

2600 Fresno Street, Third Floor

Historic Preservation Commission Agenda

DON SIMMONS, Ph.D.

Chair

PATRICK BOYD, Vice Chair

Commission Members

ROBIN GOLDBECK

PAUL HALAJIAN AIA

JASON HATWIG LEED AP BD+C

VACANT

VACANT

JENNIFER K. CLARK, AICP

Director

DANIEL ZACK, AICP

Assistant Director

KARANA HATTERSLEY-DRAYTON, M.A.

Secretary

Historic Preservation Project Manager

CASEY LAUDERDALE, Planner 1

Recording Secretary

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.

February 23, 2015

MONDAY

6:00 p.m.

**CONFERENCE ROOM A
2nd 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 January 26, 2015.**

Historic Preservation Commission, February 23, 2015

III. APPROVE AGENDA

IV. CONSENT CALENDAR

A. Adopt Certified Local Government (CLG) 2014 Report, Fresno, California.

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

A. Consideration of Approval of Requests by the Property Owners to Recommend to the City Council the Designation of the Following Properties to the Local Register of Historic Resources, with Adoption of Findings to Support Recommendation Pursuant to FMC12-1609:

1. The A.G. and Henrietta Wishon Home Located at 3555 E. Huntington Boulevard.

2. The *Fresno Daily Expositor* Building Located at 1029-1031 Fulton Mall.

Staff Recommendation: Recommend approval.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

B. Staff

1. Status Report on the Armenian Town Project.

C. General Public

IX. NEXT MEETING: Monday, March 23, 2015, 6 PM Conference Room A City Hall.
Special exhibit of architectural models of early Fresno buildings, by John Rupe, 5:30 PM.

X. ADJOURNMENT

2600 Fresno Street, Third Floor

Historic Preservation Commission Executive Minutes

January 26, 2015

MONDAY

6:00 p.m.

CONFERENCE ROOM A
2nd Floor, City Hall

2600 FRESNO STREET

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

*The meeting was called to order at 6:02 PM by Vice-Chair, **Patrick Boyd**.*

Commissioners Present: *Boyd, Goldbeck, Hatwig, Halajian.*

Commissioners Absent: *Konczal and Simmons.*

Staff Present: *Hattersley-Drayton, Lauderdale, Zack.*

II. APPROVE MEETING MINUTES

A. Approve minutes for November 17, 2014.

*The minutes were approved as presented, with a motion by **Robin Goldbeck** and a second by **Paul Halajian**, 3-0-1 with **Jason Hatwig** (not present at the November meeting), abstaining.*

III. APPROVE AGENDA

*The agenda was approved 4-0, with a motion by **Halajian** and a second by **Hatwig**.*

IV. CONSENT CALENDAR

A. Adopt Meeting Schedule for 2015.

*The consent calendar was adopted 4-0, with a motion by **Hatwig** and a second by **Halajian**.*

V. CONTINUED MATTERS
None

V. COMMISSION ITEMS

Historic Preservation Commission, January 26, 2015

- A. Review and Make Findings on a Request to Rescind the Designation of The Nestel Home (HP#152) Located at 1527 "L" Street Due to the Loss of Integrity, and Health and Safety Concerns, Pursuant to FMC Section 12-1614, Section 12-1608 and 12-1609. **(ACTION ITEM)**.

Staff Recommendation: Recommend approval.

Karana Hattersley-Drayton gave the staff report via PowerPoint, with images of the Nestel Home before and after the fire.

Paul Halajian: Asked if the owner had received financing or loans through the City?

Hattersley-Drayton: Believes that no city or HUD funds have been used by the applicant at this address.

Robin Goldbeck: What real power does the City have to force the owner to do something with the property as it currently stands?

Hattersley-Drayton: The Notice and Order for the property requires that it be completely repaired or demolished. The deadline for action was extended due to the historic status of the home.

Patrick Boyd: Is the property part of the proposed L Street District?

Hattersley-Drayton: Yes, it is part of what was in a 2008 survey a proposed residential non-contiguous district.

Vice-Chair Boyd opened the item up to the public for discussion.

Midge Barrett (Heritage Fresno): Asks if the Nestel Home is still a historic property and if the owner intends to fix it up [Ms. Barrett came in after the PowerPoint presentation.]

Hattersley-Drayton: He is not sure what he wants to do. Rebuilding the home with the same character-defining features would be very expensive.

Barrett: What is the advantage of delisting the home?

Halajian: Delisting it gives the property owner more options with repairs.

Hattersley-Drayton: If the owner has to demolish the home and it is still a designated historic property he will need to pay for some kind of environmental document. If it is delisted, he can demolish it, restore it or build something else for the residents, who are mostly disadvantaged.

Barrett: Who is asking for the property to be delisted?

Hattersley-Drayton: I have made the request as Secretary to the Commission, after consultation with the property owner and his attorney. It is badly burned and could collapse. There are still people apparently living in it and the City has issued a Notice and Order.

Historic Preservation Commission, January 26, 2015

Barrett: *So when a Notice and Order is issued, you step in?*

Hattersley-Drayton: *Code staff issues Notice and Orders on any property that is problematic. When the property is also a designated historic resource, I receive a copy. The original deadline for action was too short and it was extended so that the issue could be heard by the Commission. The owner understands that the fire damage needs to be addressed and the attorney for the owner chose not to appeal.*

Barrett: *Why is the owner not here tonight?*

Hattersley-Drayton: *She doesn't know; owner was notified as was the attorney. As outlined in both the staff report and the power point presentation the property was originally listed for its architectural merit, which is now gone. Over the past few years staff [and former Commission architect Molly Smith] worked closely with the owner to make improvements and repairs. There were still many problems with the house prior to the fire.*

Barrett: *Remarks that it is a loss to the neighborhood; many buildings are demolished and nothing replaces them. She asks that the item be continued until the owner is present.*

Hattersley-Drayton: *The owner may never choose to attend a meeting. He owned another property up the street that also burned and it sat for a long time before it was finally demolished.*

Goldbeck: *Wonders if this same owner was the owner when the home was listed in 1981.*

Hattersley-Drayton: *The owner has had the property for many years but probably not since 1981.*

Halajian: *Nothing shows decay and distress more than buildings that are burned and have no hope for the future. Leaving it in its current condition is a sign that no one cares which is worse than leaving the historic fragments. Delisting the property gives him an option to do something with it.*

Goldbeck: *And the building is a hazard.*

Hatwig: *There's so much damage, to salvage what is left and rebuild it to its former glory, it would just be a replica.*

Goldbeck: *I am also sorry to see it go. There's the cosmetic pieces, but also the electrical, plumbing, all the systems that need to be brought back up to code.*

Hatwig: *It's financially not feasible.*

Boyd: *Can the historic building code be used?*

Hattersley-Drayton: *The California Historical Building Code cannot be applied to new HVAC or construction.*

Historic Preservation Commission, January 26, 2015

Goldbeck: Notes that the property was important for its architectural merit, and not for its association with a person of importance.

On a motion by Goldbeck and seconded by Hatwig the Commission voted 4-0 to adopt the staff recommendation, to recommend to the City Council that the Nestel Home be delisted from the Local Register due to a loss of integrity.

VI. CHAIRPERSON'S REPORT

There was no report.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

No members of the Commission had reports.

B. Staff

1. Status Report on the South Van Ness Industrial District Historic Survey.

Hattersley-Drayton gave an update. The consulting firm of Architecture+History was selected from 9 applicants who responded to the RFP/Q. These are the same people who worked on the Chinatown survey and prepared the Germantown context. Staff and consultants held a community meeting on December 16th. Consultants have submitted 6 draft survey forms for review.

2. Status Report on Huntington Boulevard Historic District.

Hattersley-Drayton reported that all 121 properties have now been surveyed and she is in the process of checking them in the field for consistency and accuracy. She recently met with the Huntington Boulevard committee to discuss among other things, the number of contributors versus non-contributors to the proposed District. Out of 121 properties there are only 5 non-contributors. We have set March 25th for a meeting in the neighborhood to answer questions. By the April HPC the survey forms should be presented to the Commission for a review and recommendation on the District.

Ms. Drayton also mentions that she came into possession of furniture and books that belonged to the Wishons. The current owners of the Wishon Home have expressed interest in receiving them and returning them to the house.

Dave Herb (Huntington Homeowners) expressed appreciation to Karana and to the Committee. It has been a 6-year process. The proposed District is important to the City's downtown revitalization efforts.

Paul Halajian: Wonders if any neighbors are opposed and if so, what is the rationale?

Dave Herb: One family is opposed but refuses to share their concerns. The idea of a Historic District was originally this family's idea but they were interested in a National Register

Historic Preservation Commission, January 26, 2015

District. They are in the contracting business and contractors are often none too thrilled with additional regulations [which would occur to some extent with a Local Register District.]

