posts or columns and sundry Arts and Crafts detailing. However even these elements are lacking on the Streamline Moderne Charles W. Lowrie Home, which lies directly east of the proposed project.

These new townhouses should first and foremost be "good design," rather than attempting to mimic one particular architectural style. The elevations as presented on April 13, 2011 are for stucco clad buildings. Each façade is symmetrically composed with three 1/1 single hung sash windows on each story with additional smaller windows on the second floor only. Two cantilevered cross gabled



E. Divisadero Street

San Joaquin Street

L Street

Crichton
and
Sayre
Homes

Boundaries
of
Proposed L
Street
Residential
Infill Project
2008 Aerial



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VB
HPC MEETING: 05/23/11

May 23, 2011

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: REVIEW AND MAKE FINDINGS ON APPLICATION BY PROPERTY OWNER TO
DEMOLISH THE CRICHTON HOME (HR#005) LOCATED AT 1718 L STREET
PURSUANT TO FMC 12-1619(b). *(Item continued from April 25, 2011 meeting due
to a lack of a quorum)*

RECOMMENDATION

Due to a lack of integrity as well as the economic infeasibility of restoration, staff recommends that the Commission approve the request by the property owner to demolish the Judge William D. Crichton Home by taking the following actions:

1. Adopt Staff's recommended findings in this Staff Report in the Environmental Analysis section.
2. Find that substantial evidence supports: the appropriateness of a Class 32 Categorical Exemption; that none of the exceptions to the exemption set forth in CEQA Guidelines, section 15300.2, apply; and to the extent that a court might find that the Crichton Home is presumptively a "historic resource" under CEQA, a preponderance of the evidence proves that the building is not historically or culturally significant based upon its loss of integrity.
3. Elect not to treat the Crichton Home or the Sayre Home as a Historic Resource.
4. Make a determination that the project that includes the proposed demolition of the Crichton Home is an in-fill development project that is categorically exempt from the requirements of CEQA pursuant to section 15332 of the CEQA Guidelines.
5. Adopt findings to approve issuance of a permit to demolish the Crichton Home (HR#005) Located at 1718 L Street Pursuant to FMC 12-1619 (a) and (b) subject to the following conditions being placed on the issuance of the demolition permit:
 - a. The demolition will not occur until building plans for the proposed in-fill project are submitted to the City's Building & Safety Division for plan check.
 - b. All reusable architectural details from the Crichton Home will be salvaged.

EXECUTIVE SUMMARY

Fresno Housing Authorities of the City and County of Fresno (HACCF) is the current property owner and has requested a demolition permit for the Judge William D. Crichton Home located at 1718 L Street. Their request is predicated on several factors: the building is vacant and in poor condition;

the estimated costs of restoration of the home exceed its after-rehabilitation value; and the home is within the proposed footprint of a 28-unit in-fill project that will provide affordable and market-rate housing for the neighborhood. Discussions over the past years with current and prior property owners have included the possibility of rehabilitating the home, selling it individually or donating it to non-profits, relocating it off-site and incorporating it into a new project. None of these proposals has met with success.

In 2006 the former property owner, One-By-One Leadership, requested that the Judge William D. Crichton Home be designated as a Heritage Property. At that time the property was slated to be restored and it was believed that the Heritage Property listing would facilitate the use of the Historic Building Code which could reduce the restoration costs. Since 2006 the 2-story building has continued to deteriorate. Other than a new roof in March 2007 no further work on the property is evident and it has remained vacant for several years. During recent inspections of the interior, it was observed that there is fungus and dry rot as well as hazardous waste from felines and humans, lead paint and asbestos. The interior is 90% gutted and as documented in 2006, inappropriate rehabilitation has affected the integrity of the exterior. Also considered was the restoration cost of the building which outweighs the potential value after rehabilitation.

At a July 12, 2010 special meeting, the Historic Preservation Commission reviewed a request by the Housing Authorities to delist the Crichton Home as a Heritage Property. On a vote of 4-3 that request was denied.

BACKGROUND

Pursuant to Fresno Municipal Code, the Judge William D. Crichton Home was designated a Heritage Property by the Historic Preservation Commission at the May 22, 2006 public hearing at the property owner's request. Judge William D. Crichton was an early Fresno attorney and was elected a Justice of the Peace in 1890 and then re-elected again in 1892. He retired from active practice in 1935 and died in this home in 1938. His obituary eulogized him as one of the oldest members of the Fresno County Bar Association.

Judge William D. Crichton's 2-story home was built in 1906. The building was constructed as a simple but stately example of the Prairie vernacular and located on L Street, which was once a prestigious and fashionable neighborhood on the northern edge of the City. Other than a new roof which was applied in 2007 using a CDBG grant, no further work on the property is evident and it has remained vacant for several years. During inspections of the interior in 2010, it was observed that there is fungus and dry rot as well as hazardous waste from felines and humans. The interior is 90% gutted and as documented in 2006, inappropriate alterations have severely affected the integrity of the exterior. These inappropriate alterations are addressed below.

On March 31, 2010, the Crichton Home was acquired by the Fresno Housing Authorities (HACCF). HACCF and Granville Homes, who currently have the property in escrow, commissioned a series of studies including an inspection by a licensed contractor, an asbestos and lead paint survey and an estimate by PARC Environmental on the cost to abate the human and animal feces inside the home. As would be expected the studies reveal the presence of lead paint and asbestos, as well as fungus and dry rot. The report by the contractor confirmed the prior changes and poor rehabilitation work to the exterior (as noted in the survey forms of 2006).

On June 11, 2010, the property owner submitted a letter requesting the Historic Preservation Commission consider rescinding the Heritage Property designation of the Judge William D. Crichton home. The request for delisting was considered by the Historic Preservation Commission at a special meeting held on July 12, 2010. On a 4-3 vote the Commission voted to not approve the request. No members of the public spoke in opposition to the delisting.

HERITAGE PROPERTIES:

"Heritage Property" as defined in the FMC 12-1603 (n) is 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 an Historic Resource..." Unlike designations to the Local Register of Historic Resources, heritage properties need not meet any age requirement nor are there specific criteria for designation of a Heritage Property other than the general considerations contained in the definition. Requests for listing as a Heritage Property may only be initiated by the property owner or an authorized representative of the owner (12-1612 (a)). The proposed designation of the property does not have to be noticed in the newspaper nor is it reviewed by the City Council. The owner of the authorized representative may amend or rescind the designation of a Heritage Property in "the same manner and procedure as was followed in the original designation" (FMC 12-1612(d)).

Fresno Housing Authorities has requested to demolish the Crichton Home due to its deteriorating condition, its lack of integrity and a lack of adequate financial resources. They have indicated that they strongly prefer to place their limited funds towards the restoration of other historic properties such as the Helm Home. It should be noted that the Crichton Home was previously offered for sale at \$1, to anyone or any agency that could relocate the property. There were no legitimate offers.

It is the staff opinion that due to the loss of integrity over the past five years the Crichton home no longer satisfies the definition of a heritage resource as a "resource worthy of preservation because of its historical, architectural or aesthetic merit..." (FMC 12-1603(n)). Even in 2006 the integrity of the Crichton Home was marginal. The former front porch had previously been enclosed, window piercings (openings) on a character defining bay window on the north elevation altered, and new vinyl sash windows with faux muntins installed throughout the home. Exterior alterations to a property are normally not acceptable. However, there was still original woodwork on the interior and a hope and a promise to restore the property as part of an overall campaign on L Street. As noted in the May 22, 2006 staff report to the HPC, designation as a Heritage Property allows the owners use of the California Historical Building Code, a more flexible code for meeting health and safety issues in historic rehabilitation. Unfortunately the former owners were not financially in a position to take advantage of the CHBC. Other than a new roof in 2007, no further restoration work has been completed since the property was designated.

Inspection of the home on June 23, 2010 indicated that the interior has been further decimated; the ceiling in the upstairs is collapsing, original woodwork removed and, as indicated previously, there is clear evidence of human and animal waste as well as the prevalence of dry rot and fungus.

Additionally, the property owners have prepared an analysis of the cost to renovate the Crichton Home and abate all nuisances. The total estimated cost is \$387,813 with an estimated after-rehabilitation value of \$192,300. Although the owners have referenced the economic viability section of the Historic Preservation Ordinance (Section 12-1617(14)), in fact these provisions only apply to a designated historic resource and not to heritage properties. Nevertheless, it is apparent that the restoration costs for the property far outstrip its potential value after rehabilitation.

PROPOSED L STREET HISTORIC DISTRICT:

A proposed "L" Street Historic District with various boundaries has been identified in three separate survey reports over the past forty years. A *Historic Districts Plan: Historic Structures Plan* (n.d) was prepared by consultant Brenda M. Carter, presumably in the early 1980s and included a "L" Street District" which included 21 properties within a 17-block area. Neither the Crichton Home (nor the Sayre Home) was included within this first proposal. In 1994, the *Ratkovich Plan Historic Resources Survey* redefined a proposed L Street Historic with consolidated boundaries. This proposed District included both the Crichton Home and the Sayre Home as contributors. However as a contiguous District the proposed L Street would have not had the requisite number of contributors (due to vacant parcels and demolished buildings), assuming that each and every property owner supported inclusion of their property in a historic district. Several of the proposed contributing homes to this scenario have since burned and have been demolished. The Ratkovich Plan Historic Survey was never adopted by the City Council and it is also now 17 years old.

Most recently the City's *Upper Triangle Areas Historic Property Survey* of 2007 included a proposed "L Street Residential Historic District" of 21 properties. Of these 21 properties, 8 are already individually designated on Fresno's Local Register of Historic Resources; 1 property is a heritage resource (the Crichton Home) and 4 properties have burned and have been removed. Of the remaining 8 potential contributors to this proposed district, the owners of three properties have been approached regarding designation and have not consented to listing. In addition, the Housing Authorities of the City and County of Fresno, who own both the Crichton Home and the Julia Sayre Home, are requesting to demolish these two potential contributors.

The City's Historic Preservation Ordinance (FMC12-1603(s) allows for districts that are thematic and non-contiguous as well as for districts of resources that are clustered within one boundary. The boundary drawn for the proposed "L Street Residential Historic District" was technically for a non-contiguous District, although not described as such, due to the numerous vacant properties and parking lots that are interspersed among the potential contributors.

The proposed infill project will not adversely impact a Historic District as neither the Commission nor the City Council has taken action to designate an "L Street Historic District." It is also doubtful whether either the Crichton or Sayre Home has maintained sufficient integrity to serve as a contributor, even should a sufficient number of property owners support a District designation for the immediate neighborhood. In addition, if a Historic District is proposed in the future the boundaries can be drawn to include the resources on the ground.

PROPOSED L STREET INFILL PROJECT:

Granville Homes has submitted a Vesting Tentative Map of Tract No. 5994 and a Conditional Use Permit Application No. C-11-014 for a proposed infill project on a 1.29 acre site located at the northeast corner of L and San Joaquin Streets in the Cultural Arts District. The parcels (466-103-4, 09, 10, 12 and 29) currently include both vacant land as well as two former single-family residences, the Crichton Home and the Sayre Home, both of which would be removed for this project. The Vesting Tentative Map proposes to subdivide the property into a planned unit development of 28 two-story single family townhouses consisting of 14 duplexes. Nine of the 28 units will be affordable to moderate income households.

ENVIRONMENTAL ANALYSIS:

An Environmental Assessment/Initial Study related to the Proposed L Street Project has resulted in the following analysis. Furthermore the Board of the Redevelopment Agency of the City of Fresno determined that a Class 32 Categorical Exemption applied to the Proposed L Street Project as part of its approval of an Owner Participation Agreement ("OPA") associated with this project at a special meeting conducted on March 3, 2011. Attached is a copy of the Notice of Exemption that was filed with the County Clerk after the RDA Board made that CEQA Determination and approved the OPA.

City staff has also concluded that a Class 32 Categorical Exemption, set forth in CEQA Guidelines, section 15332 applies to this project.

A Class 32 of the CEQA Guidelines refers to in-fill development which meets the following criteria:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has no value as habitat for endangered, rare or threatened species.
4. Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality.
5. The site can be adequately served by all required utilities and public services.

As set forth in the EA, the proposed project meets all of these criteria. However, that is not the end of the analysis. In addition to meeting the above criteria, none of the applicable exceptions to the exemption, set forth in CEQA Guidelines, section 15300.2 can apply. Staff recommends that the Commission find that none of the exceptions to an exemption under CEQA Guideline section 15300.2 applies to the Project. Working through the section 15300.2 subsections in order, City Staff finds the following:

(a) Location. This exception does not apply related to location because the City is not citing to a Class 3,4,5,6, or 11 exemption.

(b) Cumulative impact. This exception does not apply because the City has no knowledge of any other successive projects of a similar nature to the subject project that will or have occurred over time that will result in cumulative impacts.

