

2600 Fresno Street, Third Floor

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# Historic Preservation Commission Agenda

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**PATRICK BOYD**

Chair

**JASON HATWIG LEED AP BD+C, Vice Chair**

**Commission Members**

**ROBIN GOLDBECK**

**PAUL HALAJIAN AIA**

**C. KRISTINA ROPER, M.A.**

**DON SIMMONS Ph.D.**

**VACANT**

**JENNIFER K. CLARK, AICP**

Director

**DANIEL ZACK, AICP**

Assistant Director

**KARANA HATTERSLEY-DRAYTON, M.A.**

Secretary

Historic Preservation Project Manager

**CASEY LAUDERDALE, Planner II**

Recording Secretary

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**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.**

**July 27, 2015**

**MONDAY**

**6:00 p.m.**

**CONFERENCE ROOM A  
2<sup>nd</sup> Floor, City Hall**

**2600 FRESNO STREET**

**I. CALL TO ORDER AND ROLL CALL- 6:00 p.m.**

**II. APPROVE MEETING MINUTES**

**A. Approve Minutes for May 18, 2015 and June 22, 2015.**

**Historic Preservation Commission, July 27, 2015**

**III. APPROVE AGENDA**

**IV. CONSENT CALENDAR**

- A. Remove Heritage Property Designation for the Fresno Daily Expositor Building Located at 1029-1031 Fulton Mall (HR#023) Due to its Designation to the Local Register of Historic Resources (HP#292) 25 March 2015 by the City Council.

**V. CONTINUED MATTERS**

None

**VI. COMMISSION ITEMS**

- A. Review and Provide Comments on the Draft South Van Ness Industrial District Historic Survey Pursuant to FMC 12-1606 (a)(1)(b)(2).

Staff Recommendation: Provide comments. No formal action will be taken.

**VII. CHAIRPERSON'S REPORT**

**VIII. UNSCHEDULED ITEMS**

**A. Members of the Commission**

**B. Staff**

1. Update on Huntington Boulevard Historic District.

**C. General Public**

**IX. NEXT MEETING: August 24, 2015 6 PM Conference Room A, City Hall.**

**X. ADJOURNMENT**

2600 Fresno Street, Third Floor

# Historic Preservation Commission Executive Minutes

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May 18, 2015

MONDAY

6:00 p.m.

CONFERENCE ROOM A  
2<sup>nd</sup> Floor, City Hall

2600 FRESNO STREET

**I. CALL TO ORDER AND ROLL CALL- 6:00 p.m.**

*The meeting was called to order by Chair Don Simmons, Ph.D. at 6:01 PM.*

*Commissioners Present: Don Simmons, Jason Hatwig, Robin Goldbeck*

*Commissioners Absent: Paul Halajian, Patrick Boyd*

*Staff Present: Karana Hattersley-Drayton, Casey Lauderdale, Daniel Zack*

**II. APPROVE MEETING MINUTES**

*The minutes for the April 27<sup>th</sup> meeting were not available.*

**III. APPROVE AGENDA**

*The agenda was approved 3-0 with a motion by Goldbeck and second by Hatwig.*

**IV. CONSENT CALENDAR**

**V. CONTINUED MATTERS**

None

**VI. COMMISSION ITEMS**

- A. Hold a Workshop/Charrette to Review Potential Elevation Drawings for a Proposed 8-Unit Housing In-fill Project Located at 1743 and 1745 L Street, Adjacent to the Helm Home (1901), HP#112 and the Long (Black) Home (1907) HP#113.

Staff Recommendation: Provide comments. No formal action will be taken.