Hattersley-Drayton: *Mentions that staff and committee members met 6 years ago and drafted a Conservation Plan, in order to address and belay this family's concerns. Conservation plans are required after a District is designated by the Council.*

3. Status Report on City of Fresno's Code Enforcement Task Force.

Ms. Drayton *reminds the Commission that they expressed a concern about a lack of representation on the newly designed Code Enforcement Task Force. Both she and Assistant Director Zack met with the head of Code who agreed that it was important to have a preservation perspective represented. She attended the last meeting and will continue to do so. There is really nothing substantial to report as yet.*

Patrick Boyd: *Asks if Ms. Drayton is an official board member.*

Hattersley-Drayton: *No, I am just attending the meetings, even the Division head of Code Enforcement is not on the Commission. This is essentially a citizen's group.*

Paul Halajian: *Was a letter sent to the Mayor requesting participation?*

Hattersley-Drayton: *No we decided it was more diplomatic to use e-mails; and the Chair, Professor Jendian (FSU) was and is supportive.*

Goldbeck: *Asks if staff feels that she has sufficient access to meet the Commission's request?*

Hattersley-Drayton: *Yes, and mentions that she also met with Code staff following this meeting.*

Patrick Boyd: *He recalls that at the first meeting there was a question related to historic preservation?*

Hattersley-Drayton: *It is her understanding that there was a potential action about a former RDA owned property, to request a demolition permit which did not follow the protocols as used by the Department. She states that that issue was cleared up and we appear to be on the same page now. There will always be different concerns, and it is our role to do the best we can to balance them.*

Hatwig: *Asks about the number of Commissioners.*

Hattersley-Drayton: *There are a few property owners in Lowell, Council members; it is a bit unwieldy.*

C. General Public

Vice-Chair Boyd *opened the meeting to any general comments from the public.*

Historic Preservation Commission, January 26, 2015

Midge Barrett: *(Heritage Fresno) spoke about her concern for the Armenian Town cottages. They are vacant and a potential fire hazard. The homes were finished in October 2013. The wrought iron fence is not in yet but the houses are finished.*

Hattersley-Drayton: *They are finished on the exterior. The plan is that one developer will buy the property and finish the interiors [currently they are shell buildings.]*

Halajian: *Are they intended for commercial or residential?*

Hattersley-Drayton: *Idea was to be commercial but ideally should be both. She notes her concern as well with the properties and will check in again with the Successor Agency.*

Patrick Boyd: *Wonders about marketing, as the properties don't look like they are available due to the temporary fencing.*

Hattersley-Drayton: *Notes that not all the individual houses are on the Local Register. They should be part of an Armenian Town Historic District.*

Patrick Boyd: *Asks if we can have a discussion about this on next month's agenda?*

Paul Halajian: *Notes he would appreciate background information.*

Hattersley-Drayton: *We will plan on having an update at the next meeting.*

IX. NEXT MEETING: Monday, February 23, 2015, 6 PM Conference Room A City Hall.

X. ADJOURNMENT

The meeting was adjourned at 6:59 by Patrick Boyd.



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIA
HPC MEETING: 02/23/15

February 23, 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: CONSIDERATION OF APPROVAL OF REQUESTS BY THE PROPERTY OWNERS TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF THE FOLLOWING PROPERTIES TO THE LOCAL REGISTER OF HISTORIC RESOURCES, WITH ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC 12-1609

1. The A.G. and Henrietta Wishon Home (1915) Located at 3555 E. Huntington Boulevard.
2. The Fresno Daily Expositor Building (1881/1888) Located at 1029-1031 Fulton Mall.

RECOMMENDATION

Staff recommends that the Commission adopt the following findings: That the A.G. and Henrietta Wishon Home is eligible for listing on the Local Register of Historic Resources under Criteria i, ii and iii and that the (former) *Fresno Daily Expositor* Building is eligible for listing on the Local Register of Historic Resources under Criteria i and ii. Staff further recommends that all properties be forwarded to the Fresno City Council for designation pursuant to FMC 12-1609. As required by the City's Historic Preservation Ordinance, the properties were publicly noticed in the *Fresno Bee* (published 13 February 2015.)

EXECUTIVE SUMMARY

The property owners of both the Wishon Home and the (former) *Fresno Daily Expositor* Building have requested in writing that their properties be formally considered for inclusion in Fresno's Local Register of Historic Resources.

The **A.G. and Henrietta Wishon Home** (1915) is a superb and eclectic example of an Arts and Crafts style residence and was the second home completed on Huntington Boulevard. The Alta Vista Tract was platted in 1911 as a streetcar suburb on either side of the Sunnyside and Recreation Line which had been extended circa 1907 by Albert Graves Wishon, to carry Fresno residents out to his newly acquired Recreation Park. Previously in 1902 Wishon had convinced three Los Angeles investors, A.G. Balch, W.G. Kerckhoff and Henry E. Huntington, to purchase the faltering San Joaquin Power Company. In 1903 the company was renamed the San Joaquin Light and Power Corporation and included in its holdings the Fresno City Water Company and the Fresno City Railway, which was renamed the Fresno Traction Company. Wishon was appointed the General Manager. The SJLPC

merged with Pacific, Gas and Electric in 1930 and Wishon remained President of the Corporation until his death in 1936. He was also involved in numerous other enterprises in the Fresno area and served, as an example, as a director of the Sun Maid Raisin Company. He is memorialized through "Wishon Avenue" which forks off of Fulton Street below Olive Avenue in the Tower District and continues north through the Fresno High Area and Old Fig Garden. The A.G. and Henrietta Wishon Home appears eligible for listing on the Local Register of Historic Resources under Criterion i as one of the first residences on Huntington Boulevard, under Criterion ii for its association with A.G. (and Mrs.) Wishon, and under Criterion iii for architectural significance.

The Fresno Daily Expositor Building (1881/1888) was designated a Heritage Property by the Historic Preservation Commission on October 27, 2014 following extensive public review and discussion at the August and September meetings. The 2-story masonry brick building is concealed beneath a tenant improvement from the 1970s but dates to 1881/1888 and was the editorial offices and print room for the *Expositor*, Fresno's first newspaper.

The *Fresno Weekly Expositor* was founded by J.W. Ferguson as editor and owner in Millerton on April 27, 1870 (Fresno County Library caption for *Expositor* 1874 photo). When Fresno secured the County seat in 1874 the newspaper was relocated to Fresno, first to a wood frame building at the current location of the Bank of Italy (northwest corner of Tulare and J/Fulton Mall) and by 1881 to a one story purpose-built brick building three parcels north at what is now 1029-1031 Fulton Mall (Lot 9 and portion of lot 10, Block 72). In 1888 a second story was added to the *Expositor* Building (Sanborn Fire Insurance Maps 1885, 1888). Due to financial difficulties the *Expositor* ceased publishing on September 1, 1898 and by 1906 the building housed a restaurant and saloon on the first floor and a lodge hall on the second (Clough and Secrest, Fresno County The Pioneer Years: From the Beginnings to 1900 1984:316; Sanborn Fire Insurance Map 1898).

The building now has modern storefronts and was stucco-wrapped sometime in the past. However, the original masonry brick building is extant under this modern coat. Buildings are often "modernized" or "improved" to the point that their original architectural detailing is lost, or at least well hidden. However, a property can still be a historic resource if it is associated with events that have made a significant contribution to the broad patterns of our history (FMC 12-1607(a)(1)(i)). Local preservationists are currently working with the property owner to explore the possibility of restoring the façade.

Although the former *Expositor* building has lost some integrity to its period of significance, the original fabric of the building appears to be in place beneath the façade improvement. As Fresno's first newspaper and possibly the oldest extant building in Fresno, the *Expositor* Building warrants designation to the Local Register of Historic Resources under Criterion i for the significant role the *Expositor* newspaper played in Fresno's early social and political history and for its association with pioneer editor John William Ferguson (Criterion ii).

BACKGROUND

Local Register Criteria and Protocols: The City's Historic Preservation Ordinance is located at Chapter 12, Article 16. Section 1607 outlines the criteria for designation of a resource to the Local Register of Historic Resources. A "historic resource" is "any building, structure, object or site" which is generally more than fifty years of age and "possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (i) Is associated with events that have made a significant contribution to the broad patterns of our history; or
- (ii) Is associated with the lives of persons significant in our past; or
- (iii) Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values; or
- (iv) Has yielded or may be likely to yield, information in prehistory or history.

The City's criteria for assessing significance are patterned after the National Register of Historic Places (1966 as amended) which uses letters A-D for significance. Fresno's Local Register is also similar, although not equivalent, to the California Register of Historical Resources which uses a numbering system of 1-4 for criteria. Although the concept of "integrity" is not specifically defined in the City's Ordinance, it is implicitly understood to follow the National Register which defines "integrity" as "the ability of a property to convey its significance." "To retain integrity a property will always possess several and usually most, of the aspects" of integrity ("How to Apply the National Register Criteria for Evaluation" 1988:44).

The process for designating a historic resource is outlined in FMC 12-1609. In brief, a request to designate a resource to the Local Register may be made by the Council, the Commission, the Secretary to the Commission, the property owner, or an authorized representative of the owner (12-1609(a)). Applications for listing use the state protocol for survey forms with both a DPR 523A (Primary) as well as a DPR 523B (Building, Structure, Object Form) (12-1609(a)(1-9)). A notice must be published in a local newspaper at least 10 days prior to the hearing and sent to the property owner as well. Commissioners must also physically visit the property prior to the Commission hearing (12-1609(c)(1)).

- Attachment:
- Exhibit A - State of California Survey Forms for the A.G. and Henrietta Wishon Home 3555 E. Huntington Boulevard, Prepared by Karana Hattersley-Drayton 4 February 2015 for the City of Fresno.
 - Exhibit B - State of California Primary and BSO Forms for the *Fresno Daily Expositor*, by Historic Resources Group with an Update by Karana Hattersley-Drayton and Sean Anderson for the City of Fresno 17 September 2014.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Huntington Boulevard Historic District

Map Ref. #95

P1. Resource Name: A.G. and Henrietta Wishon Home

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

*b. USGS 7.5' Quad: Fresno South, California (Photorevised 1981); Section 2,T14S R20E

c. Address: 3555 E. Huntington Blvd.

d. Assessor's Parcel Number: 461-115-09

***P3a. Description:** This stately full two story Arts and Crafts style home commands a 1.06 acre parcel on the northeast corner of E. Huntington Boulevard and Sixth Street and is the original residence of the Alta Vista Tract developer Albert Graves Wishon. The home has asymmetrical massing and incorporates atypical features such as a tile roof. It is stucco clad, cross-gabled with a steeply pitched roof with a wide overhang and exposed rafter tails. The main entrance is centrally located under a partial width exterior wood pergola, which is supported by a series of single and paired Doric style columns. The front doors are double French of 10 lights each with "sidelights" (or perhaps functioning doors) of 10 lights. Double French doors of 10 lights to the east of the main entrance also exit onto the shaded piazza and are framed with 6/6 windows on each side. An arched top window is located midway on the second floor of the side-gabled main home. To the east of this window are two 10/1 double hung sash windows. To the west is one ribbon window with a central feature of 8/1 lights and 4/1 lights windows on each side. Green shutters are incised with a clathery design, as is often seen on Beaux Arts style buildings. A shed roof dormer on the attic includes 5 windows of 6 panes each. A bay window on the second floor of the gable ended bay appears from the right-of-way to consist of 4 casement type windows of 10 lights each. A ribbon window on the first floor is comprised of a central feature of 15/1 lights flanked by windows of 9/1. One story bays are located on the west elevation and also on the east elevation. At least one external chimney is visible on the west elevation. A circular driveway and mature landscaping complete this very picturesque property.