(c) Significant effect. This exception does not apply because the City has no knowledge of any **unusual circumstance** related to the Project. For the purposes of this project "unusual circumstance" is defined as when "the circumstances of a particular project (i) differ from the general circumstances of the projects covered by a particular categorical exemption, and (ii) those circumstances create an environmental risk that does not exist from the general class of exempt projects." The demolition of two (former) single family homes in an urbanized area is not unlike other demolitions that occur fairly routinely throughout the City.

(d) Scenic Highway. This exception does not apply because there is no scenic highway anywhere near the Subject Project.

(e) Hazardous Waste Site. This exception does not apply because the Subject Property is not a site listed pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. This exception does not apply because the Project will not cause a substantial adverse change in the significance of a historical resource. Neither the Crichton Home nor the Sayre Home is a historic resource under the definition in Public Resources Code section 21084.1:

(1) Neither home is listed and has not been determined eligible for listing (by the State Historical Resources Commission) on the California Register of Historical Resources.

(2) Neither home is listed on the Local Register of Historic Resources as defined by subdivision (k) of Section 5020.1. Under FMC Section 12-1603(r): "Local Register of Historic Resources" shall mean the inventory of buildings, structures, objects, sites and districts designated by the Council as Historic Resources or Historic Districts pursuant to the provisions of this article.

With regard to the Crichton Home, Heritage Properties are not designated by Council but by the Historic Preservation Commission. Therefore, they are not on the Local Register of Historic Resources. Alternatively, to the extent that a court could find that the Crichton Home is on a "local register" for purposes of Section 21084.1, City staff recommends that the Commission find that by a preponderance of the evidence the Crichton Home is not historically or culturally significant based on the substantial evidence presented in this report and on the record that the Crichton Home has lost its integrity.

(3) Neither home is presumed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 related to historic resource surveys. Alternatively, to the extent that a court could find that either home meets this test, City staff recommends that the Commission find that by a preponderance of the evidence that the homes are not historically or culturally significant based on the substantial evidence presented in this report and on the record that the homes have lost their integrity.

(4) Pursuant to Section 21084.1, an agency may exercise to treat a building as a historic resource even if it does not meet any of the other criteria listed above. City staff recommends that the Commission elect not to exercise its discretion to treat either the Crichton Home or the Sayre Home as historic resources, despite them not meeting any of the above criteria for listing. Alternatively, to the extent that a court would find that the Commission has an obligation to consider the factors in CEQA Guidelines section 15064.5(a)(3), City staff recommends that the Commission find that there is no substantial evidence in the record to treat either the Crichton Home or the Sayre Home as "historic resources" under the tests expressly provided in 15064.5(a)(3) because of their lack of integrity pursuant to this report and the record.

In addition to the above, to the extent that the court would find that there are adjacent buildings that are listed on the Local Register of Historic Resources, the Historic Preservation Project Manager does not believe the demolition of the Crichton and Sayre Homes and the construction of the Project will adversely impact those resources as those other structures do not rely upon the Subject Buildings for the characteristics that make them historic. Furthermore, the construction of the Project near those buildings will not take away or detract from the historic characteristics of those buildings.

Finally, there have been claims that the proposed "L" Street Historic District qualifies as a "historic resource" for purposes of CEQA. Therefore, it is claimed that both the demolition of these homes and the construction of the development project must assess the potential impacts to the proposed "L" Street Historic District. However, as stated previously, the City Council has not designated the proposed "L" Street Historic District as a Local Historic District. Furthermore, this proposed District does not fall within any of the definitions for "historic resources" set forth in Public Resources Code, section 21084.1 or CEQA Guidelines, section 15064.5. The fact that this proposed Historic District was mentioned in the Master Environmental Impact Report assessing the 2025 Fresno General Plan does not result in it being considered listed on the City's Local Register of Historic Resources, or otherwise designated by the City as a Historic Resource.

Based upon all of the above, Staff recommends that the Commission find that the adoption of a Class 32 Categorical Exemption is appropriate for the Project.

CONCLUSION:

Staff recommends that the Historic Preservation Commission take the actions set forth in the "Recommendations" section of this Staff Report, which includes making a determination that the Project is Categorical Exempt pursuant to the Class 32 Categorical Exemption and conditionally approving the request by the Housing Authorities of the City and County of Fresno to demolish the Judge William D. Crichton Home.

- Attachment:
- Exhibit A - Aerial Photograph (2008).
 - Exhibit B- Demolition Permit Applications for the Crichton Home and the Sayre Home.
 - Exhibit C - Primary and BSO Forms for the Judge William D. Crichton Home, Prepared 8 February 2006 by Karana Hattersley-Drayton.
 - Exhibit D - Minutes from July 12, 2010 Historic Preservation Commission Meeting.
 - Exhibit E - Notice of Exemption Class 32, 28-unit Residential Project, L and San Joaquin Streets
 - Exhibit F - Initial Study, Environmental Checklist Form, Environmental Checklist Form EA No. C-11-014/T-5994.



Boundaries
of
Proposed L
Street
Residential
Infill Project
2008 Aerial



Development and Resource Management Department
 Building and Safety Services Division

APPLICATION FOR DEMOLITION PERMIT

Today's Date 4/20/11 Site Address 1718 L. Street

Structure(s) to be demolished is/are: (Check all that apply)

Single Family Residence(s) Multi-Family Residence(s) Commercial

Address/Location of demolition debris disposal Licensed waste disposal site
 Applicant Name Housing Authority of the City of Fresno Phone Number 445-8962
 Address 1331 Fulton Mall City, State and Zip Fresno CA 93721
 Property Owner Housing Authority of the City of Fresno Phone Number 445-8962
 Address 1331 Fulton Mall City, State and Zip Fresno CA 93721

This application must be filled out completely before it will be accepted. It is the responsibility of the applicant to obtain and submit the following forms/documents as indicated below:

Note: Requirements below are applicable to all building/structures (Single Family Residential, Multi-Family Residential, and Commercial):

1. The Debris and Excavation Certification Form signed by applicant. (Form Attached)
2. A Plumbing Permit for a sewer cap, inspection, and approval of same. (Note: The sewer cap permit may be obtained when the Demolition Permit Application is submitted.) Inspection of, and clearance for, the sewer cap, must be completed prior to demolition of the structure(s) as stated in Fresno Municipal Code, Section 13-217; and, in the Debris and Excavation Certification Form.
3. A Demolition Release Certification Form, issued and signed by San Joaquin Valley Air Pollution Control District authorized staff.
4. A site plan, drawn to scale, which clearly indicates all structures located on the parcel; and, the parcel's North, South, East and West property lines.
5. A signature from authorized staff at the Planning Division Public Front Counter indicating the requirements of any existing entitlement application(s) are met. (Signature Block below)
6. A signature from the Historic Preservation Division indicating that the structure(s) proposed for demolition are not of historical significance. (Signature Block below)

"The parcel's entitlement history has been reviewed and found to be in compliance with the conditions of the existing entitlement application(s), if any."

 Planning Division Public Counter Staff Signature

 Date

"Structure(s) proposed for demolition are not considered to be of historical significance."

 Historic Preservation Representative

 Date

BSD Staff Member _____

HTE Application No: _____ - _____

City of



DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
BUILDING AND SAFETY SERVICES DIVISION

**CONDITIONS TO BE AGREED TO BY ALL PERSONS
MAKING APPLICATION FOR DEMOLITION PERMIT**

Any person requesting an application for a Demolition Permit shall agree to comply with section 11-218, DEBRIS AND EXCAVATIONS, of the Fresno Municipal Code:

Section 11-218. DEBRIS AND EXCAVATIONS.

It shall be the duty of any person to whom a permit issued for demolition or for the removal of any building, or any section or portion of any building pursuant to the provisions of this article, and of any person leasing, owning, or occupying or controlling any lot or parcel of ground from which a building is removed or demolished to remove all weeds, concrete or stone foundations, flat concrete, concrete patios, masonry walls, garage floors, driveways, and similar structures and all loose, miscellaneous, and useless material, from such lot or parcel of ground, and to properly cap the sanitary sewer house connection, and to properly fill or otherwise protect all basements, cellars, septic tanks, wells, and other excavations, and said lot or parcel shall be left level and in condition to be disked for control of weeds.

I hereby certify that on this 20th day of April, 20 11 I have read, understand, and agree to abide by the provisions of the above statement.

1718 L. Street Fresno, CA 93721
JOB ADDRESS

ALLYSON WILLIAMS
APPLICANT'S NAME (PLEASE PRINT)

Allyson Williams
APPLICANT'S SIGNATURE



Development and Resource Management Department
 Building and Safety Services Division

APPLICATION FOR DEMOLITION PERMIT

Today's Date 4/20/2011 Site Address 2219 San Joaquin St

Structure(s) to be demolished is/are: (Check all that apply)

Single Family Residence(s) Multi-Family Residence(s) Commercial

Address/Location of demolition debris disposal Licensed waste disposal site

Applicant Name Housing Authority of the City of Fresno Phone Number 445-8962

Address 1331 Fulton Mall City, State and Zip Fresno CA 93721

Property Owner Fresno Housing Authorities Phone Number 445-8962

Address 1331 Fulton Mall City, State and Zip Fresno CA 93721

This application must be filled out completely before it will be accepted. It is the responsibility of the applicant to obtain and submit the following forms/documents as indicated below:

Note: Requirements below are applicable to all building/structures (Single Family Residential, Multi-Family Residential, and Commercial):

1. The Debris and Excavation Certification Form signed by applicant. (Form Attached)
2. A Plumbing Permit for a sewer cap, inspection, and approval of same. (Note: The sewer cap permit may be obtained when the Demolition Permit Application is submitted.) Inspection of, and clearance for, the sewer cap, must be completed prior to demolition of the structure(s) as stated in Fresno Municipal Code, Section 13-217; and, in the Debris and Excavation Certification Form.
3. A Demolition Release Certification Form, issued and signed by San Joaquin Valley Air Pollution Control District authorized staff.
4. A site plan, drawn to scale, which clearly indicates all structures located on the parcel; and, the parcel's North, South, East and West property lines.
5. A signature from authorized staff at the Planning Division Public Front Counter indicating the requirements of any existing entitlement application(s) are met. (Signature Block below)
6. A signature from the Historic Preservation Division indicating that the structure(s) proposed for demolition are not of historical significance. (Signature Block below)

"The parcel's entitlement history has been reviewed and found to be in compliance with the conditions of the existing entitlement application(s), if any."

 Planning Division Public Counter Staff Signature

 Date

"Structure(s) proposed for demolition are not considered to be of historical significance."

 Historic Preservation Representative

 Date

BSD Staff Member _____

HTE Application No: _____



DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
BUILDING AND SAFETY SERVICES DIVISION

**CONDITIONS TO BE AGREED TO BY ALL PERSONS
MAKING APPLICATION FOR DEMOLITION PERMIT**

Any person requesting an application for a Demolition Permit shall agree to comply with section 11-218, DEBRIS AND EXCAVATIONS, of the Fresno Municipal Code:

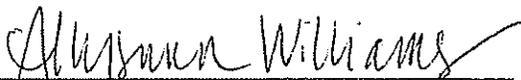
Section 11-218. DEBRIS AND EXCAVATIONS.

It shall be the duty of any person to whom a permit issued for demolition or for the removal of any building, or any section or portion of any building pursuant to the provisions of this article, and of any person leasing, owning, or occupying or controlling any lot or parcel of ground from which a building is removed or demolished to remove all weeds, concrete or stone foundations, flat concrete, concrete patios, masonry walls, garage floors, driveways, and similar structures and all loose, miscellaneous, and useless material, from such lot or parcel of ground, and to properly cap the sanitary sewer house connection, and to properly fill or otherwise protect all basements, cellars, septic tanks, wells, and other excavations, and said lot or parcel shall be left level and in condition to be disked for control of weeds.

I hereby certify that on this 20th day of April, 20 11 I have read, understand, and agree to abide by the provisions of the above statement.

2219 San Joaquin St. Fresno CA, 93721
JOB ADDRESS

ALLYSONN WILLIAMS
APPLICANT'S NAME (PLEASE PRINT)


APPLICANT'S SIGNATURE

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name: Judge William D. Crichton Home

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

*b. USGS 7.5' Quad: Fresno South 1963, Photorevised 1981. Parcel located in s/e ¼ of Section 4 T14S R20E

c. Address: 1718 L Street, Fresno

d. Assessor's Parcel Number: 466-103-39

***P3a. Description:** This full two-story rectangular plan home faces "west" onto L Street and is an example of the early vernacular interpretation of the Prairie. It has sustained numerous alterations over time, but original features include the medium pitched hip roof with bellcast flare, wide overhanging eaves and a plain boxed cornice. The façade is symmetrical with three windows on the second story over what is now a fully enclosed one story hipped roof porch and entry way. The home is standard frame construction and is clad in horizontal lapped siding with a stucco veneer on the first story façade. The solid wood front door is centrally located and has sidelights that have been replaced. A brick fireplace is on the "south" elevation. Most original double hung sash windows have been replaced with new inserts that include faux muntins. However a nice series of double hung ribbon windows remain on the first floor and wrap the southeast corner, providing light for what was possibly a sunroom or sitting room. A bay window on the north elevation has been unfortunately in-filled. An early 2-story addition to the rear of the home apparently accommodated a bathroom on the first floor and a sleeping porch on the second. A parking lot is directly behind the home. Off the northeast corner is a one-story wood frame garage with gable roof, exposed rafter tails and lapped wood siding.