*Karana Hattersley-Drayton gave a brief PowerPoint on the proposal for in-fill at 1743 and 1745 L Street. A historic property, the Newman Home, was located on the parcel at 1743 L and burned and was ultimately demolished.*

## Historic Preservation Commission Minutes, May 18, 2015

**Claudia Cazares (Staff, Granville Homes)** gave an overview of the proposed project. The actual number of residential units is 16 (not 8). The company has learned some useful lessons from the Crichton Place project (directly across the street). They are having difficulties leasing them as they are "condos" and too large for many tenants. The proposed infill at 1743-1745 will include 4, 4-plex units with two buildings on each parcel. The parcels are 50x150 feet. No City or RDA funding is included. The setback will match that of the historic buildings on either side of the vacant parcels. Porches will be 8 feet deep. There will be a decorative dormer on the roof of the front units.

**Chair Simmons** asked about the orientation of the porches.

**Cazares:** The porches on the front buildings will face L Street. The porches on the rear units also will be oriented towards L but this could be altered.

A question was asked about the siding.

**Cazares:** It will be similar to the siding used on the new units at the Bungalow Court on Divisadero.

**Simmons:** Asked whether there would be parking for these units?

**Cazares:** There will be parking off the alley, but she noted that parking in the downtown area is relaxed, thus there is not the typical number of required parking spaces as in other areas.

**Goldbeck:** Wondered whether there would be covered parking?

**Cazares:** Responded that there is room but a decision has not been made as to whether it should be covered, or not.

**Zack:** Asked whether there were thoughts yet about the number of spaces?

**Cazares:** No decision has been made.

**Hatwig:** Suggests that given the layout, it appears to be about 5 or 6. He expressed an interest in seeing more information about the setbacks. He cannot tell whether they are measured to the porch or the wall. Would also like to know what they are for the adjacent properties and for the prior building (the Newman Home) that was located on the parcel.

**Goldbeck:** Asks about the location of the porches, size of each building and the bedroom count for each unit.

**Darius Assemi (Granville Homes):** Each building is 2400 sf. Each unit contains one bedroom apartments.

**Hatwig:** Notes that he has no problem with the proposed elevation drawings.

**Goldbeck:** Would like to see more articulation of the roof to make them more similar to adjacent buildings.

## Historic Preservation Commission Minutes, May 18, 2015

*Discussion ensues regarding the placement of the porches, entryways, and the actual building material.*

**Simmons:** *Expressed support for the 8 foot porches and agreed that the dormers appear too small and out of scale.*

**Assemi:** *Feels that the dormers can be made wider.*

**Goldbeck:** *Will the dormer be functional?*

**Assemi:** *They have not decided. Don't know if these can legally be vents or not.*

**Simmons:** *With two doors on the entry level, where will the stairs be to access the top units?*

**Assemi:** *Entry to the top floor will be on the side of the building.*

**Hatwig:** *Tenants can hang things up for sun shade so the setback is good.*

**Simmons:** *Wonders if the tenants will have access to the open space amenities across the street?*

**Assemi:** *Agrees that this would make sense.*

**Hatwig:** *Asks about the green space on the site plan.*

**Cazares:** *This is a placeholder for trash cans.*

**Goldbeck:** *Asks what is the demographic that they are seeking? Singles? If so, will they stay there long?*

**Assemi:** *Notes that they wanted to attract families to Crichton Place but it has been a challenge. Instead, they are seeing mostly singles rent together.*

**Simmons:** *What is the current occupancy at Crichton Place?*

**Assemi:** *Twenty-four of the 28 units have been rented.*

**Chair Simmons opened the workshop to the public for questions.**

**Paula Mickalian (1701 E. Stuart, Fresno):** *Asks about the distance between the buildings and how these compare to other properties on the street. She also asks about number of parking spaces and their location. What is the timeline and what will be the rent?*

**Darius Assemi:** *Answered questions about spacing; he is not sure about rent or timeline.*

**Chair Simmons:** *Asked how the palm tree in the former front yard of the Newman Home will be treated. Notes that there was a valiant effort to save it when the house caught on fire.*

**Assemi:** *If it can be saved, we will save it.*

## Historic Preservation Commission Minutes, May 18, 2015

**Zack:** *The tree appears to be in the middle of the lot.*

**Hatwig:** *Suggests that it could be moved to the corner of the parcel.*

**Simmons:** *Mentions that the Newman Home was the site of an art installation, and had yarn applications that were the work of the LA County Museum of Art. Postcards were made of this. Vans of people stopped by and all the photos included the palm tree.*