***P3b. Resource Attributes:** HP2 (Single Family Residence)

***P4. Resources Present:** ● Building ● Element of District



P5b Photo date: 11 July 2014

***P6. Date Constructed/Age and Sources:** 1915 building permit; garage 1916; new windows and general repair, 1937

***P7. Owner and Address:**
Natalie and Michael Hauser
3555 E. Huntington Blvd.
Fresno, CA 93702

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

***P9. Date Recorded:** 11 July 2014

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the A.G. Wishon Home to Fresno's Local Register of Historic Resources"

***Attachments:** ● BSO Form ● Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 2D2, 3B, 5B

*Resource Name: A.G. Wishon Home

B3. Original Use: Single family residence

B4. Present Use: Single family residence

***B5. Architectural Style:** Arts and Crafts

***B6. Construction History:** Original building permit issued on 10 November 1915; garage added in 1916 with an addition to garage in 1938; new bathroom, windows and general repairs to the home in 1937 and swimming pool constructed in 1941.

***B7. Moved?** ☒ No

***B8. Related Features:** The home faces south onto the former right-of-way for the Sunnyside and Recreation Lines. The dual track for the street car was removed in 1939 and the area is now a grassy median.

B9a. Architect: Unknown

B9b. Builder: Unknown

***B10. Significance: Theme:** Streetcar suburb **Area:** Alta Vista Tract (Huntington Boulevard)

Period of Significance: 1916-1936 **Property Type:** Single-family residential **Applicable Criteria:** A/1/i; B/2/ii; C/3/iii

This distinctive two-story home is located on Block 17 of the Alta Vista Tract and was the residence of Albert Graves Wishon, who helped to develop the subdivision. The tract was platted in 1911 as a streetcar suburb on either side of the Sunnyside and Recreation Line which had been extended circa 1907 by Wishon to carry Fresno residents out to Recreation Park (Garcia 2003). Albert Wishon purchased the first parcels in the new subdivision in 1912, a day after the official annexation, and he completed this beautiful Arts and Crafts inspired residence at the corner of Huntington Boulevard and Sixth Street in 1916. Block 17 was subdivided a few years later to allow first for a residence for his daughter and son-in-law, Jenny Wishon Watson and later to accommodate the 1947 residence for Wishon's granddaughter, Eleanor Wishon MacMichael.

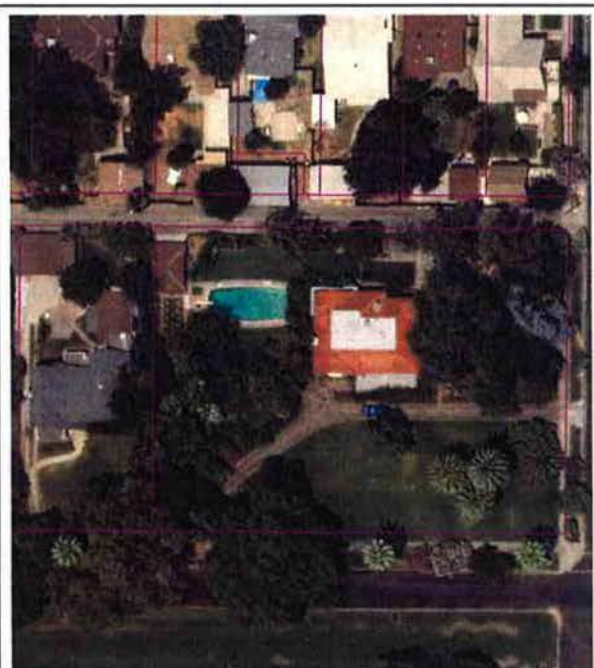
The home shares attributes with the Arts and Crafts movement of the early 20th century: the two story irregular massing with a steeply pitched roof, gables and dormers, wide overhanging eaves, a façade pergola which connects the house to the out-of-doors, double hung sash windows with multiple lights in the upper half, French doors, knee braces at the cornice, etc. (Carter and Goss 1988:140) However it is also architecturally unique, in part due to the tile roof.

***B12. References:** 1918, 1948 and 1963 Sanborn Fire Insurance Maps; Building permits on file, City of Fresno; Heritage Fresno: Homes and People, 1975:62; Draft Nomination forms for Huntington Boulevard, National Register of Historic Places (1994); Virginia and Lee McAlester, A Field Guide to American Houses, 2002; Garcia, Uvaldo. "History of the Alta Vista Tract and Huntington Boulevard: A Work of Albert Graves Wishon." Unpublished Ms. Prepared for History 100, Fresno State University, 13 May 2003; Carter and Goss 1988:140.

***B14. Evaluator:** Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager, Fresno

***Date of Evaluation:** 4 February 2015

(This space reserved for official comments.)



Albert Graves Wishon was born on November 6, 1858 at Coppeges Mill, Missouri. His early experience and interest in farming and civil engineering provided a foundation for his entrepreneurial work in Fresno. He built the San Joaquin Valley's first power plant on the Kaweah River east of Visalia: the Mt. Whitney Power Company which began operations on June 30, 1899 (Heritage Fresno:62). Wishon left the Mt. Whitney Company in 1902 and that same year convinced three Los Angeles investors, A.C. Balch, W.G. Kerckhoff and Henry E. Huntington, to purchase the faltering San Joaquin Power Company. In 1903 the company was renamed the San Joaquin Light and Power Corporation and included in its holdings the Fresno City Water Company and the Fresno City Railway, which was renamed the Fresno Traction Company. Wishon was appointed the General Manager.

Wishon purchased and improved Recreation Park (located at Cedar and Ventura) and in order to bring visitors to the park he struck a deal with the Pacific Improvement Company which owned the 190-acre alfalfa field immediately east of downtown Fresno and north of Ventura. (Although the 1906 Sanborn indicates street blocks throughout this area, there apparently was no development and it was only a paper subdivision.) The agreement allowed Wishon to lay a double track down Mariposa Street. Passenger service on the expanded Sunnyside and Recreation Line began after 1907.

The land adjacent to the streetcar line became increasingly desirable for residential use. The "Alta Vista Tract" was mapped by William Stranaham and officially platted in 1911. The tract was annexed to the City on January 23, 1912 and next day Wishon bought the first lots on Huntington Boulevard (the former Mariposa Street). Wishon was clearly involved with the development of the tract and in the covenants that were included in deeds. By 1920 there were 267 homes in the Tract, most of them on the side streets of Balch, Platt, Kerckhoff and Verrue.

The San Joaquin Light and Power Corporation merged with Pacific Gas and Electric in 1930 and Wishon remained a director and vice chairman of the board until his death. A.G. Wishon was also involved in numerous other enterprises in the Fresno area and served, for example, as a director of the Sun Maid Raisin Company. In later years he operated orchards and vineyards with his son-in-law, Ralph W. Watson (who lived in the Tudor Revival style home next door).

The A.G. Wishon Home appears to be eligible to the National Register of Historic Places, the California Register of Historical Resources and the Local Register of Historic Resources under Criterion B/2/ii for Wishon's role in local and regional history, under Criterion C/3/iii as a superb and eclectic example of the Arts and Crafts aesthetic and under Criterion A/1/i as one of the first homes in the Alta Vista Tract. A contributor to the home is the 88 foot tall evergreen in the front yard which is decorated each year and has been honored by the National Christmas Tree Association as the Nation's Tallest Living Lighted Decorated Christmas Tree (December 2001 HB Calendar).



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: Fresno Daily Expositor Building

UPDATE 9.17.14

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

*b. USGS 7.5' Quad: Fresno South, 1963 revised 1981

c. Address: 1029-1031 Fulton Mall

d. Assessor's Parcel Number: 466-213-04

***P3a. Description:** The building located at 1029-1031 Fulton Mall is a 6,500 sf two-story brick masonry building which currently houses two separate businesses on the first floor: Mi Casita Astral (1029) and Botanica San Judas (1031). The second story is vacant and inaccessible from the street. The building has modern storefronts and has been stucco-wrapped sometime in the past. However, the original masonry brick building is extant under this modern coat. The stepped parapet once evident on the façade of the building is still clearly seen on the rear elevation.

***P3b. Resource Attributes:** HP6 1-3 story commercial building

***P4. Resources Present:** •Building •Element of District



P5b Photo date: 14 August 2014

***P6. Date Constructed/Age and Sources:** 1881/1888
Sanborn Fire Insurance Maps; Expositor

***P7. Owner and Address:** Henry Liu, 432 Gibbons Court
Milpitas, CA 95035-6725

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

***P9. Date Recorded:** 14 August 2014

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Update to Survey Forms Prepared for 1029-1031 Fulton Mall, "Downtown Fresno (Fulton Corridor) Survey Report."

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5B

*Resource Name: Fresno Daily Expositor Building

B3. Original Use: Newspaper Office/Printing Room

B4. Present Use: Mixed Commercial

*B5. Architectural Style: Commercial vernacular

*B6. Construction History: A one story brick building was purpose built at this parcel in 1881. In 1888 a second story was added. By the 1898 Sanborn map, the building had been extended to the property line on the alley with a one story addition on the rear. Editorial offices for the newspaper were located upstairs, printing presses were downstairs. By 1906 the one story room had been removed and the building was a saloon/restaurant on the first floor and a Lodge Hall on the second.

*B7. Moved? ☐ No

*B8. Related Features: The building has a zero lot line setback with adjacent buildings on the Fulton Mall.