***P3b. Resource Attributes:** HP2 (Single-family property); HP4 (detached garage)

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

● Element of Proposed L Street District



P5b Photo date: 8.25.05

***P6. Date Constructed/Age and Sources:** 1906, Sanborn Fire Insurance Map; Polk Directories

***P7. Owner and Address:**
Fresno Leadership Foundation
c/o Habitat for Humanity Fresno Inc.
2219 San Joaquin Street
Fresno, CA 93721

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

***P9. Date Recorded:**
2.8.06

***P10. Survey Type:**
Intensive

***P11. Report Citation:** "Evaluation of the Judge William D. Crichton Home Located at 1718 L Street for the Local Register of Historic Resources."

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

*Recorded by: Karana Hattersley-Drayton

*Date: 2.8.06

■ Continuation

View From Balcony of the Long/Black Home 12.21.05



Southeast Corner with Ribbon Windows/Sun Porch



BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5B

*Resource Name: Judge William D. Crichton Home

B3. Original Use: Single-family residence

B4. Present Use: Vacant

***B5. Architectural Style:** Prairie vernacular

***B6. Construction History:** The home is depicted on the Sanborn map of 1906. The garage was added in 1913 and a "shower bath" in 1915. The property was remodeled for office use in 1958.

***B7. Moved?** No

***B8. Related Features:** The home is located in the proposed "L Street Historic District" and is one of many early 20th century (former)residences in the immediate area. Also on the parcel is a one-story garage.

B9a. Architect: N/A

B9b. Builder: Unknown

***B10. Significance: Theme:** Early Settlement and Development **Area:** Fresno's parent grid block 341

Period of Significance: 1906-1938 **Property Type:** Prairie vernacular

Applicable Criteria: Heritage Property; the home may become eligible under Criteria i and ii as a Historic Resource for the Local Register if appropriate rehabilitation occurs.

The home was constructed in 1906 apparently for Judge William D. Crichton who for several years lived across the street from this location in a home that is no longer extant. Judge Crichton was an early Fresno attorney and at his death in 1938 was eulogized as one of the oldest members of the Fresno County Bar Association. Three separate biographical listings for Judge Crichton agree that he was born on July 12th, 1863. However, whether he was born in Australia, on board ship in route to California, or in Eureka, California is unclear. According to his obituary in the Fresno Bee, he came to Fresno in 1877 and studied law in the offices of Weber and Van Meter. He was admitted to the bar in 1891 and was elected a Justice of the Peace in 1890 and then again in 1892. He unsuccessfully ran for Congress in 1890. He married Alice Stevens in Dyersburg Tennessee in 1891. The couple had no children. "Judge" Crichton as he was affectionately called, retired from active practice in 1935 and died in this home in 1938 from heart trouble. The Judge William D. Crichton Home is an early residence in what was once a fashionable and prestigious neighborhood of early Fresno. It is also located within the proposed L Street Historic District. The home is associated with an individual of some importance in the social history of early Fresno. In addition, the house originally was a simple but stately example of the Prairie vernacular. Unfortunately the building has sustained numerous changes over the years including removal of most original windows, unsympathetic infill of piercings, enclosure of the front porch etc. Nevertheless the home appears to be eligible as a Heritage Property, due to the importance of Judge Crichton. Should the property be successfully rehabilitated, the home could well qualify individually for the Local Register as a historic resource.

***B12. References:** Fresno County Assessor's Records; 1898, 1906, 1918 and 1950 Sanborn Fire Insurance Maps; Husted-Polk Directories, 1898-1915; Fresno County: The Pioneer Years... p. 274; Building permits on file in the Planning and Development Department; Fresno Bee 2.26.38 1B; Paul E. Vandor, History of Fresno County... 712-713; Davis' Commercial Encyclopedia of the Pacific Southwest, p. 496.

***B14. Evaluator:** Karana Hattersley-Drayton

***Date of Evaluation:** May 3, 2006

(This space reserved for official comments.)



HISTORIC PRESERVATION COMMISSION
Meeting Minutes of July 12, 2010

I. CALL TO ORDER

The meeting was called to order at 5:36 p.m. by Chair Simmons. Roll call given by Karana Hattersley-Drayton.

Commissioners in Attendance

Patrick Boyd
Sally Caglia
Teresa España, M.A.
Joe Moore
Chris Johnson AIA
Don Simmons, Ph.D.
Molly LM Smith

Commissioners Absent

Staff for the City of Fresno

Karana Hattersley-Drayton, M.A., Historic Preservation Project Manager
Kevin Fabino, Planning and Development Department (Planning Manager)
John W. Fox, City Attorney (Legal Counsel to the Historic Preservation Commission)
Mark Scott, City Manager
Joann Zuniga, Planning and Development Department (Recording Secretary)

II. APPROVE MEETING MINUTES

No Meeting Minutes were submitted for approval.

III. APPROVE AGENDA

Chair Don Simmons stated all items listed under Commission Items on the agenda were matters that would require formal action by the Commission.

Commissioner Molly LM Smith moved for approval of the agenda, second by **Commissioner Patrick Boyd**; the agenda was unanimously adopted (M/S/C, 7 yes, 0 no, 0 absent).

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

Chair Don Simmons reviewed the Commission meeting procedures, which followed *Roberts Rules of Order*; stated the order in which matters would be considered: (1) staff report and analysis, (2) applicant's presentation, (3) public comments, those in support

speaking first followed by those in opposition, public to state name and address for the record, and for the public to complete a yellow card "Requesting to Address the Commission," and there was a 5-minute limitation on comments, (4) staff summary comments, (5) applicant rebuttal, (6) close of hearing, (7) Commission deliberation, and (8) Commission action.

Disclosure by the Commission: **Commissioner Teresa España** and **Chair Simmons** stated they saw Darius Assemi at the July 8, 2010, ArtHop Show and exchanged pleasantries; **Commissioner Chris Johnson** stated he saw Darius Assemi at a coffee shop on July 9, 2010, and had a conversation with him about the project.

V. CONTINUED MATTERS

A. Consideration of approval of request by the Property Owner to Rescind the Designation of the Judge William D. Crichton Home (HR #005, 1906) located at 1718 L Street as a Heritage Property and adoption of findings necessary to support rescinding the designation pursuant to FMC 12-1612.

Staff presentation given by **Karana Hattersley-Drayton**; stated this matter was continued from June 28, 2010; stated the Judge William D. Crichton Home was constructed in 1906 of a simple Prairie vernacular and was designated a Heritage Property by the Historic Preservation Commission on May 22, 2006, on request by the prior property owner, One by One Leadership Foundation; stated in 2006 the Home had numerous integrity issues, change out windows, front porch enclosure, and much of the interior had been removed; stated marginally it was eligible for listing as Heritage Property; stated at that time, with good faith intent by One by One Leadership Foundation, the home was to have been restored to its former grandeur; stated integrity issues continue to exist such as bay windows, which piercings had been made smaller, new vinyl sash slider windows with faux muntins; stated on March 31, 2010, the Crichton Home was acquired by the Fresno Housing Authorities; stated the Housing Authorities and Granville Homes commissioned a series of new technical studies including lead paint, asbestos, and contractor's investigation; stated the studies found lead paint and asbestos, as well as fungus and dry rot, animal and human feces; stated the interior of the home was 90 percent gutted; stated there were no substantial structural issues; stated a new roof was put on the home in 2006 with CDBG funding; stated no other restoration work had been performed since the property's designation in 2006; stated on July 11, 2010, Granville Homes, on behalf of the Housing Authorities, requested that the Historic Preservation Commission consider rescinding the Heritage property designation of the Judge William D. Crichton Home due to its deteriorating condition; stated the property owner prepared an analysis of the cost to rehab and abate all the nuisances, which was an estimated \$387,813 with an after rehabilitation valuation of \$192,300; explained what Heritage property was as defined in the Fresno Municipal Code; stated June 11, 2010 the property owner requested the designation as a Heritage property be rescinded based on additional information from reports and costs analysis; stated the opinion of staff was that due to the loss of integrity over the past four years, the Crichton Home no longer satisfied the definition of a Heritage property as a resource worthy of preservation because of its historical, architectural, or aesthetic merit.

Karana Hattersley-Drayton stated the structural integrity of the Crichton Home may not be the main issue, but rather what was a Heritage property and how was that different from being on the Local Register; stated there was no significance, no expression, or discussion about integrity; clearly Heritage property listing was meant to be a program that one could put a building on a register program of some kind, use the California Historical Building Code for a resource that did not meet the stringent requirements of the Local Register, but that the resource was important in some way, shape, or form; stated the first Heritage property was Royce Hall, which was a portion of Fresno High School that looked monumental but had changed from earlier times; cited a more recent example of a Heritage property designation, the Aynesworth Residence where the property owner had begun to put a faux rock facing on the structure that took away some of the integrity, but that the home was connected to the people of SunMaid Raisin.

Karana Hattersley-Drayton stated the interior of the Crichton Home had significantly changed in the four years since she was inside the building; cited that anthropologist George Foster articulated the cultural concept of limited good, there was only so much that could be done with limited resources; the \$360,000 required to completely restore the Crichton Home might be better used for another one of the Housing Authorities' properties; asked was it reasonable to hold the new property owner to the promises made by the previous property owner that were not kept; based on marginal integrity and cost of restoration, staff supported the property owner's request to rescind the Heritage property designation of the Judge William D. Crichton Home; recommended the Commission approve the delisting and that the property be listed for sale not less than 90 days with an aggressive marketing plan.

Tom Davis, representing the Housing Authorities, introduced architect **Scott Vincent** who would be assisting with the presentation; clarified that the Housing Authorities was a public housing agency separate and distinct from the City and County of Fresno, the Housing Authorities had the power to apply for and undertake housing and related activities under the United States Housing Act of 1937, and whose City and County Housing Authorities Commission was appointed by the Mayor of Fresno and County Board of Supervisors, respectively; stated the Housing Authorities was currently under contract with Granville Homes for a purchase and sale agreement; stated there was a potential project with Granville Homes but, as yet, no entitlement or permit applications associated with the project had been submitted to the City; stated the agreement could be canceled, which would leave the Housing Authorities with a dangerous building and a hazard to the community, and they needed to deal with the hazard and security issues on the property; showed pictures of the current condition of the Crichton Home.

Scott Vincent stated a property in a neighborhood that did not meet the Local Register standards but was worthy of preservation was listed as a Heritage property to encourage surrounding neighborhoods, which were on the verge of becoming depressed properties, to become well-maintained properties like that of the Heritage properties within the neighborhoods; stated when the Code was written, there were a number of craftsman bungalow style homes that if the city had listed all of them on the Local Register it would have diluted the value of the Register because there would have been too many listings and not all of the properties were on the same level of preservation; stated the Historic

Preservation Commission at the time the Code was written, put thought into designating properties as Heritage and allowing the use of the Historic Building Code with the intention of maintenance preservation and neighborhood stabilization; stated the State Office of Historic Preservation did not recognize a Heritage property or consider it as a resource status on State or National reviews, however, it could if it were a contributor to a historic district, which at that point would have its own presence as a historic resource and could have that without being a Heritage property; stated the Historic Building Code gave offsets from current building code standards with the intent for maintenance, restoration, and preservation, but gutting a building, completely reconstructing a building by removing its historic fabric was not the intent; looked at the cost analysis of the Crichton Home property, looked at cost to reconstruct versus cost of value, looked at the income basis as either a residential rental or office space and in each case there was substantial in excess of \$20,000 a year in negative patch funds; stated from a cost analysis of what it would take to rehab versus what it would be worth, and from an income side, the project would be upside down.

Scott Vincent stated the Crichton Home was not a well-maintained home; cited changes made to the Prairie vernacular property such as the enclosure of the porch, changes in windows, roof line, roof overhangs, and roof pitch, and that changes made did not have much resemblance to its original construction; stated the city was trying to stabilize the neighborhood and that the west side of L Street and properties along Divisadero were worthy of preservation; discussed what structures were in the neighborhood and stated his belief that the neighborhood would not benefit from the restoration of the property; stated he did not see where the prior property owner used the Historic Building Code in an effort to preserve, restore, renovate the building, or maintain the property; stated interior would be false restoration and the exterior not meeting the standard for Heritage property.