**Goldbeck:** *Will the project come back before the Commission?*

**Hattersley-Drayton:** *Yes [Ed note: this was a conceptual presentation only.]*

**Hatwig:** *Firewalls will be expensive; will that be an issue?*

**Assemi:** *They will follow all codes.*

**Simmons:** *Asks if this project fits within the scope of downtown planning?*

**Zack:** *Yes, housing is a huge goal and the City also wants to encourage transit use.*

**Simmons:** *Notes that he had expected to see 8 units and surprised to see 16. It will be useful to have more eyes on the alley.*

### VII. CHAIRPERSON'S REPORT

**Chair Simmons** thanked everyone who participated in the Historic Preservation week events. The Discovery Center, as an example, was very pleased with the turnout at their event and the artist(s) benefited.

### VIII. UNSCHEDULED ITEMS

#### A. Members of the Commission

*There were no reports from Commission members.*

#### B. Staff

1. Report on "Every Building Has a Story": Fresno's Historic Preservation Week May 2-9.

**Karana Hattersley-Drayton** thanked **Don Simmons** and **Jason Hatwig** for their leadership and hard work on the events at the Brewery and the Discovery Center. Also thanked Heritage Fresno and the various other participants for a great week of activities.

2. Power Point from 2015 Mayoral Historic Preservation Awards, April 30<sup>th</sup>, 8:30 AM City Hall.

**Ms. Hattersley-Drayton** showed the Power Point from the Mayoral Awards Ceremony. She noted that there were 12 separate awards this year and she thanked both **Chair Simmons** and **Paul Halajian AIA** for serving on the jury.

## **Historic Preservation Commission Minutes, May 18, 2015**

3. Huntington Boulevard Historic District Final Application, City Council, Thursday May 21, 2015 (5:30 PM).

**Hattersley-Drayton** invited the Commissioners and the public to the Council hearing for the Huntington Boulevard Historic District.

### **C. General Public**

**Chair Simmons** thanked **Daniel Zack** for speaking to Fresno State Humanics students. He noted that the students raised \$5,000 for the Fresno Metro Ministry for their Better Blackstone (and other) projects.

He also noted that he and others are already planning for next year's Historic Preservation week. Also several commissioners and staff will attend a training in Placerville on June 4<sup>th</sup>, put on by the Office of Historic Preservation.

**IX. NEXT MEETING: June 22, 2015 6 PM Conference Room A, City Hall.**

**X. ADJOURNMENT**

**The meeting was adjourned at 6:51 PM.**

**Respectfully submitted:**

**Karana Hattersley-Drayton, M.A.**  
**Secretary**

**Casey Lauderdale, Planner II**  
**Recording Secretary**

2600 Fresno Street, Third Floor

# Historic Preservation Commission Executive Minutes

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**June 22, 2015**

**MONDAY**

**6:00 p.m.**

**CONFERENCE ROOM A  
2<sup>nd</sup> Floor, City Hall**

**2600 FRESNO STREET**

**I. CALL TO ORDER AND ROLL CALL- 6:00 p.m.**

*The meeting was called to order by Vice-Chair Patrick Boyd at 6: 04 PM.*

**Commissioners Present: Patrick Boyd, Jason Hatwig and Paul Halajian AIA.**

**Commissioners Absent: Robin Goldbeck and Don Simmons Ph.D.**

**Staff Present: Karana Hattersley-Drayton, Casey Lauderdale and Dan Zack.**

**II. APPROVE MEETING MINUTES**

A. Approve Minutes for May 18, 2015.

*The minutes from May could not be approved as there was an insufficient quorum present tonight who were also at the May meeting.*

**III. APPROVE AGENDA**

*The agenda was approved with a motion by Jason Hatwig and second by Paul Halajian.*

**IV. CONSENT CALENDAR**

*There were no items on the Consent Calendar.*

**V. CONTINUED MATTERS**

None

**VI. COMMISSION ITEMS**

A. Presentation by Architecture+History Consultants on Status of the South Van Ness Industrial Survey Historic Survey.

Staff Recommendation: Provide comments. No formal action will be taken.