B9a. Architect: N/A

B9b. Builder: N/A

*B10. Significance: Theme: social history Area: Fresno

Period of Significance: 1881-1898 Property Type: Commercial vernacular Applicable Criteria: i, ii

The building located at 1029-1031 Fulton Mall was evaluated in the *Downtown Fresno (Fulton Corridor) Survey Report* by consultants to the City of Fresno. It was found ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources and the Local Register of Historic Resources (2012/2014). City staff and members of the Facebook group Fresno Past conducted additional research which indicates that the 2-story masonry brick structure at this location dates to 1881/1888 and was the editorial offices and print room for the *Fresno Daily Expositor*, Fresno's first newspaper. The building has lost integrity due to façade "improvements" and therefore does not appear to be individually eligible for designation on the National Register or California Register. However, the building is individually eligible to Fresno's Local Register of Historic Resources due to its importance in Fresno history as the purpose built office for the *Expositor* (Criterion i) and for its association with its editor, J.W. Ferguson (see attached) (Criterion ii). The building is also a contributor to the Fresno Street Historic District, for the purposes of the Fresno Mall Reconstruction Project.

B11. Additional Resource Attributes:

*B12. References: 1885, 1888, 1898, 1906, 1919, Sanborn Fire Insurance Maps; Building permits on file with the City of Fresno Planning Division; Richard Longstreth, *The Buildings of Main Street*, Susan Baird Pappas, *Birth, Marriage and Death Notices Published in the Fresno Weekly Expositor, 1870-1886*, 2012; Wallace W. Elliott, *History of Fresno County, California....*, 1882; J.W. Ferguson, "Our New Building" *Daily Evening Expositor* 26 July 1888:1.

*B14. Evaluator: Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
Fresno, CA

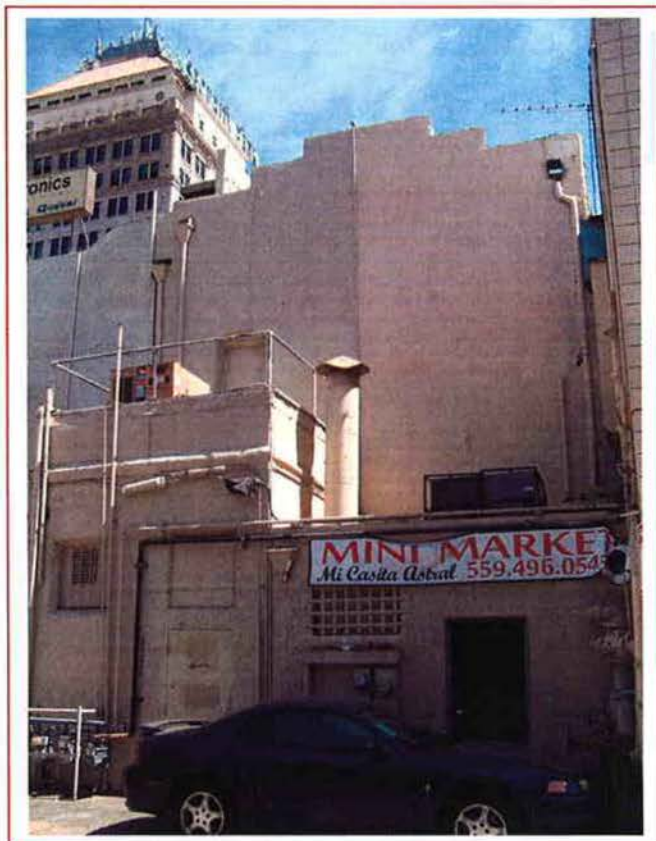
*Date of Evaluation: 17 September 2014

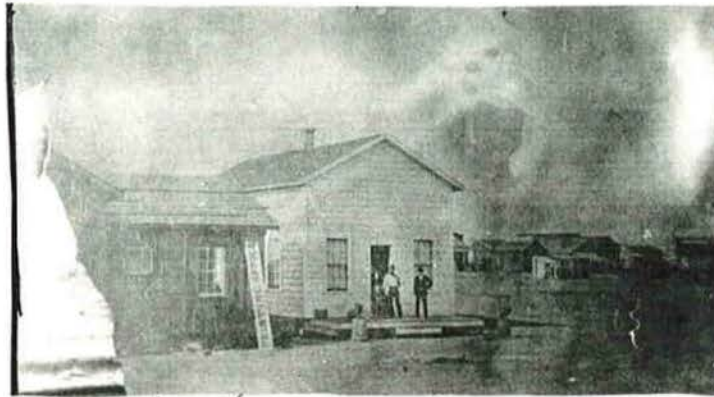
(This space reserved for official comments.)



*Rear elevation of
the Fresno Daily
Expositor Building
8.14.14*

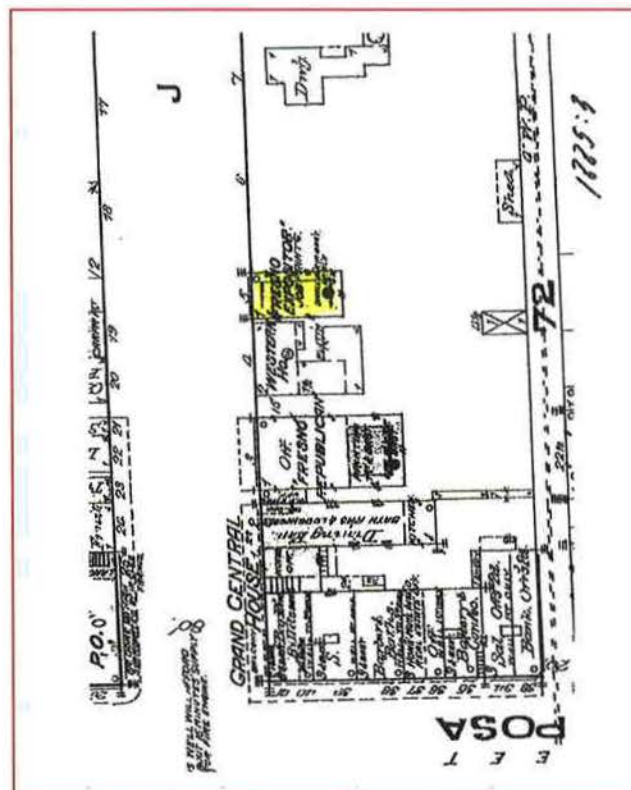
*Below: Storefronts
8.14.14*





3 Expositor off. c. 1874; New Bond of Valley.

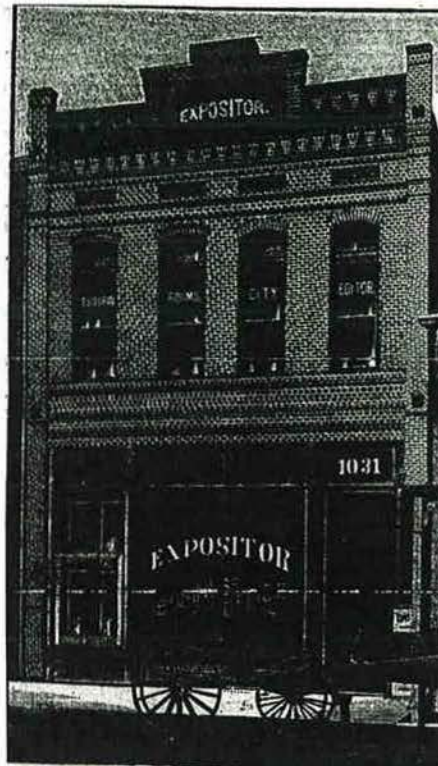
Expositor Offices, 1874 at northwest corner of J (Fulton) and Tulare (now Bank of Italy); Below 1885 Sanborn map indicating one story building at current location, 1029-1031 J (Fulton Street/Fulton Mall)



*Recorded by: Karana Hattersley-Drayton

*Date: August 14, 2014

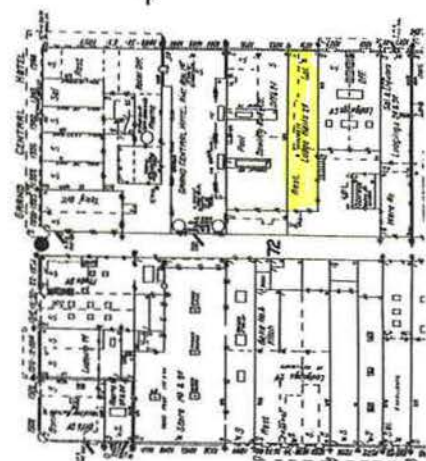
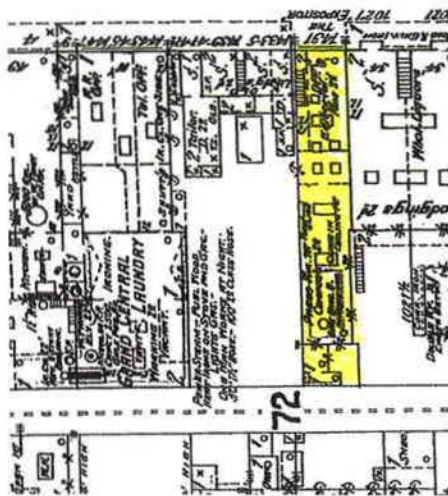
■ Continuation/Update



*Façade Expositor
Building, 1029-1031 J
(Fulton) 1890. Photo
courtesy Fresno County
Library*

*Sanborn Fire Insurance
Maps 1898:5 and
1906:14*

1898:5



J.W. Ferguson and the *Fresno Expositor*

By Sean Anderson.

John William Ferguson was born on March 14, 1846 in Mansfield Parish, Louisiana. In March 1849, Ferguson's parents decided to move the family west to California. Although his father, Walter, passed away while crossing the Isthmus of Panama, his mother, Marseillette, successfully brought the family out to San Francisco by August. Following years of attending schools throughout San Francisco, Ferguson worked a series of odd jobs, including positions in a drug store and railroad construction.¹ His first connection to the newspaper industry came in 1868, when Ferguson's brother-in-law, E.B. Boust, moved to Santa Barbara and left him in charge of the *Dutch Flat Enquirer*. As Ferguson gained connections and advanced within the industry, he eventually also became involved with the *Truckee Tribune*.² However, Ferguson soon moved to Millerton in 1870 and decided to start a newspaper of his own.