Tom Davis stated reasons why the Housing Authorities believed the Crichton Home should be delisted as Heritage property such as loss of building integrity, neighborhood safety, and continued potential for vandalism; stated the Housing Authorities was addressing issues of vandalism of the neighborhood properties; stated should the property not be delisted, the Housing Authorities did not have current plans to improve the property other than what was requested and thus it would continue to deteriorate and cause concern to the surrounding neighborhood; stated what the previous owners promised and did not fulfill affected what Housing Authorities was trying to do, which was to make positive changes in the community and create a safe neighborhood.

The Chair called for public comment.

Charles Barrett, residing at 560 East Portland Avenue, co-chair of Heritage Fresno, stated it was the hope of Heritage Fresno to enrich the future by getting as much of the past in terms of historic structures, districts, objects to the future; stated he recognized with regret the loss of integrity found in the structures (Crichton and Newman Homes) and hoped it would not happen again; stated it was hoped that future owners would be instructed of past and this not happen again.

There were no speakers in opposition. The public comment period was closed.

The Chair called for deliberation by the Commission.

Commissioner Joe Moore asked Mr. Davis was the Housing Authorities' proposed development contingent on the delisting of the Crichton Home. **Tom Davis** stated the plan was to sell to Granville Homes, which would put forth a proposal and the Housing Authorities would continue to focus on preserving the west side of L Street and putting together the resources to take care of the Helm Home, the Newman Home; stated there were no plans to develop the east side of L Street, however, it was the plan of the Housing Authorities to deal with the homes that had security and integrity issues; stated Granville was under contract with the Housing Authorities to purchase, and it would be Granville that would put together a plan for the east side of L Street. **Commissioner Joe Moore** stated in Heritage Properties Section of the Ordinance, under the permit review process provided a mechanism by which a permit, including demolition permit, could be granted for Heritage property; asked were the plans of the Housing Authorities contingent upon the delisting of the property. **Tom Davis** replied that the delisting of the Crichton Home property was important in order to request a demolition permit.

Karana Hattersley Drayton stated it was not required to delist a home, that a demolition permit could be requested on a listed building.

Commissioner Joe Moore asked would the decision of the Historic Preservation Commission affect the viability of the Granville's involvement in the future. **Darius Assemi** stated Granville would base decision on the merits of what was presented today.

Commissioner Sally Caglia stated the building was not worth salvaging because it was in such bad disrepair, decay, deterioration, and asked if delisting the property had the potential of the building being demolished. **Karana Hattersley Drayton** stated there was nothing that stated the building would have to be demolished after it was delisted.

Commissioner Molly LM Smith asked if the property was not delisted and a demolition permit requested for the property, would it return to Historic Preservation Commission for consideration of a demolition permit. **Karana Hattersley Drayton** responded yes.

Kevin Fabino stated staff made decision to recommend delisting the property as opposed to the consideration of a demolition permit. **Commissioner Sally Caglia** stated if the Commission agreed to delist the building, asked would marketing it for sale for 90 days be a condition. **Karana Hattersley Drayton** stated that was a recommendation of staff or consideration by the Commission. **Kevin Fabino** stated it was consistent with what had been recommended in the past.

Commissioner Teresa España asked for input from Tom Davis. **Tom Davis** replied they would follow the recommendation of the Historic Preservation Commission; stated the property had been marketed before and there had since been more deterioration of

the structure; stated there would continue to be security issues during the 90-day period that the home would be marketed for sale.

Commissioner Joe Moore stated in reference to the continued loss of integrity, he toured the property, reviewed the 2006 DPR form, and did a comparison of its state from then to now and stated he did not see substantial evidence that there had been significant deterioration since its designation as historic Heritage property in 2006.

Karana Hattersley Drayton stated since 2006 the ceiling was collapsing in places where it had not before, more infrastructure removed than before, now additional reports that document asbestos; stated the issue was not just integrity, but what was the value, was it still worth preserving, did it still meet the definition of Heritage property, and was it something the new owner should be encumbered with; stated there was a loss on the interior of the structure, the exterior looked the same but not in better condition. **Commissioner Joe Moore** read excerpt from the May 22, 2006, meeting minutes of the Historic Preservation Commission; stated he did not see the interior called out in the DPR form or in the minutes. **Karana Hattersley Drayton** stated often they did not have access to the interior, but this was an exception; stated there had been a promise by the One by One Leadership to do something and that did not happen.

Commissioner Joe Moore asked if a property had the potential of being upgraded to the Local Register, should it be visited under the California Environmental Quality Act (CEQA).

John Fox, legal counsel to the Commission, answered no; stated an evaluation of the structure in its current state would be made to determine whether or not it was within the definition of historic resource for purposes of CEQA; stated the Crichton Home at this point did not fall within the definition; stated in the future if it were to be restored it may qualify; stated the Crichton Home was a Heritage property that did not meet the standard for historic resource under CEQA at this time.

Commissioner Joe Moore asked if the property were to be restored, would it meet the threshold of the Local Register. **Karana Hattersley Drayton** stated under CEQA it was speculative, however if the porch were to be completely restored and windows replaced and \$350,000 invested in the restoration effort, it could be restored to its 1905 integrity and at that point the Commission could evaluate it for the Local Register. **Tom Davis** stated at this time there were no plans to restore the property and return it to its original state at the cost that it would take to do so.

Commissioner Sally Caglia stated replacing the materials to look old was not the same as restoring it to its original state.

Commissioner Molly LM Smith stated in 2006 the One by One Leadership Foundation showed passion for preservation; stated the Commission, at that time, was meeting with the Foundation members and listed the Crichton Home as a Heritage resource designation; stated with the Heritage property designation there would be the tools to restore the building so that it could be eligible for the Local Register; stated the current

owner had no plans to restore the building and, for reasons of Heritage property, had fallen short and would not do the neighborhood any good; shared information from SHPO and based on that, did not see reason not to delist the property.

Commissioner Joe Moore asked if a design charrette for the east side of L Street was planned. **Karana Hattersley Drayton** stated there was no charrette scheduled at this time.

Chair Don Simmons asked Tom Davis if either the Fulton Lowell neighborhood association or the Cultural Arts District organization commented on neighborhood safety issues or the condition of the Crichton Home. **Tom Davis** stated neither organization had made any comments or made any specific statements; comments made were in reference to the Burks Home.

Commissioner Chris Johnson requested a response from legal counsel regarding letters received from Jeannette Jurkovich related to CEQA, segmentation, discretionary decisions; stated he would like to continue discussion on the fact that once a property was a contributor to a historic district, there was another level of standard review. **Commissioner Teresa España** asked for a summary of the content of the letters from Ms. Jurkovich.

John Fox, legal counsel to the Commission, stated the concern of Ms. Jurkovich was that the delisting of properties constituted a project for the purposes of CEQA, therefore the delisting of this property should be included as part of the entire project, which implied development of this area; stated Ms. Jurkovich was concerned that this was being segmented, which, to her, violated CEQA. **Commissioner Chris Johnson** stated there were impacts that were not being mitigated because it was not going through the CEQA process.

John Fox reviewed the process for evaluating historic resources for purposes of CEQA; determination of whether or not the resource was a historic resource for purposes of CEQA and considered a part of the environmental that would be evaluated under CEQA; stated the Crichton Home did not meet the standard for historic resources for purposes of CEQA, it was not on the National Register, not determined eligible for listing on the State Register, not on the Local Register of Historic Resources; stated listing or delisting the Crichton Home was not a CEQA project, not part of the environment being analyzed, no segmentation regarding the listing or delisting of this property; regarding the Newman Home, it was listed on the Local Register and the issue was that in 2009 there was a significant fire; stated the Newman Home met the requirements of presumptive historic resource for purposes of CEQA, that presumption could be rebutted if the preponderance of evidence established that it no longer had historic significance; stated the Newman Home lost 70 percent of its integrity from the fire; stated it was the staff position that it no longer met the definition of a presumptive historic resource for purposes of CEQA based on the preponderance of evidence established that it no longer since the fire had historic significance; addressed the issue of the historic district.

The issues of CEQA, the potential for a historic district, issues of integrity were discussed at length by the Commission.

Commissioner Chris Johnson moved to recommend that the designation of the Judge William D. Crichton Home (HR #005, 1906) as a Heritage Property not be rescinded, second by **Commissioner Joe Moore** [motion to not accept the staff recommendation].

There was discussion of the motion. **Commissioner Molly LM Smith** asked if it was known when the actual roof work was done on the Crichton Home; recalled that work had been done without a permit and was completed before May 2006 when the Crichton Home came to the Commission for designation as a Heritage Property. **Karana Hattersley-Drayton** stated department records showed that a roof permit was obtained in March 2007 and recalled that work had possibly been done prior to the permit. **Commissioner Joe Moore** stated the current roof on the building did not appear to be the same roof as depicted in a survey photo dated August 25, 2005 (picture in the staff report). **Chair Don Simmons** stated the Commission approved a letter of support for a CDBG grant, which came before the Commission at the end of 2006.

The Chair called for the vote; motion carried (M/S/C, 4 yes, 3 no, 0 absent). [yes--Johnson, Moore, Boyd, España; no--Caglia, Simmons, Smith] to not support the staff recommendation and the building not delisted.

[The Commission took a five-minute break; the Chair reconvened the meeting at 7:15 p.m.]

B. Consideration of approval of request by the Property Owner to Rescind the Designation of the Newman Home (HR #117, c1905) located at 1743 L Street as a Historic Resource and adoption of findings necessary to support rescinding the designation pursuant to FMC 12-1609.

Staff presentation given by **Karana Hattersley-Drayton**; stated the property owner requested to rescind the designation of the Newman Home as a historic resource due to the loss of integrity pursuant to Fresno Municipal Code Sections 12-1614, 12-1608, and 12-1609; stated the home was constructed prior to 1906 and in later years a second story 'sleeping porch' was added to the home; stated the Newman Home was placed on the Local Register by the City Council on March 4, 1980, at which time the resolution of the City Council noted the home represented a type of building that exemplified a particular architectural style and period important to the city and essential to the historic character of the neighborhood; stated almost one year ago the Newman Home was burned in a devastating fire; stated a report by the City's Building and Safety Services Division dated September 24, 2009, estimated the loss at 70 percent; stated over the winter months with heavy rains the building incurred additional rain water damage; stated 10 to 15 percent of the building material was salvageable.

Karana Hattersley-Drayton stated by request of the Historic Preservation Commission, the home was inspected by the City's Code Enforcement Division on February 25, 2010; stated the former owners had put together a preservation plan and that they had wanted to completely restore the Newman Home, however, nothing was forthcoming;

NOTICE OF EXEMPTION

FROM: Redevelopment Agency of the City of Fresno
2344 Tulare Street, Suite 200
Fresno, California 93721

FILED

TO: X Fresno County Clerk
2221 Kern Street
Fresno, California 93721

MAR 14 2011

By *Marlene*
FRESNO COUNTY CLERK
DEPUTY

Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, California 95814

SCH NO.

Project Title: Redevelopment Agency of the City of Fresno and FFDA Properties, LLC, for the development of a 28 unit mixed-use residential project located at L and San Joaquin Streets

Project Location:

APN# 466-132-06-2, 466-103-09-5, 466-103-10-3, 466-103-29, and 466-103-04.

Please see attached vicinity map.

Project Location - city: City of Fresno

Project Location- county: County of Fresno

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: Redevelopment Agency of the City of Fresno

Name of Person or Agency Carrying Out Project: FFDA Properties, LLC

Exempt Status: (check one)

- Ministerial - PRC § 21080(b)(1); CEQA Guidelines §15268
- Declared Emergency - PRC § 21080(b)(3); CEQA Guidelines §15269(a)
- Emergency Project - PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
- Categorical Exemption - Class 32/CEQA Guidelines §15332
- Statutory Exemption - PRC § _____

Reasons why project is exempt:

The project has been environmentally assessed and has been determined to eligible for a Categorical Exemption under Section 15332 Class 32 of the California Environmental Quality Act (CEQA). Under Section 15332/Class 32, this project meets the following conditions and is exempt from CEQA: a) the project is consistent with applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the site has no value as a habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, e) the site can be adequately served by all required utilities and public services. On March 8, 2010, the Redevelopment Agency Board adopted this finding.

Lead Agency Contact Person: Debra Barletta

Full telephone no559-621-7600

Signature: *Marlene Murphy*

Date: 3/11/11

Printed Name and Title: Marlene Murphy, Executive Director, Redevelopment Agency of the City of Fresno.