## **Historic Preservation Commission, June 22, 2015**

**Karana Hattersley-Drayton** gave a brief overview of the survey project, its funding and introduced **Bridget Maley** from Architecture+History.

**Bridget Maley** gave a power point which outlined procedures to date and initial findings and recommendations. She referenced the public meeting which staff and consultants held at Baskin Engineering on December 16<sup>th</sup>. She noted that there are 12 properties already designated on the Local Register in the project area; early problems with their field work (Fog!) and she reiterated the themes that were included in the draft historic context statement..

The team's initial survey work has found a potential thematic (thus non-contiguous) Armenian Town historic district and a thematic brick warehouse district, as well as 12 properties individually eligible for the Local Register. Potential individual properties include the 1922 Fuller Paint Company Building, Rosenberg's Brothers Company Building (1918), United Grocers Warehouse (1920), Anderson Paint Factory (1935), White Company (Electric Motor Shop, 1919), etc. She also mentioned that they are documenting the Beaux Arts style streetlights. Woodward's Addition (1888) is an important potential theme, however the earliest buildings within this subdivision have been demolished or have lost integrity to their period of significance.

She noted that the final steps include revision of the dpr survey forms. **Karana Hattersley-Drayton** will also be conducting oral histories with any older (former) and current residents and building owners. This material will inform a final historic context.

**Vice-Chair Boyd** asked if Commissioners had any questions for the consultant or for staff.

**Paul Halajian AIA** noted that the brick warehouses identified in the project area are common throughout Fresno and wondered if they planned to document them all.

**Bridget Maley:** The consultants are only responsible for those in the survey area but had wondered if these also existed in other parts of Fresno.

**Halajian:** The ceilings usually fail on these buildings as owners made additions to them that structurally they cannot handle.

**Maley** then described several other buildings and resources: United Grocer's Warehouse, Anderson Paint Factory, Electric Motor Shop, Associated Oil Company, San Joaquin Baking Company Building, streetlights, Woodward's Addition.

She also reviewed the final steps in the survey process, which includes revision of the draft survey forms, submission to the HPC in July, and the final presentation and report in August.

**Karana Hattersley-Drayton:** Indicated that she needs to do some oral interviews as part of the project in order to get at social history. Another line item is to pay someone to update the database.

**Halajian:** Asked how the survey would be used.

## **Historic Preservation Commission, June 22, 2015**

**Maley:** *You can use the survey to help market the area and show the unique history of Fresno. Doesn't mean existing uses have to go away.*

**Hattersley-Drayton:** *One of the General Plan policies require that a developer will have to prepare a survey before demolishing a building, so this survey is a useful tool for developers interested in this area. It will serve as a baseline to review new projects.*

**Boyd:** *Asks if this is a pre-consideration for using the California Historical Building Code?*

*(A discussion ensued about potential new and adaptive reuses of these buildings).*

**Zack:** *In Redwood City [his former job] historic surveys helped developers with the upfront work in order to know where people would want to do projects.*

**Hatwig:** *There are savvy folks who know how to use financial incentives with these buildings.*

**The agenda item was opened to the public for comment.**

**Mark Baskin (175 Fulton Street):** *He is working on a building at Van Ness and Los Angeles. He has installed a matching ramp, a secondary exit, cleaned the brick, put in stylized lighting, updated the windows and has rebuilt the sidewalks and road. The work should be completed in 6-8 weeks. This will be a high end boxing gym and he sees a future in Saturday night events.*