On April 27, 1870, J.W. Ferguson attempted to meet the growing demands for a good newspaper in Millerton by issuing the first copies of the *Fresno Weekly Expositor*.³ With a warm welcome and continued approval from the readers, the *Expositor* enjoyed much public support during its early days in Millerton. When the town of Fresno took over as the county seat in 1874, however, Ferguson moved his *Expositor* office from Millerton to



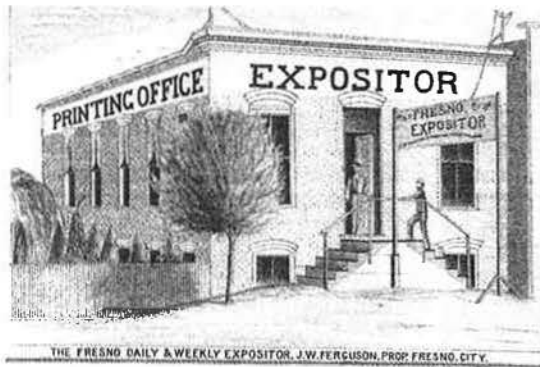
¹ Susan Baird Pappas, introduction to *Birth, marriage, and death notices published in the Fresno Weekly Expositor, 1870-1886* (Fresno County Genealogical Society, 2012).

² Pappas, introduction.

³ Wallace W. Elliott, *History of Fresno County, California* (W.W. Elliott & Co., 1882), 202.

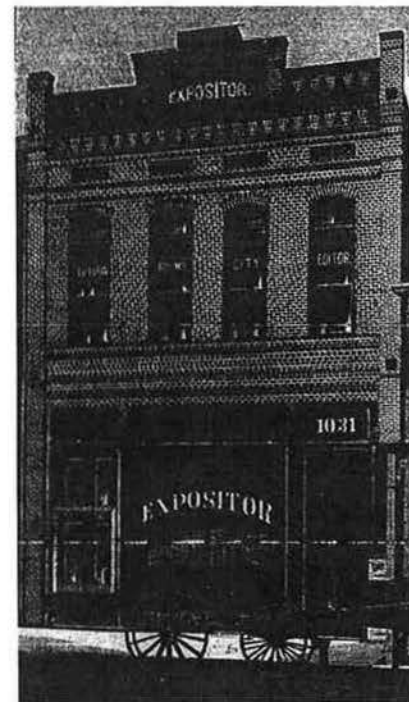
a new location in Fresno.⁴ This new building's location, on the northwest corner of Tulare and J (Fulton) Street, would eventually become the site of the current Bank of Italy building. With the move to Fresno, the *Expositor* became the first newspaper to publish in the city of Fresno.

With the move to Fresno, the *Expositor* entered a phase of major expansion. After remaining in this office for seven years, Ferguson decided to leave the small wood building



for a larger brick structure in 1881. The new office for the *Expositor* would be located just down the road from the previous site, on J Street between Mariposa and Tulare.⁵ This structure can still be found at the current location of 1029-1031 Fulton,

beneath a new facade. It was also around this time, in 1881, that Ferguson decided to channel Fresno's spirit of progress and began issuing the *Expositor* as a daily newspaper in addition to its original weekly format.⁶ After a further growth in popularity, the *Expositor* expanded its reach in other ways. In January 1887, the paper switched from a seven-to-eight column format, and by April of the same year, the *Expositor* became a six-column format of eight, rather than four, pages. This sense of expansion and growing influence for the *Expositor* was once again reflected by improvements



⁴ Elliott, *History of Fresno County, California*, 202.

⁵ J.W. Ferguson, "Our New Building," *Daily Evening Expositor*, July 26, 1888, 1.

⁶ Elliott, *History of Fresno County, California*, 202.

made to the publication's office in 1888, when the structure was turned into a 7,500 square-foot, two-story brick building. Some of the plans for additions to this building included an artistic wrought iron balustrade, French plate glass and galvanized iron with terra cotta trimmings on the first story front, and a thirty-foot flagstaff.⁷ With these final additions made, the building would serve as the home of the *Expositor* during its peak, as it became the biggest newspaper in the San Joaquin Valley by 1890.⁸ The *Expositor* had grown to such a level, in fact, that it was able to withstand a fire in 1890 that cost \$7,000 in damages, without missing a single issue.

Ferguson remained an influential member of the Fresno community throughout his life. Representing Fresno County in the Legislature in 1873 and 1874, Ferguson satisfied his constituents by serving in an able manner.⁹ After this short stint in politics, Ferguson devoted his full attention to informing his fellow citizens of the news through the *Expositor*. It wasn't until 1895, when Ferguson suffered a stroke, that he sold the *Expositor* to A.B. Butler. After multiple ownership changes, the *Expositor* was eventually taken over by the Fresno Publishing House in 1897, and published its final issue in 1898. One year after selling the *Expositor*, Ferguson re-entered the newspaper business through his publication of *The Watchman*. Following several more strokes and steadily declining health, Ferguson passed away on July 29, 1907.¹⁰ Ferguson left behind his wife and two children, Walter and Marseillette, and an illustrious career as the leading figure behind Fresno's first newspaper.

⁷ Ferguson, "Our New Building," 1.

⁸ Pappas, introduction.

⁹ Elliott, *History of Fresno County, California*, 202.

¹⁰ Pappas, introduction.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 1029-1031 Fulton Mall

P1. Other Identifier: Leslie's Jewelers / Botanica San Judas

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b. USGS 7.5' Quad** Fresno South **Date** 1963, revised 1981

***c. Address** 1029-1031 Fulton Mall

***e. Other Locational Data:** APN: # 46621304

***a. County** Fresno County

T 14S **R** 20E

City Fresno

Zip 93721

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Survey Map No. 94

Located on the southwest side of Fulton Mall, near Tulare Street, this commercial building is rectangular in plan and capped with a flat, unelaborated roof. Divided into two storefronts, the building displays metal-framed windows and paired glass doors at sidewalk level. Alterations to the property include the redesign of the façade and storefronts and removal of original materials and features, such as wall cladding and doors. In fair condition, the property exhibits a poor degree of integrity.

***P3b. Resource Attributes:** (list attributes and codes) HP6. 1-3 Story Commercial Building.

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Photo: (view and date)
View from northeast
March 1, 2011

***P6. Date Constructed/Age and Sources:** ☒ historic
c. 1905 (Sanborn Fire Insurance Maps)

***P7. Owner and Address:**
JOHN T NAGEL
418 COLUSA AVE
KENSINGTON CA 94707-1211

***P8. Recorded by:**
Historic Resources Group
12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105-1915

***P9. Date Recorded:**
March 14, 2012

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
Downtown Fresno (Fulton Corridor) Survey Report.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or #: 1029-1031 Fulton Mall

B1. Historic Name:

B2. Common Name: Leslie's Jewelers / Botanica San Judas

B3. Original Use: Commercial / Storefront

B4. Present Use: Commercial / Retail

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations):

According to the 1906 Sanborn Fire Insurance Map, 1029-1031 Fulton Mall was originally a restaurant and saloon. The building has a long history of alterations and changes, with building permits show a number of minor, unspecified alterations (in 1915, 1916, 1917, 1926, 1933, 1935, 1944 and 1955), as well as alterations and remodeling to the storefronts in 1918, 1938, 1947, and 1957. Available building permits did not shed light on the dates of subsequent alterations.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance:

Theme Late 19th- and Early-20th Century Commercial Development Area: Downtown Fresno
Mid-20th Century Commercial Redevelopment

Period of Significance: 1872 – 1945 / 1945 – 1970 Property Type: Commercial

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This building reflects the early commercial settlement of Fresno's downtown (1872 to 1945), as well as mid-century redevelopment (1945 to 1970), as early twentieth-century buildings were adapted according to postwar tastes and functions. However, 1029-1031 Fulton Mall does not retain sufficient integrity to convey either of these periods of significance.

B11. Additional Resource Attributes: None

*B12. References:

City of Fresno Building Permits
County of Fresno Tax Assessor Data
Sanborn Fire Insurance Maps

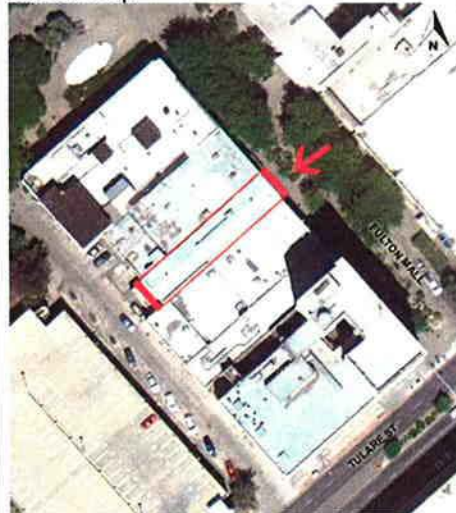
B13. Remarks:

*B14. Evaluator: C. McAvoy & P. Travis

*Date of Evaluation: March 3, 2011

(This space reserved for official comments.)

Sketch Map





**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIII. B1
HPC MEETING: 02/23/2015

February 23, 2015

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

APPROVED BY

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

DEPARTMENT DIRECTOR

SUBJECT: STATUS REPORT ON THE ARMENIAN TOWN PROJECT.

RECOMMENDATION

At the January 26th hearing the Historic Preservation Commission requested a status report for the Armenian Town Project following concerns raised by a member of the public. The attached provides a brief summary of the project history and the status of the Successor Agency's (and City's) compliance with mitigation measures imposed by the City Council in 2002. No action is required by the Commission.

EXECUTIVE SUMMARY

A Mitigated Negative Declaration (Environmental Assessment Application No. C-02-061) for the Old Armenian Town Project, was approved by the Fresno City Council on November 19, 2002. The MND was prepared for a proposed mixed-use project located on a site bordered by Ventura Street, "O" Street, State Route 41 and "M" Street within the "Old Armenian Town" neighborhood. The project review included an evaluation of all the properties within the 9.72 acre project footprint for their eligibility to the California Register of Historical Resources. Of the various homes and commercial buildings, seven were found to be eligible resources with two, the Valley Lahvosh Bakery and its addition, remaining on site. Five of the homes (and a summer kitchen) within the project footprint were slated for relocation with the preferred option being the firehouse parcel, located at the southeast corner of M and Santa Clara Streets (450 M Street). The Environmental Assessment also included numerous mitigation measures to ensure the protection and preservation of the historic and cultural resources (Exhibit A). The homes and one outbuilding were temporarily stored on N Street until the firehouse parcel was cleared and ready to receive the resources.