- Signed by Lead Agency
- Signed by applicant

If filed/signed by applicant:

Attach certified document of exemption finding (check if attached)

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Attachments: Vicinity Map

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201110000054

Lead Agency: REDEVELOPMENT AGENCY Date: 03/14/2011

County Agency of Filing: FRESNO COUNTY CLERK Document No: E201110000054

Project Title: DEVELOPMENT OF A 28 UNIT MIXED-USE RES. PROJECT AT L AND SAN JOAQUIN

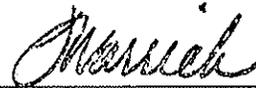
Project Applicant Name: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO Phone Number: (559) 621-7600

Project Applicant Address: 2344 TULARE STREET, STE. 200, FRESNO, CA 93721

Project Applicant: LOCAL PUBLIC AGENCY

ADMINISTRATION FEE	\$	50.00
CATEGORICAL EXEMPTION	\$	0.00
Total Received	\$	50.00

Signature and title of person receiving payment: _____



INITIAL STUDY

Environmental Checklist Form EA No. C-11-014/T-5994

1. **Project title:**

Conditional Use Permit Application No. C-11-014
Vesting Tentative Tract Map No. 5994

2. **Lead agency name and address:**

City of Fresno
Development and Resource Management Department
2600 Fresno Street
Fresno, CA 93721

3. **Contact person and phone number:**

Will Tackett, Planner III
City of Fresno
Development & Resource Management Dept.
(559) 621-8063

4. **Project location:**

1702 "L" Street

Located on the northerly corner of the intersection of "L" and San Joaquin Streets, in the City and County of Fresno, California

Assessor's Parcel Number(s): 466-103-04, 09, 10, 12 & 29

Site Latitude: 36°44'34.00" N

Site Longitude: 119°47'45.00" W

Mount Diablo Base & Meridian, Township 14 S Range 20 E, Section 4

5. **Project sponsor's name and address:**

FFDA Properties, L.L.C.
1396 West Herndon Avenue, Suite 101
Fresno, CA 93711

6. **General plan designation:**

Existing & Proposed: Commercial Mixed Use Level 2 (Central Area)

7. **Zoning:**

Existing & Proposed:

C-P (*Administrative and Professional Office District*) and,
C-4 (*Central Trading District*)

8. **Description of project:**

Gary G. Giannetta Civil Engineering and Land Surveying, on behalf of FFDA Properties, LLC, has filed Conditional Use Permit Application No. C-11-014, and Vesting Tentative Tract Map No. 5994 pertaining to approximately 1.29 net acres of property located on the northerly corner of the intersection of "L" and San Joaquin Streets.

Conditional Use Permit Application No. C-11-014 and Vesting Tentative Tract Map No. T-5994 propose to develop and subdivide the subject property for the purposes of creating a 28-lot single family residential, gated private street, planned development with modified property development standards at an overall density of approximately 21.71 dwelling units per acre. An additional "Outlot" is proposed to be dedicated for private street, parking, utilities, drainage, open space, landscaping, and general common area purposes.

Portions of the existing public street rights-of-way adjacent to the subject property are proposed to be vacated in order to facilitate the proposed project. These vacations include nine feet of the existing "L" Street right-of-way width and five feet of the existing San Joaquin Street right-of-way width.

Two existing vacant residential structures remain extant on the subject property and will require removal in order to facilitate construction of the project as proposed. One of the extant structures on the subject property, the Judge William D. Crichton Home (1906), is a Heritage Property as defined within Section 12-1603 of the Fresno Municipal Code.

The proposed project will also involve installation and construction of both public and private facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.

The subject property is currently zoned under the C-P (*Administrative and Professional Office*) and C-P (*Central Trading*) zone district classifications. The subject property is located within the boundaries of the 2025 Fresno General Plan, Central Area Community Plan, Fulton-Lowell Specific Plan, and Fulton Redevelopment Plan, which designate the subject property for Central Area Commercial Mixed Use Level 2 planned land uses. Pursuant to Exhibit 8 (Central Area Land Use Association Matrix) of the Central Area Community Plan, the existing C-P (*Administrative and Professional Office*) and C-4 (*Central Trading*) zone districts may be found to be consistent with the Commercial Mixed Use Level 2 (Central Area) planned land use designation for the subject property.

9. **Surrounding land uses and setting:**

	Planned Land Use	Existing Zoning	Existing Land Use
North	Commercial Mixed Use Level 1 (Central Area) & Commercial Mixed Use Level 2 (Central Area)	C-P <i>Administrative and Professional Office District</i> & C-4 <i>Central Trading District</i>	Residential & Office
East	Commercial Mixed Use Level 1 (Central Area) & Commercial Mixed Use Level 2 (Central Area)	C-P <i>Administrative and Professional Office District</i> & C-4 <i>Central Trading District</i>	Residential & Office
South	Commercial Mixed Use Level 2 (Central Area)	C-4 <i>Central Trading District</i>	Office
West	Commercial Mixed Use Level 2 (Central Area)	C-4 <i>Central Trading District</i>	Residential & Office

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

City of Fresno (COF) Department of Public Works; COF Department of Public Utilities; COF Building and Safety Services Division; COF Fire Department; COF Redevelopment Agency; Fresno Metropolitan Flood Control District; and, San Joaquin Valley Air Pollution Control District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Section 15300 of the California Environmental Quality Act (CEQA) Guidelines, the purpose of this initial study is to analyze whether the proposed project may be determined not to have a significant effect on the environment and may therefore be exempt from the provisions of CEQA.

City Staff has independently evaluated whether this Project is exempt pursuant to the Class 32 Categorical Exemption, set forth in CEQA Guidelines, section 15332. A Class 32 of the CEQA Guidelines refers to in-fill development which meets the following criteria:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has no value as habitat for endangered, rare or threatened species.
4. Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality.
5. The site can be adequately served by all required utilities and public services.

Staff has determined that this Project meets these criteria for the following reasons: 1. The Project as proposed is consistent with the General Plan land use designation for the subject property, is consistent with the applicable General Plan policies addressing this type of development and is permitted by the current zoning for the subject property. 2. The proposed project is within the limits of the City of Fresno, is to be developed on 1.29 net acres, which is less than the 5-acre maximum for In-fill projects covered by this exemption, and the subject property is substantially surrounded by urban uses; 3. There is no evidence that the subject property has any value as a habitat for endangered, rare or threatened species; 4. City staff has confirmed that this Project will not have significant effects related to traffic, noise, air quality or water quality as there is plenty of circulation capacity on the streets in proximity to the project site, the emissions generated by the project are less than the thresholds established by the San Joaquin Air Pollution Control District and the project is required to comply with the City requirements related to grading and drainage so as to avoid water quality issue; 5. City staff has confirmed with the Department of Public Utilities that the site can be adequately served by all required utilities and public services.

In addition, staff has determined that none of the applicable exceptions to this Categorical Exemption, set forth in CEQA Guidelines, section 15300.2, apply to this Project for the following reasons:

- a. **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of whether the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

By its own terms, this exception does not apply to a Class 32 Categorical Exemption.

- b. **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

Pursuant to Section 15355 of the CEQA Guidelines, "Cumulative Impacts" refers to two or more individual effects, which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

The proposed project will not contribute to or induce cumulative, related, or incremental effects within the project area. Although a number of projects meeting the definitions provided within Section 15378 of the CEQA Guidelines have occurred within the vicinity of the proposed project over time (including activities undertaken which were supported in whole or in part through public agency contacts, grants, subsidies, loans, or other forms of assistance from a public agency), these projects are not considered to contribute to substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Traffic volume increases downtown are cumulatively insignificant with respect to the total volume that these roadways were designed and built to accommodate. Nearby downtown local and major streets are operating at Level of Service C or better during the peak hours and daily thresholds based on both field observations by the City Traffic Engineer and data recently collected for other long range planning studies.

Area street plans are the product of careful planning that projects traffic capacity needs based on the densities and intensities of planned land uses anticipated at build-out of the planned area.

The subject property as well as the majority of the downtown area south of East Divisadero Street is planned for Central Area Mixed Use Level II planned land uses. The Commercial Mixed Use Level II is flexible to implement the mixed-use concept within the professional office, commercial, and residential range of land uses while emphasizing diversity. Due to this flexibility and diversity, analysis of traffic impacts associated with the downtown as a whole would be too speculative, and such analysis is not required by CEQA.

However, downtown streets are unique in that they currently have significant reserve capacity compared to when downtown and its respective streets were originally built for much higher traffic volumes. Over the years the intensity of downtown has declined as has its presence as a destination for the citizens of Fresno. When coupled with the urban freeway system that has been constructed, completely surrounding the downtown area these factors have significantly reduced the amount of traffic that drives through downtown without a destination in downtown.

In addition, downtown development is more urban in nature and often results in fewer vehicle trips than suburban development because of the connectivity and proximity to land uses in walking and biking distance from the project. As a result the mode splits

often shift from the vehicle to walking, biking, and transit; and, the "park once" and walk approach to reach various destinations is often the method of choice.

Therefore, based upon analyses of past and present (or probable future) projects within the downtown and greater Fresno area, it has been determined that the downtown streets will provide adequate access to, and recognize the traffic generating characteristics of individual properties and, at the same time, afford the community an adequate and efficient circulation system.

The proposed infill project will not cause a substantial adverse change to properties identified as contributing to a potential Historic District due to the fact that to date neither the Commission nor the City Council has taken action to actually designate an "L Street Historic District." If a Historic District is proposed in the future the boundaries can be drawn to include the resources on the ground. Comprehensive analysis of the potential effects to historic resources is contained herein below.

Furthermore, there is no evidence of reasonably foreseeable probable future specific projects within the project area which may result in effects which are considered to be individually minor but collectively significant over a period of time.

- c. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

Pursuant to Section 15382 of the CEQA Guidelines, "Significant Effect on the Environment" means a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant. Unusual circumstances exist where the circumstances of a particular project (i) differ from the general circumstances of the projects covered by a particular categorical exemption, and (ii) those circumstances create an environmental risk that does not exist from the general class of exempt projects.

The proposed project, consisting of a subdivision of land and the creation/construction of a 28-lot single family residential planned development (and construction of related facilities and infrastructure) as well as proposed vacations of portions of adjacent public streets and the proposed demolition of two existing structures on the subject property will not result in any adverse changes in any of the physical conditions within the area. With respect to objects of historic significance, analysis is provided in the following sections contained herein below.

From the perspective of CEQA, the term "aesthetics" pertains to the perceived visual quality of an area characterized by one or more visual elements such as an open space, scenic view, or architecture. A project can have a significant effect on visual quality if it negatively affects the aesthetically significant features by altering them in part or wholly,

or by constructing a building in an architectural style that conflicts with the existing setting. The subject property is located within the central urban downtown area of the City of Fresno. Stylistically, residential properties in the immediate neighborhood are an eclectic mix and include Mission Revival, vernacular Prairie, Colonial Revival, Arts and Crafts influenced vernacular, American Foursquare, Streamline Moderne, as well as 1960's modern commercial and multiple family complexes. With such an eclectic mix of architectural styles there is no common theme within the immediate area which demands conformance. However, the proposed project will borrow and incorporate characteristic elements found such as the common use of horizontal wood cladding, 1/1 hung sash windows, full or partial porches with turned posts or columns and sundry Arts and Crafts detailing. However, even these elements are lacking in some of the existing building stock.

Historic buildings south and westerly of the proposed infill parcel were all constructed in the early 20th century and were part of an urban landscape that has been considerably altered over time. The proposed project calls for two-story townhouses that in massing will be in scale with the existing two-story historic homes in the neighborhood. The elevations quote aspects of the Arts and Crafts vocabulary. In conclusion, the subject property has traditionally contained residential dwellings and this project will provide for residential dwellings of a size and scale that are consistent with the neighborhood. As such, this project will not cause any aesthetic impacts as a result of unusual circumstances.

No adverse environmental effects related to topography, soils or geology are expected as a result of this project and the subject property is not located in an area designated for mineral resource preservation or recovery.

The project will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).

The proposed project would not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them. There is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the US Fish and Wildlife Service.

The proposed project will not expose persons to excessive noise levels. The project is located within the urban downtown core area of the City of Fresno. Although the project will create additional activity in the area, the project will be required to comply with all noise standards and policies from the 2025 Fresno General Plan and noise ordinance of the Fresno Municipal Code and construction activity will be temporary. The Department of Public Utilities and Fresno Metropolitan Flood Control District have reviewed the proposed project and have determined that adequate sewer, water, and drainage will be available to serve the proposed project.

Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the proposed project is projected to generate 21 vehicle trips during the morning peak hour travel period (7 to 9 a.m.), 28 vehicle trips during the evening peak hour travel

period (4 to 6 p.m.) and 270 average daily trips. The Department of Public Works has reviewed the proposed project and has determined that the traffic generation characteristics of the proposed project based upon these traffic projections do not warrant further study such as a traffic impact study based upon adopted thresholds. Furthermore, it has been determined that these traffic volume increases are insignificant with respect to the total volume that these roadways were designed and built to accommodate. Both San Joaquin Street and L Street are operating at Level of Service C or better during the peak hours and daily thresholds based on both field observations by the City Traffic Engineer and data recently collected for other long range planning studies. Therefore, the adjacent public street network is sufficient to accommodate and serve the quantity and kind of traffic expected within the area.