**Halajian:** *Asks if Mr. Baskin's building is on the project map. The answer is positive.*

**Maley:** *Shows photos of the adaptive reuse of a building in Anaheim.*

### **VII. CHAIRPERSON'S REPORT**

*There was no Chairperson's report.*

### **VIII. UNSCHEDULED ITEMS**

#### **A. Members of the Commission**

1. Election of Commission Chair and Vice Chair Pursuant to FMC 12-1605(b).

**Jason Hatwig** nominated **Patrick Boyd** for Chair; **Paul Halajian** seconded. Motion carried 3-0.

**Patrick Boyd** nominated **Jason Hatwig** for Vice-Chair, **Paul Halajian** seconded. Motion carried 3-0.

2. Highlights from the OHP Training in Placerville, June 4, 2015.

**Karana** encouraged Commissioners to share a highlight from the training that most attended with staff.

**Jason Hatwig:** *A takeaway for him was a presentation by a staff person from the City of Monrovia who spoke about the benefits of having a historic preservation program. It made him realize how special we are here in Fresno as many cities at this training do not have a*

## **Historic Preservation Commission, June 22, 2015**

*program in place. Having a local ordinance is critical that provides real protections.*

**Paul Halajian:** *He learned about the Mills Act for the first time and would like to learn more about it.*

**Karana Hattersley-Drayton:** *The City of Fresno does not have the Mills Act. Several years back (circa 1997) the City Council directed former staff to prepare a draft Mills Act program which they did, for a very modest 5 residential contracts a year. The Council turned it down anyway!*

**Daniel Zack:** *The Mills Act is a property tax incentive that lowers the property tax in exchange for a schedule of improvements to the historic buildings.*

**Halajian:** *Is this only for historic properties?*

**Zack:** *Yes, and in Redwood City it was the incentive needed to get property owners to list their buildings.*

**Halajian:** *So why wouldn't the City want it?*

**Zack:** *Because the City uses 30-40% of the property tax, although the number of [Mills Act] properties is small.*

**Hattersley-Drayton:** *One of the "mitigation" measures in the MOA for the Fulton Mall [with the SHPO and others] is that City staff must prepare a Mills Act proposal and submit it to the City Council for review. The Council of course may adopt it or not.*

**Maley:** *The Mills Act has become more popular recently.*

**Boyd and Halajian:** *Both express support and wonder if it is an issue of public education?*

**Hattersley-Drayton:** *A couple of years ago City staff formed a committee to seriously look at a Mills Act proposal (this included the Assistant Director of the RDA, Downtown Manager, Finance Manager (now Assistant City Manager) etc. We met and began to put together comparative data and then the Recession hit. It was the consensus that it was not the time to take the program forward. Plus, to put together the draft program will be labor intensive and probably need an outside consultant.*

**Maley:** *And there is an inspection process for Mills Act properties. Most communities have found the program to be valuable.*

### **B. Staff**

#### **1. Update on Huntington Boulevard Historic District.**

**Hattersley-Drayton** *reported that the proposal for a Huntington Boulevard Historic District went to the City Council on May 21<sup>st</sup>. The Council designated the District with the caveat that property owners should have 30 days to "opt out" if they so desired. As of this date 10-11 have chosen to be excluded from the District. The District will return to the City Council only for a confirmation of the final boundaries.*

## **Historic Preservation Commission, June 22, 2015**

*There was also a public meeting at the Jackson School recently to discuss the District Conservation Plan. Karana wrote a draft (based on the one we developed for Wilson Island and previously for HB) and the Neighborhood committee is now reviewing and modifying it. This needs to go to the HPC for final approval.*

**Boyd:** *Even with the exclusions are there still a high percentage of properties within the District?*

**Drayton:** *Yes, and the City is offering free notarization for anyone who needs this.*

**Halajian:** *How many historic districts do we have?*

**Drayton:** *Four, three residential and the Chandler Airport with many other potential districts. The process is arduous as we are required to prepare a survey form for each property, but this is critical in documenting the character-defining features of the principle elevations, in case of changes in the future.*

### **C. General Public**

*There were no questions from the General Public.*

**IX. NEXT MEETING: July 27, 2015 6 PM Conference Room A, City Hall.**

**X. ADJOURNMENT**

*The meeting was adjourned by Vice Chair Patrick Boyd at 7:19 PM.*

**Respectfully submitted:**

**Karana Hattersley-Drayton**  
**Secretary, Historic Preservation Project Manager**

**Casey Lauderdale, Planner II**  
**Recording Secretary**



**REPORT TO THE HISTORIC  
PRESERVATION COMMISSION**

AGENDA ITEM NO. VA  
HPC MEETING: 07/27/2015

July 27, 2015

FROM: DANIEL ZACK, AICP, ASSISTANT DIRECTOR  
Development and Resource Management Dept.