On April 27, 2009, the Historic Preservation Commission reviewed and approved the site plan (S-09-032) for the relocation of the homes to the receiver site. The site plan was initially developed from a charette that was held by the City's Planning Division on October 2, 2008 and which included Planning, Building and RDA staff and members of both the Historic Preservation Commission and Heritage Fresno. California Associates, Inc. was thereafter selected by the Redevelopment Agency to serve as lead on the relocation and rehabilitation of the historic homes and summer kitchen. The project proceeded in two phases: Phase I included the actual relocation of the buildings; Phase 2 provided for exterior restoration of the buildings with context sensitive landscaping. Paint colors for the buildings as well as the choice of plants were chosen in consultation with members of the Armenian community.

On August 26, 2013 the Commission reviewed and approved a conceptual design for the addition of a 6-foot wrought iron perimeter fence, the draft narrative for a wayside exhibit and the restoration of several façade doors on the homes and cottages.

Questions posed by the public at the January 26th, 2015 Historic Preservation Commission meeting included the status of the perimeter fence and the wayside exhibit, the final Phase 3 tenant improvements (the buildings as rehabilitated are shell buildings) and the ultimate security of the site. Additionally, staff and commissioners informally broached the subject of designating the site as a historic district, to ensure future protection of the three homes which are not on the Local Register of Historic Resources.

BACKGROUND

Five former single-family residences and one outbuilding (a summer kitchen/*summerkuche*) have been relocated and rehabilitated pursuant to Environmental Assessment Application No. C-02-061 using the Secretary of the Interior's Standards for the Treatment of Historic Properties. With the exception of the Schmidt-Terzian summer kitchen (identified as a "washroom") no buildings have original permits, only records of alterations and additions. None of the five homes (or the summer kitchen) was built before 1900 as none are depicted on the 1898 Sanborn Fire Insurance Map. All five residences, however, are clearly shown on the 1906 map, with a building permit for the summer kitchen in 1913.

The buildings were (and remain) located in Fresno's parent (railroad) grid, which was platted in 1872 by the Contract and Finance Company, a subsidiary of the Central Pacific Railroad (later Southern Pacific Railroad). Between World War I and II the neighborhood was part of a 60-block area called "Armenian Town," which included churches, businesses and residences associated with Armenians who came to Fresno in the late 19th and early 20th centuries. A close look at the Polk Directories for the period indicates that prior to 1921 only two of the homes (the "Hoonanian Home" and the "Jerahian" home) provided housing exclusively for Armenians. Additionally, review of the building permits indicates that the earliest owner of record may be different from the individual or family indicated on prior historic survey forms. Based on updated research using the Polk Directories, building permits and Sanborn Fire Insurance maps the properties as identified on the site plan (Exhibit B) are as follows:

Building A: The Karagosian Home (circa 1905) formerly located at 455 "O" Street. All the residents of this home up to 1921 have non-Armenian surnames, with the first listed in the Polk Directories for 1910, a cook named George Adams. Mihran Karagosian appears to be the owner by the 1930s.

Building B: The Schmidt Home (circa 1902) HP#55 formerly located at 460 "N" Street. This late Queen Anne style home was identified as the Schmidt-Terzian Residence in the 2002 City of Fresno survey update. John Schmitt is the spelling in the Polk Directories; the building

permit for the “washroom” in 1913 has the name spelled “Schmitt”. Mesik Terzian is the property owner by 1936. His daughter Rose was the last resident in 2002.

Building C: The Hoonanian Residence (circa 1902) HP#203 formerly located at 461 “N” Street. Bedros Alijian, a tailor, is the first resident enumerated at this address in 1913. Dick Hoonanian, also a tailor was the resident in 1915-18 and 1920-21.

Building D: The Jerahian/Manassey House (circa 1902) formerly located at 530 N Street is first associated with brothers A.J. and M.J. Damirgian, who were tailors. The Damirgians lived at the home from 1907 to 1918 and appear to be the first owners of record. **The property should be renamed the “Damirgian Brothers Home.”** Manassey and Agnes Jerahian lived at the property beginning in 1919. M.H. Aram is listed as the owner prior to 1936 when the Jerahians appear to have purchased it. Several local families of prominence have been associated with this residence. We are indebted in fact to Hal Tokmakian for the 1923 photo which was used to rebuild the Chippendale (Chinoiserie) style balustrade on the front porch.

Building E: The Tashjian Residence (circa 1902) formerly located at 459 “O” Street. The first owner noted on a 1911 building permit is an “A. Tollikian”. By 1918 the property was owned by Lyman Tashjian, an Exeter farmer who used the home as a weekend retreat for his family. The youngest son, Howard Tashjian, lived in the home until his death in 1995 (1999 City of Fresno survey forms). **The property should be renamed the “Tollikian/Tashjian Residence.”**

Building F: The J. Schmitt Summer Kitchen (1913) formerly located at 460 “N” Street is a rare intact example of a *backhaus* or *summerkuche* which were once common in Volga German homesteads across the United States. Summer kitchens, used for canning and cooking, were located in the rear of nearly every German-Russian family in Fresno from the late 1890s through the mid-20th century. This outbuilding was a “late discovery” when city staff began to document the homes as part of the Armenian Town project.

Status of Perimeter Fence, Wayside Exhibit, Security and Phase 3 Tenant Improvement:

At the August 26th, 2013 meeting the Commission, with input from the public, reviewed concepts for a 6-foot high wrought iron perimeter fence. The site plan for the fence was reviewed by City planning and public works staff and was delayed by concerns regarding compliance with a visibility triangle at the corner of Santa Clara and M. An RFP for the work was prepared and a contract was awarded by the City Council in July of 2014. The actual construction was delayed by winter weather and the holidays. As of February 13, 2015 the fence is 50% constructed and the work crew estimates that it will be completed by the time of tonight’s meeting.

Mitigation measure “m” of the Mitigated Negative Declaration called for a “wayside exhibit or plaque” “which summarizes the history of ‘Armenian Town,’ notes the dates of the homes and indicates that they were relocated.” This staff-driven mitigation measure was written to ensure that the site and work were appropriately documented on an educational exhibit similar to those

traditionally used by the National Park Service (or closer to home) as developed for Remembrance Plaza at Pinedale. A draft narrative for the sign was prepared by staff and discussed and approved by the Commission at the 2013 meeting. The exhibit has been produced and will be installed once the perimeter fence is completed.

Security of the five homes and outbuilding has been an ongoing concern of staff, the Commission and the public. The (former) Redevelopment Agency approached other local businesses about the possibility of sharing the cost of a security system. No other businesses were apparently interested and the price of 24 hour surveillance cameras was not within the project budget.

Tenant Improvement: The rehabilitation of the Armenian Town homes has been approached as a three step process. Phase I included the actual relocation of the buildings. Phase 2 provided for exterior restoration of the buildings with context sensitive landscaping. Phase 3 will occur when the developer purchases the parcel with the buildings and completes the interior tenant-improvements (the buildings as rehabilitated are currently shell buildings). Gunner-Andros is on contract with the Successor Agency to have first right of refusal to do this work. Should this firm not be inclined to proceed with this work the parcel and the homes will be offered for sale. However, the sale cannot occur without approval of the Long-Range Property Management Plan by the State of California's Department of Finance. The Successor Agency submitted their Management Plan several months ago and has yet to receive approval.

CONCLUSION

The Armenian Town Project has had a somewhat arduous project history extending over the past 13 years. However, Phases I and 2 of the project are completed and the site is beautiful. The project is a tribute to City and RDA staff, to the early and prolonged efforts of the Historic Preservation and Armenian Communities, as well as to the diligent work of the architectural and construction firms who have completed this work. A small slice of early Fresno history has been preserved and for that we should all take pride and ownership.

Attachments: Exhibit A - Environmental Assessment NO. C-02-06 (partial) 19 November 2002.
 Exhibit B - Site Plan Armenian Town Relocation of Historical Resources (2011).

FILED

OF DETERMINATION

NOV 20 2002

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

X County Clerk
County of Fresno
1100 Van Ness Avenue
Fresno, California 93721

FRESNO COUNTY CLERK
Victoria Mendez
FROM: CITY OF FRESNO DEPUTY
Planning and Development Department
2600 Fresno Street
Fresno, California 93721-3604

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Environmental Assessment Application No. C-02-061

Project Title

2002071014	Planning and Development Department	
State Clearinghouse Number	City of Fresno	(559) 621-8277
<i>(If subjected to Clearinghouse)</i>	<i>Lead Agency</i>	<i>Area Code/Telephone/Extension</i>
	<i>Contact Person</i>	

**(APNs 468-195-03, 04,05, 06, 07,10, 11, 12, 13, 14, 15, 17, 18, 19; 498-196-01, 17, 18, 20, 21, 23; 468-222-01, 02, 09, 12, 15, 16, 17, 18; 468-223-01, 02, 19, 20T)
Bordered by Ventura Street to the north, "O" Street to the east, State Route 41 to the south, "M" Street to the west, City of Fresno, County of Fresno**

Project Location (include County)

Project Description:

Authorization for vacation, acquisition, clearance, off-site improvement, and transfer of land for 9.72 acres within the downtown area. The project site is zoned C-M/CCO, Commercial and Light Manufacturing/Civic Center Overlay, and M-1, Light Industrial. The project is located within the Central Area Community Plan.