No unusual circumstances exist with respect to the proposed project or any activities which may occur as a result of the proposed project, which differ from the general circumstances of the projects covered by a particular categorical exemption, and which would create an environmental risk that does not exist from the general class of exempt projects. Therefore, it is not perceived that there is any reasonable possibility that the activity will have a significant effect on the environment.

- d. Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required mitigation by an adopted negative declaration or certified EIR.

The proposed project is not located within or near resources which are located within a highway officially designated as state scenic highway.

- e. Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962 of the Government Code.

There are no known existing hazardous material conditions on the site and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- f. Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed project is located on the northerly corner of the intersection of "L" and San Joaquin Streets. There are five designated Local Register resources within the immediate vicinity (adjacent properties): The Bean Home (1705 "L" Street, 1904,

HP#114); The Kutner Home (1651 "L" Street, 1901, HP#115); The Towne Apartments (1717 "L" Street, c1902, HP#118); The Long (Black) Home (1727 "L" Street, 1907, HP#113), and the Helm Home (Alamo House) (1749 "L" Street, 1901, HP#112). In addition, one building within the proposed project footprint, The Judge William D. Crichton Home (1906), is a Heritage Property as defined within Section 12-1603(n) of the Fresno Municipal Code.

In addition to numerous older homes, the blocks surrounding the subject property include several vacant lots and newer commercial buildings and residential apartments. Immediately south of the proposed project is an office complex constructed in 1967 and southeast of the subject property is a 225 unit residential complex (Hope Manor) built in 1965.

An "L' Street Historic District" with various boundaries has been recommended in three separate survey reports over the past forty years. Most recently, the City's "Upper Triangle Areas Historic Property Survey" of 2007 included a proposed "L' Street Residential Historic District" of 21 properties. Of these 21 properties, 8 have already been individually designated on Fresno's Local Register of Historic Resources; 1 property is considered a Heritage Resource (the Crichton Home) and 4 properties have burned and have been removed.

It is both noted and acknowledged however that none of the three separate survey reports that have been prepared recommending an "L" Street Historic District meet the requirements of Section 5024.1(g) of the Public Resources Code. These surveys have not been included in the State Historic Resources Inventory, nor have they been updated due to changes in circumstances. Due to the loss of additional structures identified as being potential contributors to the proposed district to uncontrollable circumstances, the previously identified/proposed district boundaries are no longer applicable or viable. Therefore the proposed "L" Street Historic District, in and of itself (as identified within any of the surveys prepared and referenced herein above), shall not be presumed to be historically or culturally significant for the purposes of evaluating potential effects of the proposed project, pursuant to the California Environmental Quality Act (CEQA), at this time. It may also be noted that regardless of the status of the aforementioned surveys, the loss of the two structures on the subject property which were identified as being potential contributors to the proposed "L" Street Historic District would not preclude the creation of an historical district in the future.

Pursuant to Section 5024. 1(g) of the Public Resources Code, it should be noted that while the second extant residence located on the subject property, the Julia A. Sayre Home (2219 San Joaquin Street, 1910), was identified as a potential contributor to the "L" Street Historic District, it has never been found individually eligible for inclusion on an historic register nor otherwise worthy of preservation in accordance with the definitions and provisions of Article 16 of Chapter 12 of the Fresno Municipal Code. On May 22, 2006 the Historic Preservation Commission considered designation of the Julia A. Sayre Home to the Local Register of Historic Resources as a Heritage Property. However, it was determined by the Historic Preservation Commission that the Julia A. Sayre Home represents innumerable modern changes which profoundly affect the integrity of the property; and does not meet the standards/criteria for inclusion as a Heritage Property.

At the same public hearing of the Historic Preservation Commission (05/22/06), the Judge William D. Crichton Home (1906), which has also been identified as a potential contributor to the proposed "L" Street Historic District, was determined to have suffered a number of changes that have led to a loss of integrity as well. Furthermore, substantial evidence was not found to support consideration of the property as being historically significant; or, qualification of the home under the criteria of either the local or state registers of historic resources. However, the home was found to be eligible as a Heritage Property as defined within Section 12-1603(n) of the Fresno Municipal Code. It must be noted however, that pursuant to Section 12-1603(n) of the Fresno Municipal Code, a Heritage Property shall mean 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 an Historic Resource. It may also be noted that other than a new roof in 2007 (funded by a Community Development Block Grant); no further restoration work has been completed on the home since the property was designated as a Heritage Property. Inspection of the home on June 23, 2010 indicated that the interior has been further decimated; the ceiling in the upstairs is collapsing, original woodwork has been removed and there is clear evidence of a prevalence of dry rot and fungus. It has therefore been opined that due to additional loss of integrity over the past five years, the Crichton Home no longer satisfies even the definition of a Heritage Property.

In the absence of supportive substantial evidence it is the opinion of the City of Fresno, as lead agency, that neither the Judge William D. Crichton Home nor the Julia A. Sayre Home qualify or warrant treatment as either a mandatory or presumptive "Historical Resource" within any of the definitions as set forth in Section 15064.5 of the CEQA Guidelines.

Pursuant to Section 15064.5 of the CEQA Guidelines, a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. A "Substantial Adverse Change in the significance of an historical resource is defined within the CEQA Guidelines as meaning physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be "Materially Impaired".

Based upon the identification of historical resources within the vicinity of the proposed project (as outlined herein above) it may be determined that the proposed project will not result in the physical demolition, destruction, relocation, or alteration of historic resources (as defined within the CEQA Guidelines), which are located within the project area; and, that the proposed project will not materially impair historic resources by way of substantial adverse changes in the immediate surroundings of said historic resources.

This finding is substantiated with consideration of the significance criteria identified as applicable to, and utilized to justify, the individual and respective historic resources designated within the area.

The Helm Home (1901, HP#112) was designated as a historic resource by action of the Fresno City Council on March 04, 1980 for its association with the Helm Family (early Fresno pioneers) and architecturally as an example of the Mission Revival.

The Long (Black) Home (1907, HP#113) was designated as a historic resource by action of the Fresno City Council on January 31, 1980 for its association with Arthur B. Long (Vice-President of the Fresno Flume and Irrigation Company, which served as an important element in the shaping of industry in the Central Valley) as well as for its association with Fred Black (an important early Fresno merchant who built a retail grocery empire and who helped revolutionize the grocery trade in California).

The Bean Home (1904, HP#114) was designated as a historic resource by action of the Fresno City Council on March 04, 1980, architecturally due to its existence as the only example of its formal classic styling from its period within the City of Fresno.

The Kutner Home (1901, HP#115) was designated as a historic resource by action of the Fresno City Council on March 04, 1980 for its association with Alfred Kutner (early Fresno merchant and vice president and manager of the Farmer's National Bank) as well as for its association with William J. Dickey (early civic leader and philanthropist for whom Dickey Playground was named).

The Towne Apartments (c1902, HP#118) were designated as a historic resource by action of the Fresno City Council on March 04, 1980, architecturally due to its representation as an excellent example of a neo-classical style type structure which was once common but is now rare.

In accordance with Section 15064.5 of the CEQA Guidelines, the significance of an historical resource is materially impaired when a project: (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or, (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historic resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or, (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA.

As the identified historic resources located within the immediate vicinity of the proposed project are presumed to be significant and are designated historic resources based upon their inclusion on the Local Register of Historic Resources due to association with the lives of persons significant in Fresno's past, and/or their embodiment of the distinctive characteristics of a type, period or method of construction, it may be determined that the proposed project, consisting of the subdivision of land and the creation/construction of a 28-lot single family residential planned development (and construction of related facilities and infrastructure) does not carry the potential to materially alter in an adverse manner those physical characteristics of the historic resources on adjacent properties which convey their historical significance and that justify their inclusion in the Local Register of Historic Resources.

Aside from physical demolition, a project does not have the ability to materially impair or physically alter characteristics of association with prominent persons. Furthermore, as no physical alterations will be made to the identified historic resources themselves, resultant from the proposed project, the proposed project has no potential to materially impair or change characteristic features of the historic resources, which define their architectural significance; and, which justify their inclusion on the Local Register of Historic Resources.

Consistent with the findings made herein above respective to historical resource surveys, none of the surveys conducted within the area of the proposed project, which identified the potential for, and proposed designation of, an "L" Street Historic District, meet the requirements of Section 5024.1(g) of the Public Resources Code. Therefore, the proposed "L" Street District is not considered or presumed to be historically or culturally significant for the purposes of evaluating potential effects of the proposed project, pursuant to the California Environmental Quality Act (CEQA), at this time.

Finally, none of the identified historic resources within the immediate vicinity are included, or have been determined to be eligible for inclusion, within the California Register of Historic Resources.



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VC
HPC MEETING: 05/23/2011

May 23, 2011

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Secretary
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.
(Item continued from April 25th HPC meeting due to a lack of a quorum)

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 property was once again slated for consideration for designation at the June 28, 2010 meeting of the Commission but was once again removed from the agenda. The William Collins home is an important contributor to this late 19th/early 20th neighborhood.

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 gables 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)).

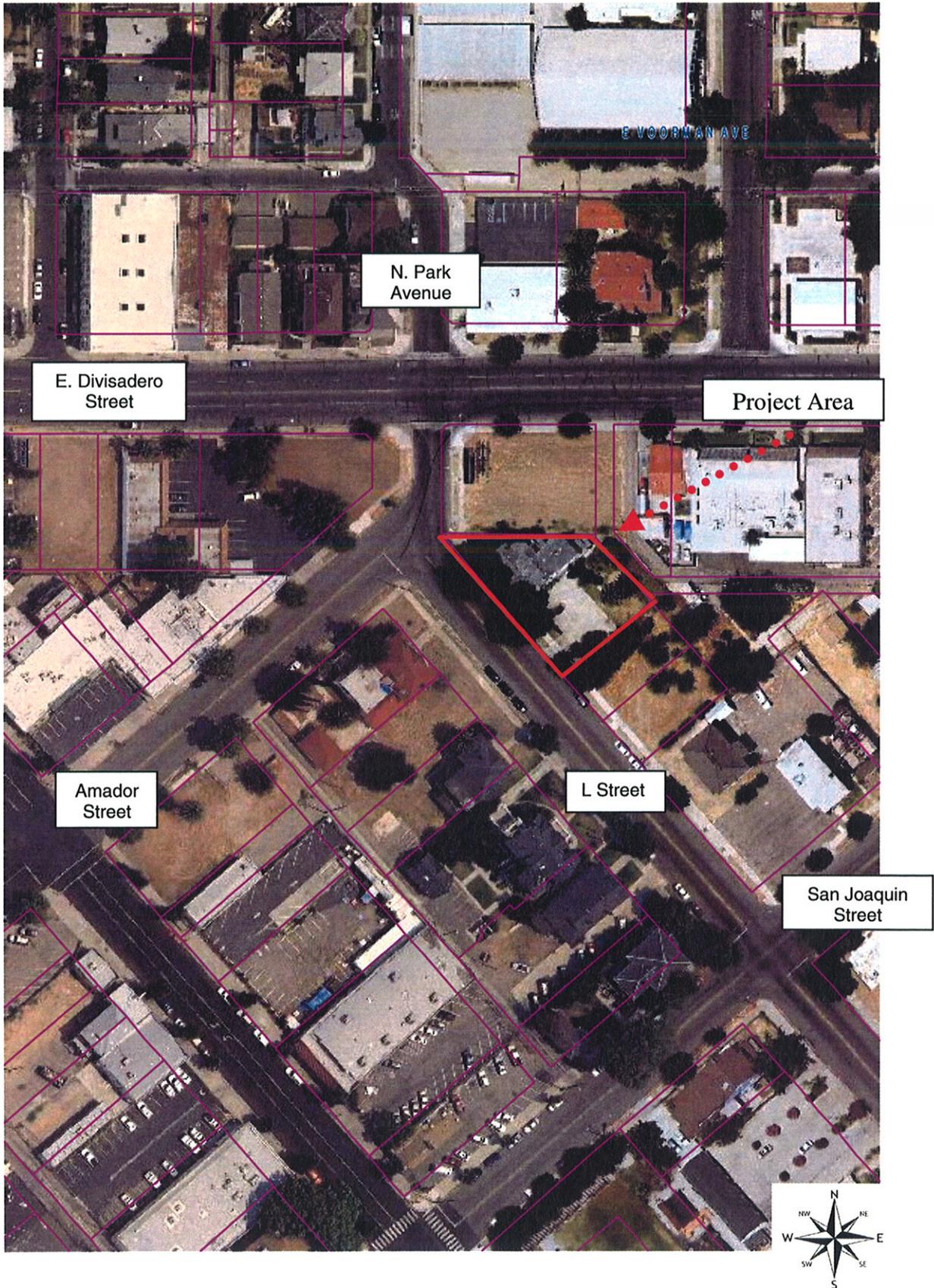
The heritage property category was established for resources that have historic merit but which may have problems with integrity (such as the Josiah Royce Hall) or which may be a contributor to a proposed historic district but which lack significance as an individual resource. Listing through this program 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 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. 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 - 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



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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

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

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.