APPROVED BY

DEPARTMENT DIRECTOR

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

SUBJECT: REMOVE HERITAGE PROPERTY DESIGNATION FOR THE FRESNO DAILY EXPOSITOR BUILDING LOCATED AT 1029-1031 FULTON MALL (HR#023) DUE TO ITS DESIGNATION TO THE LOCAL REGISTER OF HISTORIC RESOURCES (HP#292) 25 MARCH 2015 BY THE CITY COUNCIL

**RECOMMENDATION**

At the March 25, 2015 hearing the Fresno City Council accepted the Historic Preservation Commission's recommendation and placed the Fresno Daily Expositor Building located at 1029-1031 Fulton Mall on the Local Register of Historic Resources (HP#292). The building was previously listed as a Heritage Property. The designation on the Local Register of Historic Resources ensures that the Expositor Building qualifies as a historical resource for the purposes of the California Environmental Quality Act (CEQA) CCR Chapter 3: 16064.5(a)(2). As a matter of housekeeping and pursuant to FMC12-1606 (a)(1), Staff recommends that resources only be designated by their Local Register property number rather than continuing to carry a Heritage Property number as well.



**REPORT TO THE HISTORIC PRESERVATION COMMISSION**

AGENDA ITEM NO. VI. A.  
HPC MEETING: 07/27/2015

July 27, 2015

FROM: DANIEL ZACK, AICP, ASSISTANT DIRECTOR  
Development and Resource Management Dept.

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON, M.A. *KHD*  
Secretary  
Historic Preservation Project Manager

SUBJECT: REVIEW AND PROVIDE COMMENTS ON THE DRAFT SOUTH VAN NESS INDUSTRIAL DISTRICT HISTORIC SURVEY PURSUANT TO FMC 12-1606 (a)(1)(b)(2)

**RECOMMENDATION**

Staff recommends that the Commission review the attached draft South Van Ness Industrial District Historic Survey and provide comments.

**EXECUTIVE SUMMARY**

Nine plan areas are located within the (former) Redevelopment Agency's Merger No. 1 Redevelopment Project. Of these nine areas, all but one, the South Van Ness Industrial Revitalization Project Area, was included in full or part within the 304 parcel *Downtown Fresno (Fulton Corridor) Historic Resources Survey* which the Commission reviewed at public hearings held June 23 and July 27, 2014. The South Van Ness Industrial District encompasses 593 acres south of State Route 41 and east of State Route 99. The District includes the southernmost section of Fresno's historic Armenian Town. Further south the neighborhood is a mix of commercial buildings which reflect the area's former (and current) history of fruit packing and general industrial uses. The area is a focus of the City's economic revitalization with both vacant lots and existing older buildings.

In its 2014 final report, the City's Business Friendly Fresno Task Force recommended that intensive historic property surveys, for neighborhoods not previously surveyed, would help facilitate future investment and streamline environmental review. City staff identified the South Van Ness Industrial Revitalization Project Area, with its mix of commercial and residential properties, as a good candidate for a potential Certified Local Government (CLG) matching grant through the State Office of Historic Preservation. The Development and Resource Management Department included a \$60,000 line item for this parcel-by-parcel survey in the Department's approved 2015 budget. Department staff prepared a CLG grant application and the City was notified that it was one of five cities in the State to receive an award for the 2014-2015 grant cycle.