This is to advise that the City of Fresno Council, the Lead Agency, has approved the above-described project on **November 19, 2002** and has made the following determinations regarding the above-described project:

1. The project ([] will [**X**] will not) have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant tot he provisions of CEQA.
[**X**] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration ([**X**] was [] was not) made a condition of the approval of the project.
4. A statement of Overriding Considerations ([] was [**X**]) was not adopted for this project.
5. Findings ([] were [**X**] were not) made pursuant to the provisions of CEQA,

This is to certify that the above-described Negative Declaration with Comments and responses and record of project approval is available to the General Public at the City of Fresno, Development Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.

Rayburn R. Beach
Rayburn R. Beach
Planning Manager, City of Fresno

11/19/2
Date

TO SEE FULL FILE
PLEASE ASK FRONT DESK

Date received for filing at OPR:

K:\FORMS\NoticeofDetrmntrn-fm

Mitigation Measures:

- a. During the clearance activities for the project, the developer shall provide visual screening of the construction site. The screening method shall be determined during project review.
- b. All construction equipment and material must be adequately screened.

14.0 - HISTORICAL/ARCHAEOLOGICAL

14.1 - Removal of Historic Building, Disruption of Archaeological Site

Historical Resources

The project site is located within the historic boundaries of what was formerly the 60-block mixed use "Old Armenian Town." Armenian immigrants began to move into the area around 1915. Up until World II the district was almost exclusively ethnic in nature and was composed of small businesses, churches and stores that catered to the relatively large Armenian community. The neighborhood was the home ground for William Saroyan who grew up two blocks away. In addition to its importance to the Armenian community many of the homes in the area pre-date Armenian occupation and are among the earliest extant housing from Fresno's original town grid, established by the railroad c1872-3.

Over the last 70 years, the area has evolved from a community with neighborhood-oriented businesses, to a community that is sparsely developed. Following years of urbanization, little of the district remains; primarily a score of homes, a couple of churches, a bakery, warehouses, commercial buildings, and a fire station, which does not house fire suppression equipment but rather is used for administrative offices only. Impacted by a bisecting freeway, the advent of the Convention Center, and strip commercialization, the neighborhood is now a small pocket of land bounded by Ventura Avenue, O Street, Los Angeles Avenue, and Broadway Avenue. This small splinter of the community, however, retains a flavor of the Old Town. The homes date from the turn of the century and the remaining churches represent a unique style of architecture common in Armenia.

The project site is located within the center of this remnant portion of the old district: that is, south of Ventura Avenue, between M and O Streets adjacent to State Route 41. As such, future development of the site will adversely impact up to nine (9) homes, a church, the Lahvosh Bakery, a restaurant, a repair garage, a few commercial buildings, and a fire station.

There are eight potential historic properties within the footprint of the project. The two homes at 460 N Street (Schmidt/Terzian home) and 461 N Street (Hoonanian home) are on the Local Register of Historic Resources. A third property, the Tashjian home (459 O Street) was also evaluated and found eligible to the Local Register by the Historic Preservation Commission (Commission) on October 25, 1999 but did not receive concurrence and official designation from the City Council.

The Valley Lahvosh Bakery (502 M Street) constructed in 1922 and a 1954 addition (2319 Santa Clara Street) were both found to be eligible to the California Register of Historical Resources through an inventory/evaluation compiled by Myra L. Frank and Associates in July 2002, consultants to the project applicant.

Three other houses (530 N Street, c1895; 455 O Street, c 1905; 522 N Street, c 1912) in the immediate area were identified as important contributors to these historic resources by the Commission at regular and special meetings, August 2002. However, in a letter dated September 6th, 2002, the State Historic Preservation Officer noted that the homes at 530 N and 455 O Street appear to meet the criteria for the California Register of Historical Resources and that the home at 522 N Street does not appear to meet the criteria for the California Register of Historical Resources. Thus the Jerahian residence (530 N Street, c1895) and the Karagosian home (455 O Street, c 1905) are considered historic resources under the CEQA guidelines.

The Armenian Evangelical Church, located at 546 N Street, was previously found to be eligible to the Local Register of Historic Resources in a survey prepared in 1994. After a reevaluation of the church by Myra L. Frank and Associates, the Commission at a hearing on August 28th, 2002 determined that the church was not eligible due to a loss of integrity and to inconclusive evidence linking the church either to architect Henry Starbuck or to a leading member of the Armenian community.

Five homes (discussed previously) are considered eligible historic resources and are slated to be relocated. Relocation of all historic resources stipulated in the mitigation measures will reduce the environmental impacts to a less than significant impact under CEQA. Should the City Council elect to demolish the properties located at 460 N Street, 461 N Street, and 459 O Street, 530 N Street, and 455 O Street, an Environmental Impact Report (EIR) will need to be prepared.

Myra Frank and Associates prepared a survey of all pre-1957 buildings in the project area. Copies of these survey forms are attached as an appendix to this report, including the eligibility and significance criteria. Three additional homes and several commercial buildings within the project area were found to not be historical resources under CEQA. Through a consensus determination by The Planning & Development Department (Department), the Agency, Myra L. Franks & Associates and the Commission the following buildings will be demolished as part of this project: 2426 Ventura Street (APN 468-195-17), 529 O Street (468-195-03), 2402 Ventura Street (468-195-15), 546 N Street (468-195-14), 540 N Street (468-195-13), 2348 Ventura Street (468-222-01), 525 N Street (468-222-15), 505 N Street (468-222-16), 453 N Street (468-223-02), 2304 Ventura Street (468-222-12), 546 M Street (468-222-12) and 2320 Santa Clara Street (468-223-20T).

After consulting with the Commission, other city departments, and concerned parties, staff has concluded that there are four possible sites for relocation: the fire station site located on the southeast corner of M and Santa Clara Streets; the former Emerson School site located on the south side of Santa Clara Street between Van Ness Avenue and L Street; the Holy Trinity Armenian Apostolic Church south parking lot located at the southwest corner of M and Santa Clara Streets; and L Street between Amador and Calaveras Streets. The homes shall be relocated and set on permanent foundations within one year from the date of Agency acquisition. This period includes any temporary storage associated with the preparation of homes, the receiver site and any environmental review and/or agreements. It has also been recognized that relocation either within a historic district, and/or cluster setting is necessary to prevent the destruction of the homes by neglect and/or vandalism, and the intrusion of industrial type uses within Old Armenian

Town.

ELIGIBLE RESOURCES

Of the structures located within the project site, the homes and bakery have been associated through research with the historic Armenian community. All structures on the site built prior to 1957 have been evaluated by qualified architectural historians with California State DPR 523 inventory forms (see attached DPR 523 forms). Table 1 identifies those structures that have been determined eligible for listing on the California Register of Historical Resources in accordance with the eligibility criteria and those structures that provide additional historical context for those structures.

**Table1: Structures on Project Site that
are eligible for listing on the California Register of Historical Resources**

Building	Address	Date	APN
<i>Valley Lahvosh Bakery</i>	502 M Street	c. 1922	468-222-17
<i>Valley Lahvosh Bakery Addition</i>	2319 Santa Clara Street	c. 1953	468-222-17
<i>Scmidt/Terzian Residence</i>	460 N Street	c. 1905	468-196-17
<i>Hoonanian Residence</i>	461 N Street	c. 1900	468-223-01
<i>Tashjian Residence</i>	459 O Street	c. 1890	468-196-01
<i>Jerahian Residence</i>	530 N Street	c. 1895	468-195-12
<i>Karagosian Residence</i>	455 O Street	c. 1905	468-196-20

HISTORIC RESOURCE IMPACTS

502 M Street & 2319 Santa Clara Street

As a result of implementation of the proposed project, the Lahvosh Bakery and addition would remain on their current site. The associated, non-significant, Lahvosh Bakery production facilities would be demolished, and production of bread would be moved off-site. The current Lahvosh Bakery retail space, located at 502 M Street, would remain a retail establishment selling Lahvosh Bakery products. Additionally, part of the historic use of the site would be retained through the continued use of the original bakery structure as a retail storefront selling Lahvosh Bakery products. The 1954 bakery addition would be reused by an as yet undetermined compatible commercial venture. The structure at 502 M Street and its addition at 2319 Santa Clara Street were found eligible for listing on the California Register for their significant and continuing historic association with the Armenian community. Alteration of this continuing association and context would potentially impair the integrity of this resource. However, this resource is

located directly to the southeast of the National Register-listed Holy Trinity Armenian Apostolic Church, which continues to be a thriving center for the Armenian community in Fresno. Therefore, preservation of the bakery building and its associated addition on this site would result in the preservation of its eligibility for listing on the California Register of Historical Resources.

460 N Street, 461 N Street, 459 O Street, 530 N Street and 455 O Street

As a result of implementation of the proposed project, these structures would be removed from their current locations, and relocated to another location. Relocation of these structures to prevent their demolition would not result in an adverse change to their eligibility for listing on the California Register "if the new location is compatible with the original character and use of the historical resource." In addition, these historical resources should retain their "historic features and compatibility in orientation, setting, and general environment" to avoid an adverse effect on their California Register eligibility.

RELOCATION OPTIONS

After consulting with the Commission, other city departments, and concerned parties, staff has concluded that there are four possible sites for relocation: the fire station site located on the southeast corner of M and Santa Clara Streets; the former Emerson School site located on the south side of Santa Clara Street between Van Ness Avenue and L Street; the Holy Trinity Armenian Apostolic Church south parking lot located at the southwest corner of M and Santa Clara Streets; and L Street located along L Street between Amador and Calaveras Streets.

Option 1: The fire station parcel located on the southeast corner of M and Santa Clara Streets

Option 1 would allow up to six (6) homes to be relocated within the project site boundaries. The proximity of the fire station parcel to the existing bakery and church would provide the opportunity to group the remaining historic resources of Old Armenian Town. This option would require that the applicant modify their plans to allow for the development of the fire station parcel with homes, rather than the five-story parking garage depicted on the conceptual site plan.

Option 2: The former Emerson School site located on the south side of Santa Clara Street between Van Ness Avenue and L Street

Option 2 would allow between three (3) and six (6) homes to be relocated approximately one block west of the subject site on the south side of Santa Clara Avenue between Van Ness Avenue and L Street. The site is presently developed with a warehouse and related parking. This site was the former site of the Emerson elementary school which has historical ties to William Saroyan, a local author of national acclaim. In addition, this site is also located within Old Armenian Town. However selection of this site would require that the Agency purchase the property through either negotiated purchase or if necessary eminent domain. This option would require further environmental review and would require that the Agency acquire the privately owned property.