*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 South From Adjacent Property



Looking Southwest From Alley



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 circular scribble.

Darius Assemi
President



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIA
HPC MEETING: 05/23/2011

May 23, 2011

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Secretary
Historic Preservation Project Manager

SUBJECT: REVIEW AND MAKE FINDINGS ON WINDOW MATERIALS AND SPECIFICATIONS FOR THE RESTORATION OF 764 AND 754 P STREET (WAREHOUSE ROW) HP#003 PURSUANT TO FMC 12-1606(a)(2).

RECOMMENDATION

Staff recommends that the Commission review the attached elevations and information on the "Talon Classic" window as manufactured by Andersen Windows. Staff further recommends that you find that the product is consistent in design and materials with the historic windows on 764 and 754 P Street and is suitable as replacement for windows that are missing and/or deteriorated. The optional treatment of the "alumiclad," to provide protection and durability for the windows, needs to be evaluated by the Commission.

EXECUTIVE SUMMARY

On August 25, 2008 and February 23, 2009 the Historic Preservation Commission reviewed and approved the renovation plans and CEQA analysis for the "Warehouse Row Project," located at 702-764 P Street. The complex of connected buildings is listed on the National Register of Historic Places as well as Fresno's Local Register of Historic Resources. As initially presented to the Commission at the August 25th 2008 meeting, the renovation plans for Warehouse Row included replacement of missing, deteriorated and damaged windows at both 764 P Street (the Wormser Furniture Company Warehouse) as well as 754 P Street. In a 4-0 motion adopted by the Commission at the February 23rd 2009 hearing, the plans for the project were approved with the caveat that there would be a subsequent review of the actual materials used for the deteriorated windows.

The building plans for the project are now completed and construction is set for later this spring. Pursuant to the Commission's authority as described at FMC 12-1606(a)(2) the Commission is asked to review and as appropriate, approve the window specifications.

BACKGROUND

The Warehouse Row complex is a series of connected buildings located at 702-764 P Street between Mono and Inyo Streets on the western side of the (former) Santa Fe Rail corridor. The complex was listed as a historic district on the National Register of Historic Places on March 24, 1978 and is also a designated historic property on Fresno's Local Register of Historic Resources (HP#003). The least altered of the buildings is the Wormser Furniture Company Warehouse (764 P Street) at the southeast corner of P and Inyo Streets (Lots 31-32) which was constructed between 1906 and 1918 (Sanborn Fire Insurance Company maps). An earlier Wormser Furniture Company Warehouse is depicted east of the current building and adjacent to the tracks on the 1906 Sanborn Map, which may explain the date of 1903 (or even 1899), that is usually assigned to the current building. This end-gable two story former

warehouse is constructed of unreinforced brick and according to the Assessor's records was remodeled in 1930 with office alterations made in 1953, 1980 and 1994. The character defining feature of this building is the stepped parapets on both the east and west elevations.

Warehouse Row was purchased in 2007 and development plans for its rehabilitation were submitted to the Planning and Development Department. At the August 25, 2008 public hearing of the Historic Preservation Commission, the property owner, Summa Development Group, submitted preliminary project plans. The Commission, after a presentation by staff and the applicant, adopted a resolution as follows *"accept the Staff recommendation, amended to cite CEQA Categorical Exemptions 1A and 31, and to accept the property owner's eight part renovation proposal, with the requirement that the structural analysis for 754 P Street be submitted to the Commission's Staff (for the record), and that items 5 through 8 of the property owner's proposal be brought back to the Commission for further design and materials review."*

At the February 23, 2009 meeting of the Commission the property owner submitted a site plan application which formalized the preliminary plans which had been reviewed by the Commission the previous August. In addition, the developer submitted for the record a copy of the structural analysis for the portion of the building complex at 754 P Street which will be demolished due to numerous structural and design deficiencies. After discussion, the Commission, on a 4-0 vote, approved the plans as presented with the caveat that the actual materials for the replacement of missing or deteriorated windows be reviewed when available. The Warehouse Row Project was submitted to the Planning Commission and approved on April 7, 2010.

As noted in Preservation Brief 9 (National Park Service), it is optimal to retain the original or existing windows in an older or historic building. However, as noted in the Brief, "there is a point when the condition of a window may clearly indicate replacement." In both 764 and 754 P Street, windows have not only deteriorated but are in some cases missing and/or have been removed and in-filled. The intent of the project is to replace all the windows with a product, the "Talon Classic" (Andersen Windows) which in design and materials replicates existing windows. Thus the windows for the former Wormser Warehouse will be 2 over 2 double hung sash with wood frames whereas the windows for 754 will be 4/4 double hung sash, also with wood frames and clear glass. The only deviation requested is an optional aluminum coating for the exterior wood sections of the windows, to protect and extend the life of the windows.

Attachments: Exhibit A - Elevations and Summary Information for Window Specifications, 754 and 764 P Street, Warehouse Row Project.



2025 N. Gateway, Suite 101 • Fresno, CA 93727
Phone (559) 288-3925 • Fax (559) 226-3925 • wadyck@yahoo.com

**Historic Preservation Commission
Warehouse Row Project
May 23, 2011**

Summary

Warehouse Row is a master planned redevelopment project including 3 multi-story historic buildings constructed between 1903–1923, listed on the National Historic Register. The project is fronted on P Street and encompasses the city block bounded by P Street, Inyo Street, Mono Street, and the Santa Fe railroad tracks. The project has been in the planning and design phase since 2007 and the general development concept and specific elements of the project have been previously presented and approved by the Historic Preservation Commission. The building plans are now in backcheck and construction is set to commence Spring 2011. Two remaining detail items are outstanding and we request your approval of these to commence construction and rehabilitate the historic Warehouse Row buildings.

Item #1 - Replacement Window Specification (754 & 764 P Street)

In the 2008 & 2009 presentations to the HPC, the replacement of the heavily damaged and missing windows along the P Street and Inyo frontages were proposed and approved. At those meetings, the HPC requested, to review the product specifications of the replacement windows when they came available to confirm consistency with the architectural design of the former windows. The specifications are now available and the following is a description of the proposed product.

The proposed product is the "Talon Classic" in the Eagle product line of Andersen Windows. Several manufacturers and product lines were considered but the Talon Classic was found to be most compatible with the existing window design. National Preservation Brief #9 gives guidelines on the evaluation of replacement windows and gives consideration to pattern, proportion, configuration, profile, type, color, glass, and detail. An excerpt of the brief is found below.

9 Preservation Briefs

Technical Preservation Services

National Park Service
U.S. Department of the Interior

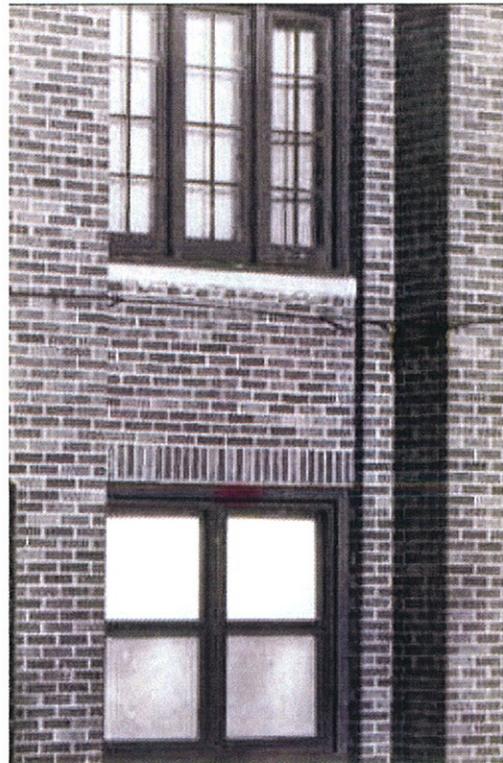


Window replacement

Although the retention of original or existing windows is always desirable, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should not begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced.

Attempt to understand the contribution of the window(s) to the appearance of the facade including:

1. The pattern of the openings and their size
2. Proportions of the frame and sash
3. Configuration of window panes
4. Muntin profiles
5. Type of wood
6. Paint color
7. Characteristics of the glass
8. Associated details such as arched tops, hoods, or other decorative elements.



When replacing windows, consider the contribution of the window to the historic facade. Original casement windows (top) in this building were replaced with windows of inappropriate style (bottom). Photo: NPS files

Design Comparison:

Existing Windows

Construction: Solid Wood Frame
Style: Double Hung Traditional
Divisions: 4 Lites per pane (754 P)
Divisions: 2 Lites per pane (764 P)
Casing: 3"
Muntins: 7/8"
Wood: Pine
Glass: Clear
Paint Color: Black
Detail: Arched Top Casing

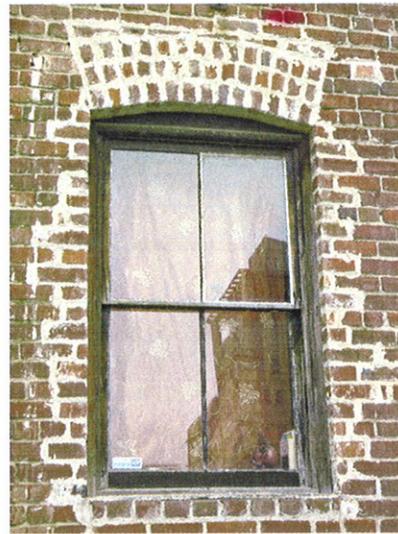
Proposed Windows

Construction: Solid Wood Frame
Style: Double Hung Traditional
Divisions: 4 Lites per pane (754 P)
Divisions: 2 Lites per pane (764 P)
Casing: 3"
Muntins: 7/8"
Wood: Pine
Glass: Clear
Paint Color: Black
Detail: Arched Top Casing

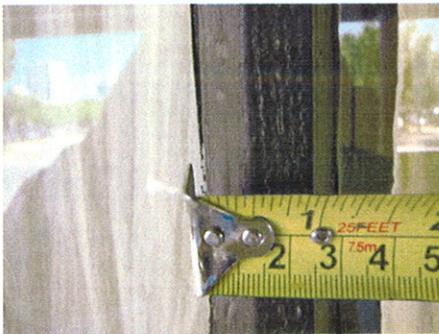
Typical divisions of 754 P (4 lites)



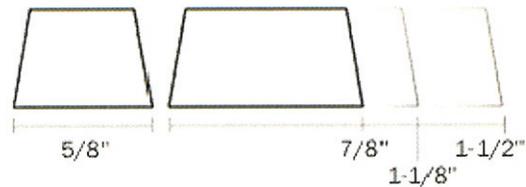
Typical divisions of 764 P (2 lites)



Existing mullions 7/8"



Proposed mullions 7/8"



The proposed windows are very similar to the original windows in style, shape and function. The only requested deviation from the original windows is the optional alumiclاد exterior protectant. Alumiclاد is a thin extruded aluminum coating that protects the exterior exposed face of the windows. It features a durable factory applied paint coat to match the historical black finish and provides UV and weather resistance to the exterior greatly extending the life of the window. Up close it has a smoother finish than untreated wood, but is nearly indistinguishable from 10 feet.