After a competitive RFP/RFQ process, Architecture+History was chosen as the consultants to prepare the survey forms for Phase 1 of the Project area, the approximately 306 parcels within the 207.6 acres north of California Avenue. Consultants and City staff held a community meeting at Baskin Engineering (HP# 249, the J.M. Menend/Murray Ice Cream Company Building) on December 16<sup>th</sup>. Staff prepared a draft historic context statement (January 8, 2015)

which the consultants have used in the field to evaluate resources for the Local, California and National Registers. Bridget Maley of Architecture+History gave a power point presentation to the Commission at the June 22<sup>nd</sup> meeting which outlined the team's initial findings, as incorporated into the attached draft survey.

Staff and Commission comments will be incorporated into the final survey which will return to the HPC at the August 24, 2015 meeting for potential adoption. The project timeline began October 1, 2014 and the project must be completed by September 30, 2015.

## **BACKGROUND**

The Historic Preservation Commission is tasked with the responsibility for leading the City's efforts on historic surveys. FMC 12-1606(a)(1) notes that a primary duty of the Commission shall be "the identification, designation and preservation of Historic Resources and Historic Districts..." FMC 12-1606(b)(1) addresses the designation of historic districts, and 12-1606(b)(7) specifically references the protocols and standards for surveys and their ultimate disposition, through the City Council, with the Office of Historic Preservation.

Surveys are intended to help create an inventory of potential historic resources in the survey area but are not intended to constitute a final determination as to the actual historic or cultural value of the properties (*Fulton Corridor Historic Resources Survey* 2014:4). As a reminder, it is only the Historic Preservation Commission and the Fresno City Council who may recommend and designate a property to the Local Register of Historic Resources. At the very least, a survey represents a baseline for land use planning and potential future action.

**South Van Ness Survey Findings:** After an intensive survey process, encompassing both field and library scholarship Architecture+History staff identified thirteen properties individually eligible for the Local or California Register as well as three potential non-contiguous historic districts. The individual properties include the A.H. Meyer Company Building (1951), the Western Pipe and Steel Company (1940), Rosenberg Brothers and Co. (1918), People's Ice Company (1920-), the Anderson Paint Company (1935), the White Company Trucks Building (1919/1953), the San Joaquin Bakery (1919), the W.P. Fuller Paint Company (1922), the Squirt Bottling Company (1946), the Associated Oil Company (c1912/1925), The United Grocers Inc. Wholesale Grocery (pre-1928), the Robert and Cora Thomas House, 1937 S. Sarah Street (1911) and the White Motor Company (c1927).

The three identified thematic (thus discontinuous) historic districts include the South Van Ness Industrial District Streetlights, the Brick Warehouse and Office Building District (with 26 potential contributors) and an Old Armenian Town Historic District with 17 contributors, of which two, the Neverman Home and the Mink Home are already individually designated resources on Fresno's Local Register of Historic Resources. Should an Armenian Town Historic District be contemplated in the future, it would need to include resources north of SR 41 which were outside the boundaries of this study area and contract.

Staff has reviewed most survey forms, particularly those for resources which the consultants found eligible, and has previously submitted recommended revisions. The following are a few observations:

- 1) The consultants' background research on properties, through the Polk Directories, Sanborn maps and other primary resources, has been amazingly thorough. As a consequence, our understanding of the history of this overlooked area of Fresno is far richer.
- 2) The additional information on contractors and builders is particularly appreciated (and will be added to the historic context).
- 3) Although similarities exist which tie the resources together aesthetically in the proposed Brick Warehouse District it is unclear to staff that all of the individual buildings appear to have sufficient integrity and historic significance for a District.
- 4) The building located at 101 Van Ness MAY have historical significance due to its association with the T.J. Hammond Fig Packing Plant.

## **CONCLUSION**

Commissioners should review the draft historic survey and provide general and specific comments about content and findings. These comments will be considered as the final survey forms are prepared for the August 24<sup>th</sup> meeting.

Attachments:      Exhibit A - "Historic Resources Survey South Van Ness Industrial District  
Fresno, California (draft)." Prepared June 2015 by Architecture+  
History, llc.