The Agency would also be responsible for assisting the warehouse to relocate.

Option 3: The Holy Trinity Armenian Apostolic Church south parking lot located at the southwest corner of M and Santa Clara Streets

Option 3 would allow three (3) to four (4) homes to be relocated adjacent to the project site. This option would not require that the applicant modify their plans, nor would it require the demolition or relocation of homes or businesses, however it would displace parking used by the Holy Trinity Armenian Apostolic Church. This option would require coordination between several parties, including the Agency, the Planning & Development Department, the applicant and the church for shared parking on the project site to ease parking concerns for visitors to the church. The proximity of the parking lot to the existing bakery and church would provide the opportunity to group the remaining historic resources of Old Armenian Town. This option would require further environmental review and would require that the Agency acquire the privately owned property. This option would also limit the number of potential homes to be relocated.

Option 4: L Street located along L Street between Amador and Calaveras Streets

Option 4 would allow between three (3) to (6) of the homes to be relocated several blocks north of Old Armenian Town to the L Street. L Street currently contains several homes that are identified on the Local Register of Historic Places. This site is not located within Old Armenian Town and would not allow for the clustering of the historic and contributory resources given that any receiver sites are scattered within the two blocks of L Street that contain historic resources. In addition, staff has recognized that the setting of L Street does not lend itself as an acceptable receiver site given that the homes are of differing architectural styles and massing. This option would require further environmental review and would require that the Agency acquire the privately owned property. In addition, up until World War II the Armenian community could not easily move outside the boundaries of "Old Armenian Town," due to restrictive covenants. Therefore, the L Street Historic District is not an acceptable receiver site and the relocation of historic resources to this site would not mitigate the impacts to a less than significant level.

Preference should be given to clustering the remaining historic resources and contributory structures either on the project site or at a location immediately adjacent to the project site. The homes shall be relocated and set on permanent foundations within one year from the date of Agency acquisition. This period includes any temporary storage associated with the preparation of homes, the receiver site and any environmental review and/or agreements.

RECOMMENDATION

Staff recommends that Option 1 be selected as the site for relocation. This site is recommended given that the city owns the property and because of its proximity to the bakery and Holy Trinity Armenian Apostolic Church. In addition, this site would allow for the city, RDA and the developer to move expeditiously on

the necessary agreements, purchase, and clearance of the site.

Staff recommends that the following homes be relocated 460 N Street, 461 N. Street, 459 O Street, 530 N Street, and 455 O Street. Staff has made this determination after consulting with the Agency, Myra L. Frank and Associates, and the State Historic Preservation Office. Further, staff concurs with their recommendation that the property located at 522 N Street lacks the integrity to designate the home as a historic resource.

Mitigation Measures:

- a. Historic resources to be moved from the Phase I/Appellate Courthouse Project Area (460 N Street, 459 O Street, 455 O Street, and 530 N Street) should be evaluated first to ensure that the structures can withstand relocation.
- b. All properties shall be documented on site (including all elevations and garden spaces), prior to demolition or relocation.
- c. The summer kitchen at the Terzian residence (460 N Street) shall be recorded by an architectural historian and/or a historical archaeologist.
- d. Oral histories shall be made with local residents prior to removal of homes. This shall be undertaken by the City's Historic Preservation staff.
- e. Historic properties to be relocated shall be moved by a company with experience in moving historic structures and in accordance with the approaches recommended in "Moving Historic Buildings" (John Obed Curtis, 1979, American Association of State and Local History).
- f. Phase I historic properties shall be temporarily relocated for a period not to exceed one year from the date of initial relocation. The structures shall be secured in accordance with the recommendations found in Preservation Brief #31, "Mothballing Historic Buildings" (of the Interior, National Park Service, 1993).
- g. Prior to demolition, the Armenian Evangelical Church shall be recorded using HABS guidelines by a professional meeting the Secretary of Interior's Standards. A wayside exhibit, plaque or other appropriate monument to the Church shall be included within the proposed footprint of the 5th Appellate Courthouse.
- h. Historic properties located in the Phase II project area shall remain until such time as an entitlement application is filed with the Planning & Development Department.
- i. All resources (a. plus 461 N Street) shall ultimately be relocated to receiver lots at either (a) the firehouse parcel, (b) the former Emerson school site, or (c) the Holy Trinity Armenian Apostolic Church south parking lot. The homes preferably should be relocated together and clustered in a setting that retains the feeling and association to their Period of Significance.
- j. All relocated historic structures shall be brought up to safety standards in accordance with the State Historic Building Code. Any repairs or cosmetic rehabilitation required as a direct result of the storage and relocation of the buildings shall be done at expense to the project

- and the applicant.
- k. During Phase II, production facilities for the Lahvosh Bakery will be relocated to an alternate location. The retail portions of the bakery (502 M and 2319 Santa Clara Street) shall remain in place.
 - l. Relocated structures shall be resold or leased to private owners, with a covenant requiring that the facade of the structure be retained to its Period of Significance and in accordance with the Secretary of Interior's Standards for the Rehabilitation of Historic Structures. First right of refusal to purchase the relocated homes will be offered to the current (pre-move) owners.
 - m. After relocation, a wayside exhibit or plaque shall be developed which summarizes the history of "Armenian Town", notes the dates of the homes and indicates that they were relocated.
 - n. All activities which affect historic properties shall be reviewed by the City's Historic Preservation Commission.
 - o. A performance bond of \$300,000 will be posted by the Redevelopment Agency to ensure that funds are available for the work as described.

Archaeological Sites

There are no adjacent archaeological sites. However, to ensure that any possible sites will be protected, the following conditions have been added to this special permit approval:

- a. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
- b. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists. An archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation.
- c. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved.

15.0 - ENERGY

Clearance of the site is not anticipated to require an excessive use of energy. Clearance of the site will be primarily with diesel and gas powered equipment generally found on construction sites. No adverse environmental effects are expected as a result of this project.

SANTA CLARA STREET

STREET LIGHTS TO BE LOCATED WITHIN THE ROW. SUBMIT PLANS TO TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

E' SIDEWALK

PROVIDE "EXIT ONLY" SIGN
CONSTRUCT ALLEY APPROACH PER PUBLIC WORKS STD P-13.

AREA SEPARATION. SEE PROJECT INFORMATION

CONSTRUCT ALLEY PAVING PER PUBLIC WORKS STD P-12.

UTILITY POLES IN ALLEY TYP. OF 5

E' ALLEY

ACCESSIBLE RAMP. SEE TYPICAL DETAILS ON SHEET D-1

6" HIGH CONCRETE CURB. TYP. SEE DETAIL G3/D-1.

FUTURE ARBOR

8" CONCRETE BLOCK TRASH ENCLOSURE
SEE DETAILS K5, K10/D-1

12" MIN BORDER GROOVES
1/4" X 1/4" 3/4" OC

CONC. SIDEWALKS 6' WIDE
TYP. UNC.

WHEEL STOP. 6" HIGH

ACC. SIGNS SEE DETAIL F1/D-1

OUTLINE STRIPING TO BE BLUE

STRIPES, 36" O.C., PAINT "NO PARKING" IN 12" HIGH WHITE LETTERS.

ACC. SYMBOL. SEE DETAIL G1/D-1

PAINTED DIRECTIONAL ARROWS TYP.

BUILDING C
1273 SF
HOONANIAN
496 M STREET

BUILDING D
1,014 SF
MANASSEY/JERAHIAN
484 M STREET

BUILDING A
745 SF
KARGOSIAN
472 M STREET

BUILDING E
1326 SF
TASHLIAN
460 M STREET

BUILDING B
1430 SF
SCHMIDT, TERZIAN
2320 SANTA CLARA

BUILDING
126 SF
SUMMER KITCHEN
150 M STREET

SEE GENERAL NOTE 18

150.200'



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. IV.A.
HPC MEETING: 02/23/2015

APPROVED BY

DEPARTMENT DIRECTOR

February 23, 2015

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

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

SUBJECT: ADOPT CERTIFIED LOCAL GOVERNMENT (CLG) 2014 REPORT,
FRESNO, CALIFORNIA

RECOMMENDATION

Staff requests that the Historic Preservation Commission review and adopt the City's 2014 Certified Local Government Report to the State Office of Historic Preservation.

EXECUTIVE SUMMARY

The City of Fresno is a Certified Local Government (CLG) pursuant to a 1996 agreement with the California Office of Historic Preservation and the National Park Service. The National Historic Preservation Act adopted by Congress in 1966 (and amended) established "a Program for the Preservation of Additional Historic Properties throughout the Nation, and for Other Purposes." Section 101 of the Act established the National Register of Historic Places, established and/or revised regulations for State Historic Preservation Programs and established a CLG program that provides for a transfer of the portion of federal money from the state OHP to local communities. Certified Local Governments benefit from expedited review of some federally funded projects and may apply for grants. However, CLG's also must meet the provisions of the agreement including preparation of an annual report, which summarizes the City's overall preservation efforts.

The Historic Preservation Commission has two separate reporting tasks. The Historic Preservation Ordinance includes preparation of the annual CLG report as one of many Commission tasks (FMC 12-1606 (b)(16)). In addition, the Commission By-laws provide that the Commission "may issue a public report setting forth its consensus on the general state of City preservation efforts in the City of Fresno." "This report shall reflect the views of the Commissioners and shall not be prepared in consultation with the staff or the City Council."

Due to the fact that the annual CLG report requires documentation of the City's overall preservation program, beyond the activities of the Historic Preservation Commission, the obligation for preparing this report has over the years fallen to staff. By tradition, the Commission report is prepared by the Commission Chair with input from the members and is presented by the Chair (or his/her representative) to the City Council at a public hearing. This Commission report, when available, is also included as an appendix to the CLG report.

Attachments: Exhibit A - "Certified Local Government Report (CLG) 2014 Report, Fresno.