Architectural Group, Inc.
1402 North Avenue
Fresno, California 93721
555 451 9282
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Henderson

ARCHITECTS

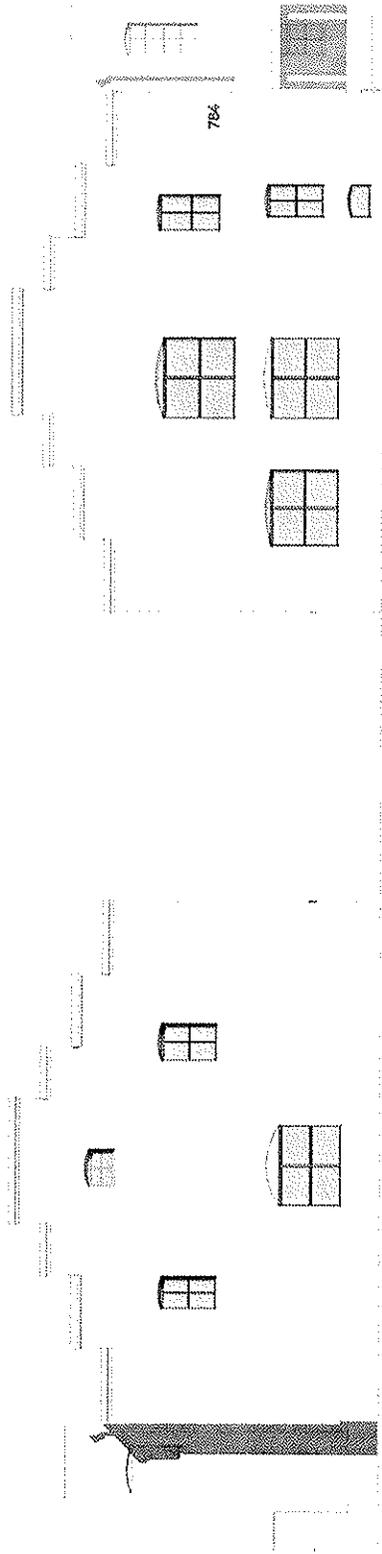
Proj. No.: 08-136.D1

Date: 05/10/11

Warehouse Row Building
'D4 "P" Street
Fresno, California 93721

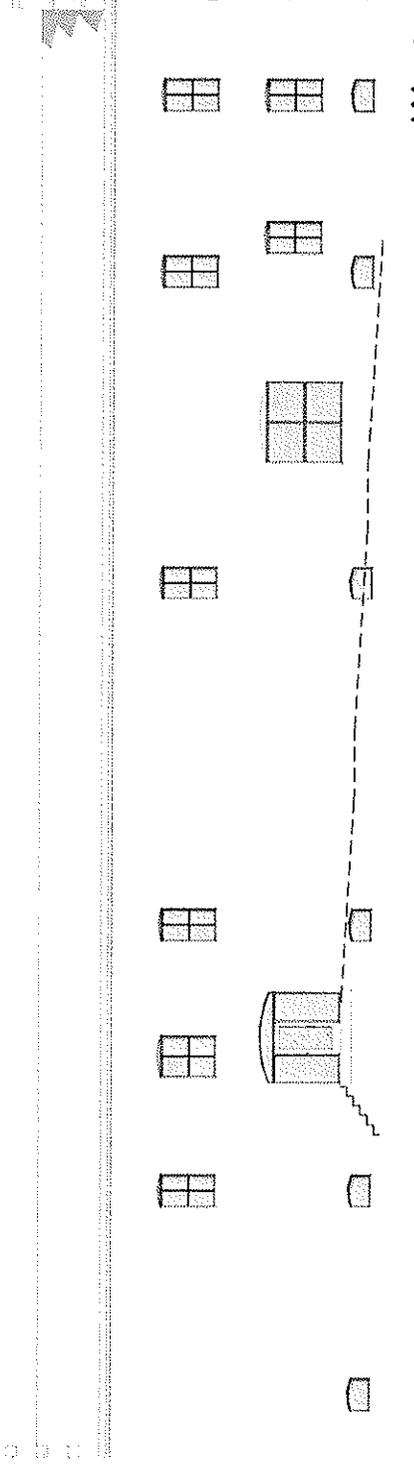
Project

Sheet
EX-01



North
3/32" = 1'-0"

South
3/32" = 1'-0"



West
3/32" = 1'-0"

3



1565 North Avenue
 Fresno, California 93726
 558 441 8000 voice
 558 441 1881 fax

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Alchisat

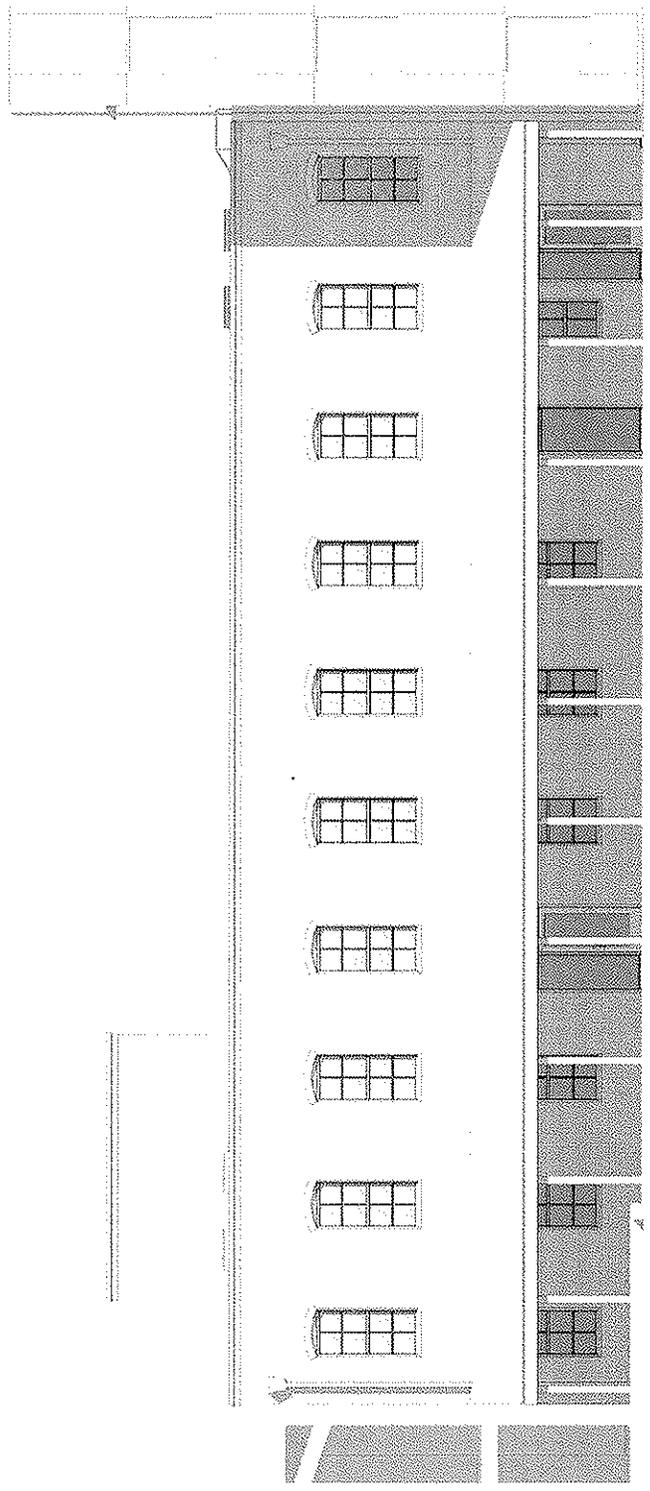
Proj. No.: 08-136-C

Date: 05/10/11

Warehouse Row Building 'C'
 744 "P" Street
 Fresno, CA 93721
 City of Fresno CUP-C-09-166

Project

Sheet EX-02



South 1
 1/8" = 1'-0"



DOUBLE HUNG

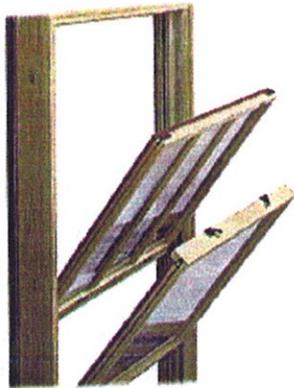
EAGLE Talon™ double-hung windows offer the dual benefits of traditional beauty and exceptional performance. When you want the classic style of a double-hung window, EAGLE delivers – but with a difference. Four times more airtight than the industry standard, EAGLE double-hung windows feature extra weather stripping for energy efficiency and to ensure a tight seal against wind and rain. And EAGLE's exclusive Low-E Maximizer Plus® dual-insulating glass boosts insulation value, while adding protecting against damaging ultraviolet rays.



For convenient cleaning from the inside, both sash tilt inward at a 90-degree angle. EAGLE double-hung windows feature a unique balance system for easy lifting and long-lasting, smooth operation.

EAGLE® Talon™ Double-Hung windows features a new lock and tilting mechanism. The innovative locks have a sleek design and, because the lock is concealed, provide a traditional uncluttered look. It's easy to tell with a quick glance at the locks whether the window is locked or unlocked. With a simple $3/4$ turn of each lever toward the center of the window, the sash is unlocked and can be lifted for ventilation. Continuing another $1/4$ turn releases the concealed tilting mechanism and the sash easily tilts inward for cleaning. No strings or cords, just consistent and effortless operation. To close, simply push the sash back into the frame. The tilt latches are spring-loaded and minimize potential damage to the window framing during closure. Then close the sash and turn the levers to the locking position. The unique jamb liner and lock assembly work together to center the sash, ensuring a weather-tight fit on all sides.

The EAGLE Talon Double-Hung also features jamb liners with optional stainable or paintable wood inserts to match the interior of the window sash and painted aluminum inserts to match the exterior of the window. These jamb liners provide a smoother, more attractive appearance and replicate the architectural look of double-hung windows of a by-gone era.



**Both sashes tilt inward
for easy cleaning**



Integral Double-Hung Benefits

- Clad windows, available in 50 standard popular exterior colors, deliver long-lasting, low-maintenance exteriors. Additional structural integrity of extruded aluminum cladding is a welcome bonus.
- Clear natural pine interiors are ready for painting or staining to match selected color scheme.
- An innovative concealed locking system makes tilting the window for cleaning a breeze.
- Flush-mount sash locks and keepers create a streamlined appearance without obstructing the view.
- EAGLE Wood windows are available with primed, unprimed or clear exteriors to allow a variety of finishing options.
- Windows and doors are modular in design, allowing you the flexibility of combining various styles to create a custom window system of your choice.
- Eagle Talon™ RetroFit™ Double-Hung replacement windows share the features of standard Talon Double-Hung but are built to your exact specifications to fit into an existing window frame.
- Choose from a variety of design options, including:
- EAGLE's exclusive Decorelle® Series decorative glass.
- Modern Divided Lights® or Classic Divided Lights.
- Accessory trim metals including: brickmold and sillnosing.
- Radius Single-Hung and monumental Single-Hungs.



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIB
HPC MEETING: 05/23/2011

May 23, 2011

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Secretary
Historic Preservation Project Manager

SUBJECT: REVIEW AND PROVIDE COMMENTS ON CONCEPTUAL PLANS TO REHABILITATE THE PORCH ON THE (FORMER) WORMSER FURNITURE COMPANY BUILDING (HP#003) 764 P STREET PURSUANT TO FMC 12-1606(b)(23).

RECOMMENDATION

Staff recommends that the Commission review the proposal by the property owner to remove a 1979 exterior addition to the (former) Wormser Furniture Company Warehouse, (HP# 003). Pursuant to FMC 12-1606(b)(23), the Commission may render advice and guidance to a property owner on the "restoration, alteration, rehabilitation, landscaping or maintenance of any History Resource..." The item is presented for discussion and review only; no action will be taken at tonight's meeting.

EXECUTIVE SUMMARY

The least altered of the several connected buildings in the Warehouse Row complex is the Wormser Furniture Company Warehouse (764 P Street), located at the southeast corner of P and Inyo Streets (Lots 31-32). Although the west façade of the building sports a "1903" construction date, in fact there was no building depicted at this location on the 1906 Sanborn Fire Insurance Map. A copy of a photograph submitted by the developer (see attached) indicates a 1909 build date, which would appear to be correct. This end-gable two story former warehouse is constructed of unreinforced brick and according to the Assessor's records was remodeled in 1930 with office alterations made in 1953, 1980 and 1994. A major character defining feature of this building is the stepped parapets on both the east and west elevations.

A full-width shed roof porch is attached to the P Street elevation. According to the property owner this addition was made in 1979 and is problematic as it is not ADA compliant. The property owner proposes to remove this porch and seeks the professional advice of the Commission on this issue. Any permit for future work will be returned to the Commission for review and approval.

Attachments: Exhibit A - "Removal of Non-Historic Canopy and Deck (764 P Street)."

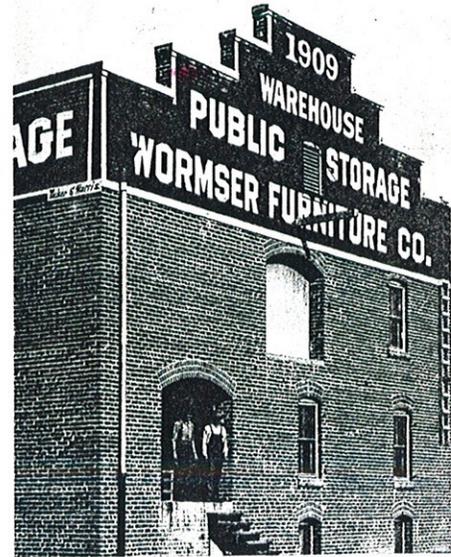
Item #2 - Removal of Non-Historic Canopy & Deck (764 P Street)

In 1979 exterior additions were made to the 764 P Street building including a non-historic raised deck and metal awning along the P Street frontage. The uneven steps, sloped decking, and path of travel encumbrances are non-ADA compliant. Additionally, these non-historical additions detract from the historical facade of the building. They are proposed to be removed.

Current Photograph



1920's photograph



Uneven Stairs & Sloped Deck



Step at Doorway

